



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 27, 2016

Project# 1003475

16DRB-70024 EXT OF SIA FOR TEMP DEFR SDWK CONST

FELIX RABADI request(s) the above action(s) for all or a portion of Lot(s) S10 & S11 TRACK 1 SUNDANCE, **PARADISE VIEW SUBD** zoned R-LT, located on PARADISE BLVD containing approximately 13 acre(s). (B-10 & 11)

At the January 27, 2016 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by February 11, 2016, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 16, 2013

Project# 1003475

13DRB-70706 EXT OF SIA FOR TEMP DEFR SDWK CONST

FELIX RABADI request(s) the above action(s) for all or a portion of Lot(s) S 10 & 11, Tract(s) 1, PARADISE VIEW SDV zoned R-LT, located on PARADISE BLVD UNIVERSE BLVD AND UNSER BLVD containing approximately 13 acre(s). (B-10 & 11)

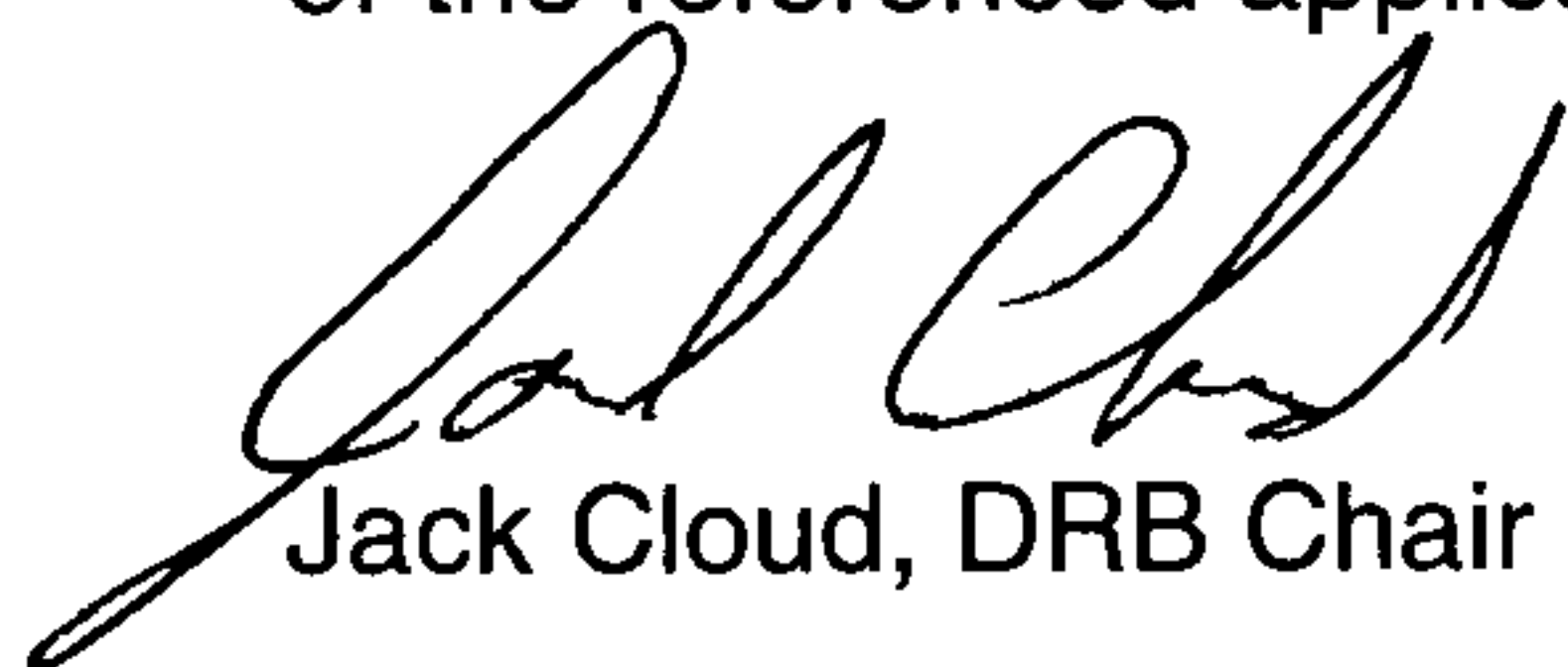
At the October 16, 2013 Development Review Board meeting, a two year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by October 31, 2013, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15 day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Jack Cloud, DRB Chair

Cc: FELIX RABADI
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 2, 2011

Project# 1003475

11DRB-70301 MINOR – EXT OF SIA FOR TEMP DEFR SWDK CONST

FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **PARADISE VIEW** zoned R-LT, located on PARADISE BLVD NW BETWEEN UNIVERSE NW AND UNSER NW containing approximately 13 acre(s). (B-10/11)

At the November 2, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by November 17, 2011, in the manner described below.

- Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Jack Cloud, DRB Chair

Cc: Felix Rabadi- 11201 San Antonio Dr NE – Albuquerque, NM 87122
Marilyn Maldonado
file

HEARING DATE: 11-2-11 (TDS)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 28, 2009

Project# 1003475
09DRB-70331 MINOR - TEMP DEFR SWDK CONST

FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **PARADISE VIEW**, zoned R-LT, located on PARADISE BLVD NW BETWEEN UNIVERSE NW AND UNSER NW containing approximately 13 acre(s). (B-10/11)

At the October 28, 2009 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

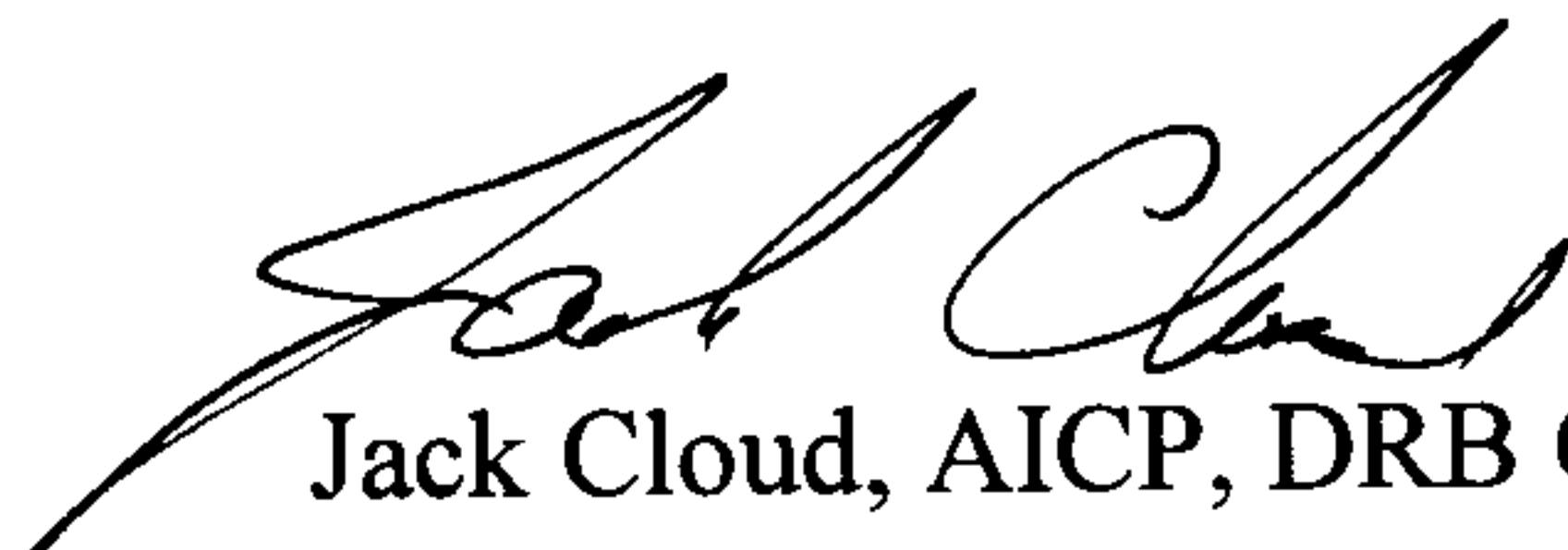
If you wish to appeal this decision, you must do so by November 19, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Jack Cloud, AICP, DRB Chair

Cc: Felix Rabadi – 11201 San Antonio Dr NE – Albuquerque, NM 87122
Scott Howell
File



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 7

SUBJECT:

SIA Extension - SW

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

Albuquerque

NM 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: October 28, 2009



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01656 (FP)**

Project # **1003475**

Project Name: **PARADISE VIEW SUBDIVISION**

Agent: **Wilson & Company**

Phone No.: **348-4132**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/14/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: to address comments ok
DLB

PARKS / CIP: _____

PLANNING (Last to sign): Review plat SIA Copy RICHARD HAS COPY
Record the Plat

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

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

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

Copy of recorded plat for Planning.

Project Number

1003475

#15



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 05DRB-01656 (FP)

Project # 1003475

Project Name: PARADISE VIEW SUBDIVISION

Agent: Wilson & Company

Phone No.: 348-4132

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/14/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: to address comments

PARKS / CIP: _____

PLANNING (Last to sign): Review plat SIA
Record the plat

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.

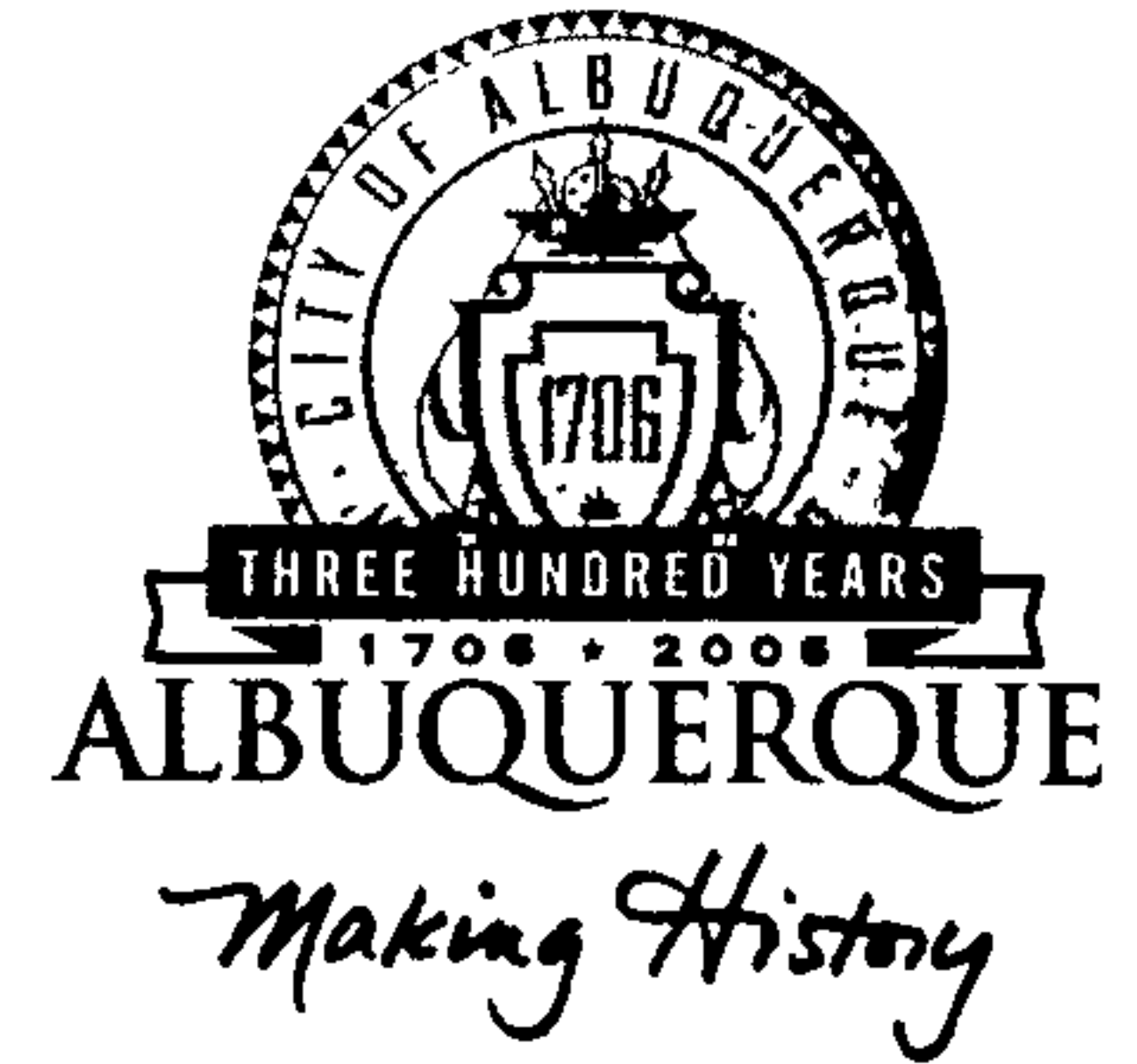
Copy of recorded plat for Planning.

Okay

Project Number 1003475

#15

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 15

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.
Minor comments on plat.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

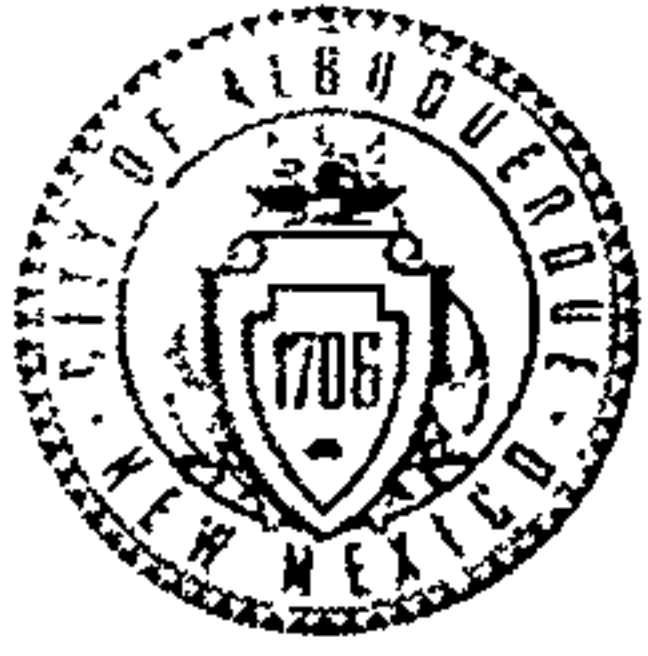
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 16, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

NOVEMBER 16, 2005

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:20 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002556**
05DRB-01636 Major-Vacation of Pub
Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] [Deferred from 11/16/05] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

2. **Project # 1004341**
05DRB-01634 Major-Preliminary Plat
Approval
05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). *[Deferred from 11/16/05]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

3. **Project # 1004508**
05DRB-01630 Major-Vacation of Pub
Right-of-Way

RICHARD MABRY agent(s) for FOUR HILLS PRIVATE COMMUNITY request(s) the above action(s) for Parcel(s) 1, Unit(s) 1-5 and Parcel(s) 2, Unit(s) 1-5, **FOUR HILLS MOBILE HOME PARK**, zoned SU-1 special use zone, located on SINGING ARROW SE, between JUAN TABO SE and WESTERN SKIES SE. (L-22) **VACATION DENIED.**

4. **Project # 1002254**
05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan
BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] *[Deferred from 11/16/05]* (C-18) **SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

5. **Project # 1002196**
05DRB-01646 Major-Vacation of Pub
Right-of-Way
05DRB-01647 Minor-Prelim&Final Plat
Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 42-P1, **LOS ANTEPASADOS**, zoned SU-1 MH, located on SUNSET GARDENS SW, between CORREGIDOR ST SW and SANTA CLARA CEMETERY containing approximately 1 acre(s). [REF: 04DRB00873, 04DRB00875, 04DRB00877, 04DRB-01000, 05DRB-00610] (K-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT THE DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

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

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

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

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

- 7. Project # 1001623**
05DRB-01709 Minor-SiteDev Plan
Subd/EPC
05DRB-01710 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01708 Minor-Prelim&Final Plat
Approval

MARTIN GRUMMER agent(s) for CONSTANTINE NELLOS request(s) the above action(s) for all or a portion of Tract(s) G-2A, SEVEN BAR RANCH, (to be known as **QUARTERS PLAZA OFFICE BUILDING**) zoned SU-1, located on ELLISON DR NW, between STATE HIGHWAY 528 NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 01EPC-01743, 02DRB-00353] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 11/16/05]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

- 8. Project # 1002513**
05DRB-01715 Minor-Amnd SiteDev Plan
BldPermit

DEKKER/ PERICH/ SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **TRIANGLE REALTY CO**, zoned C-3, located on SAN MATEO BLVD NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: V-86-148, 03EPC00318, 03DRB00739, 05EPC01390] **[Catalina Lehner, EPC Case Planner]** (E-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 9. Project # 1004365**
05DRB-01717 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for KEVIN DAVIS request(s) the above action(s) for all or a portion of Tract(s) 6A, **DAIRY QUEEN @ BOSQUE PLAZA**, zoned C-1 SC, located on BOSQUE PLAZA LANE NW, between COORS BLVD NW and LA ORILLA NW containing approximately 1 acre(s). [REF: 02DRB-01925, 05DRB-01042] **[Catalina Lehner, EPC Case Planner]** (E-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1003991**
05DRB-01716 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 4, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **RETAIL SHOPS @ SAGE MARKET PLACE**) zoned SU-1 FOR C-1 with Drive-Up Pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] [**Stephanie Shumsky, EPC Case Planner**] (M-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS, CLOSURE AGREEMENT AND LAYOUT OF PARKING STALLS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05 & 11/9/05 & 11/16/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

12. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [*Deferred from 11/16/05*] (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

13. **Project # 1003238**
05DRB-01719 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD., CO., LLC request(s) the above action(s) for Lot(s) 12-A-P1, 13-A-P-1, 18-A-P1 thru 27-A-P1, **FLORAL MEADOWS**, zoned R-LT, located on INTERSTATE 40 NW, between RIO GRANDE BLVD NW and MONTOYA STREET NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156, 04EPC-00157, 04DRB-00661, 04DRB-0227, 05DRB-01489] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1004322**
05DRB-01712 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for the north 87 feet of Lot(s) 24 & the north half of Lot(s) 21, **LOS HERMANOS ADDITION**, zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). [REF: 05DRB 01143] (G-15) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA*] [*Deferred from 11/9/05*] (B-1011) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MISCELLANEOUS COMMENTS AND TO PLANNING FOR COPY OF FILED SIA AND TO RECORD.**

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

16. **Project # 1004535**
05DRB-01703 Minor-Sketch Plat or Plan
- LA RESOLANA ARCHITECTS agent(s) for EXPLORABILITIES request(s) the above action(s) for all or a portion of Block(s) 39, Lot(s) 45 thru 52, **VALLEY VIEW ADDITION**, zoned C-1, C-2, located on COPPER AVE NE, between JACKSON ST NE and MANZANO ST NE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1004540**
05DRB-01713 Minor-Sketch Plat or Plan
- WILSON & CO agent(s) for MESA VERDE & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 5, UNIT 25, VOLCANO CLIFFS AND TRACT D OF VISTA VIEJA, UNIT 2, (to be known as **BOCA NEGRA DAM, LOTS 1-3**) zoned R-1, located on 81ST ST NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). (D-9/D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1004541**
05DRB-01714 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH**, zoned SU-1 FOR R-2 USES, located on NM 528 NW, between COORS BLVD NW and CIBOLA LOOP NW containing approximately 37 acre(s). [REF: DRB-94-532, Z-94-96, AA-97-35] (A-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. Approval of the Development Review Board Minutes for November 2, 2005. **THE DRB MINUTES FOR NOVEMBER 2, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 9, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:20 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1001875**
05DRB-01607 Major-Two Year SIA

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND OF PRESLEY CO OF N.M. (to be known as **WESTERN TRAILS ESTATES**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493, 02DRB-01495, 02DRB-01507, 02DRB-01508] (F-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002848**
05DRB-01620 Major-Two Year SIA

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA**, zoned SU-2, SU-1, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: 03DRB0127, DRB-95-75,04DRB00571] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

3. **Project # 1000650**
05DRB-01067 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA**, zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). [*Deferred from 7/20/05. Indefinitely deferred on a no show on 8/10/05*] (P-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO UPDATE TIS AND TO PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680][*Deferred from 10/26/05 & 11/2/05*] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR ACCESS CLOSURE AGREEMENT.**

- 4 5. **Project # 1001370**
05DRB-01619 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10, Z-80-30] (M-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat
Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

7. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub
Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [Deferred from 9/14/05 & 10/5/05 & 11/9/05] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF:04EPC-01003, 04EPC-01352, 04EPC-01489] [*Deferred from 9/28/05 & 11/2/05 & 11/9/05*] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

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

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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

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

10. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05 & 11/9/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

11. **Project # 1003747**

05DRB-01550 Minor-SiteDev Plan
Subd/EPC
05DRB-01551 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05]* (H-20) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLANS AND TRANSPORTATION DEVELOPMENT FOR ENTRANCE AT BLACK ANGUS AND REMOVAL OF QWIK CURB.**

05DRB-01685 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: 05DRB-01550, 05DRB-01551] (H-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION FOR "ECR'S" AND TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1000500**

05DRB-01689 Minor-SiteDev Plan
BldPermit/EPC

CITY PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Block(s) 0000, CA SPORTS STADIUM PARK, (to be known as **ABQ SPORTS COMPLEX**) zoned SU-1 SPORTS COMPLEX, RESTAURANT, LOUNGE & RELATED FACILITIES, located on AVENIDA CESAR CHAVEZ SE, between UNIVERSITY BLVD SE and BUENA VISTA BLVD SE containing approximately 26 acre(s). [REF: Z-83-16] (L-15) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RESOLUTION OF PARKING RAMP ISSUES AND ADA RAMP NOTES.**

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

13. **Project # 1000029**
05DRB-01681 Minor-Extension of Preliminary Plat
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C, B-1A-1 OF **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, of **ARBOLERA DE VIDA PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 04DRB01651] (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
14. **Project # 1000296**
05DRB-01682 Minor-Ext of SIA for Temp Defer SDWK
- BYRD CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 106P1, **OXBOW PARK SUBDIVISION**, zoned R-1 residential zone, located on ALAMOGORDO DR NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). (G-11) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
15. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat Approval
- TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05*] (N-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003238**
05DRB-01666 Major-Final Plat Approval

TIERRA WEST agent(s) for EVERGREEN DURANES LTD CO LLC request(s) the above action(s) for Lot(s) 42-AP1 and 44-AP1 thru 57-AP1, **FLORAL MEADOWS**, zoned R-LT residential zone, located on I-40, between RIO GRANDE NW and MONTOYA ST NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,, 04EPC-00157, 04DRB-00661, 04DRB-01227, 05DRB-01489] (H-12/H-13) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1004434**
05DRB-01687 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2, located on EL PORTERO RD NW, between TIERRA VIVA NW and MONTANO NW containing approximately 2 acre(s). [REF: 05DRB-01475] (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR M.R.G.C.D. SIGNATURE AND ESTATE CURB AND TO PLANNING FOR AGIS DXF FILE AND ZONING DATA.**

18. **Project # 1003883**
05DRB-01000 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL J BETTINGER ETAL, request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, JOURNAL CENTER PHASE 2, UNIT 1, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). [*Indef Deferred 6/22/05 for the S/A*] [Applicant's name has changed] (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

19. **Project # 1004454**
05DRB-01670 Minor- Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Block(s) B, Tract(s) 7, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 MR, located on JOHN ST SE between BETHEL SE and WOODWARD ST SE containing approximately 1 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT SETBACK FROM FACE OF CURB AND PLANNING FOR PROPERTY MANagements' SIGNATURE AND AGIS DXF FILE.**

20. **Project # 1004529**
05DRB-01683 Minor-Prelim&Final Plat
Approval

DONART BRONDER request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) L, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 NCR, located on ATLANTIC AVE SW, between 4TH ST SW and 3RD ST SW containing approximately 1 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 2-FEET OF DEDICATION ALONG THE ALLEY AND PLANNING FOR CHANGE OF ZONING ON PLAT AND TO RECORD.**

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

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA*] [*Deferred from 11/9/05*] (B-1011) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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

22. **Project # 1004521**
05DRB-01663 Minor-Sketch Plat or Plan

ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 30, Tract(s) A, **SONORA SUBDIVISION, UNIT B**, zoned RD, located on SIGNAL NE, between LOUISIANA NE and SAN PEDRO NE containing approximately 1 acre(s).(C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004528**
05DRB-01680 Minor-Sketch Plat or Plan

JOHN C LORENZO agent(s) for JOSE & NORA CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B and 176B1, **LANDS OF JOE B AND NORA G CHAVEZ**, zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004530**
05DRB-01686 Minor-Sketch Plat or Plan

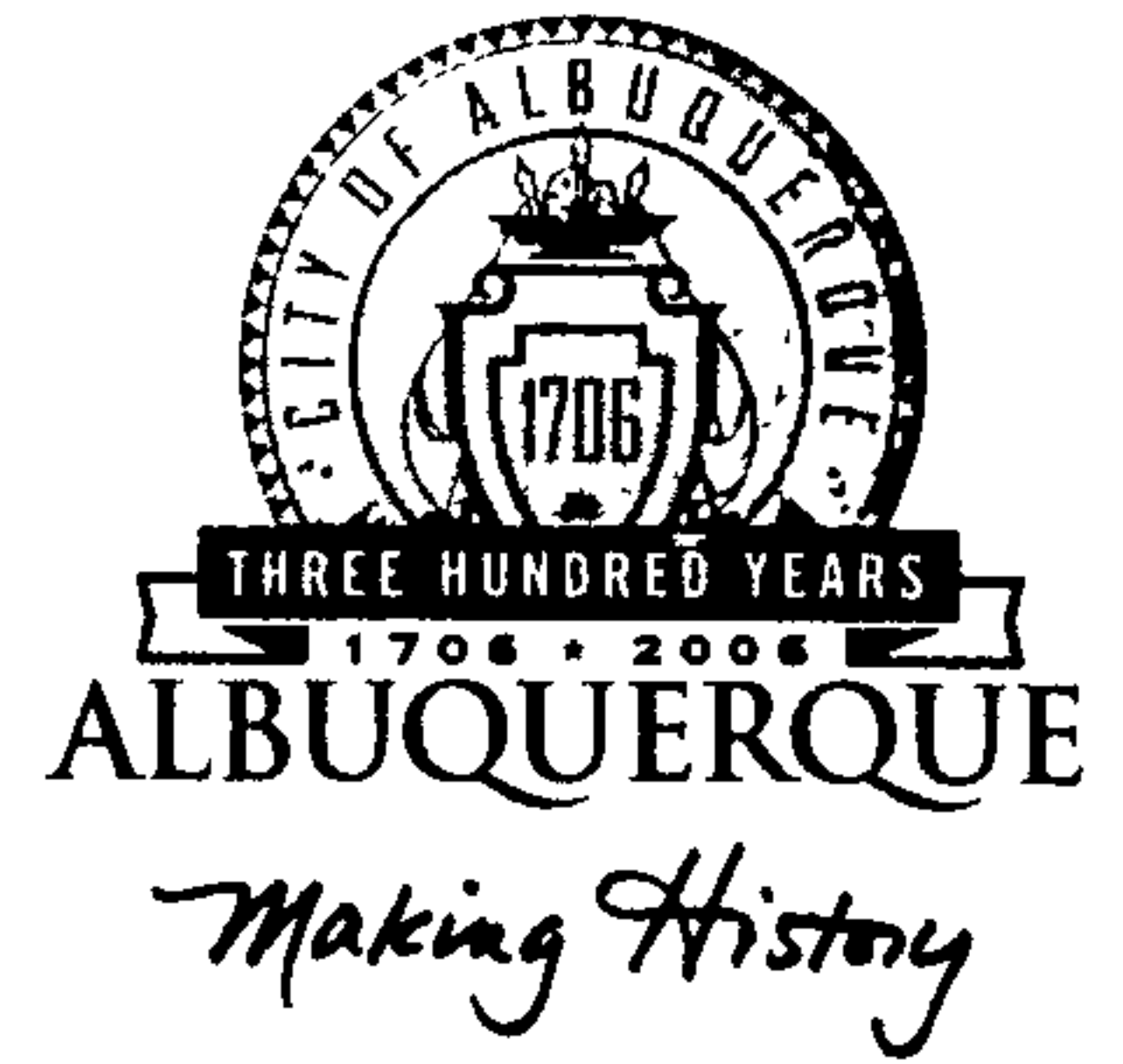
ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA to include C-3 USES, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-89-465,DRB-94-624,DRB-94-616,Z-94-134](C-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for October 26, 2005.

ADJOURNED: 11:20 a.m.

CITY OF ALBUQUERQUE

add on/show



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 21

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.
Minor comments on plat.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

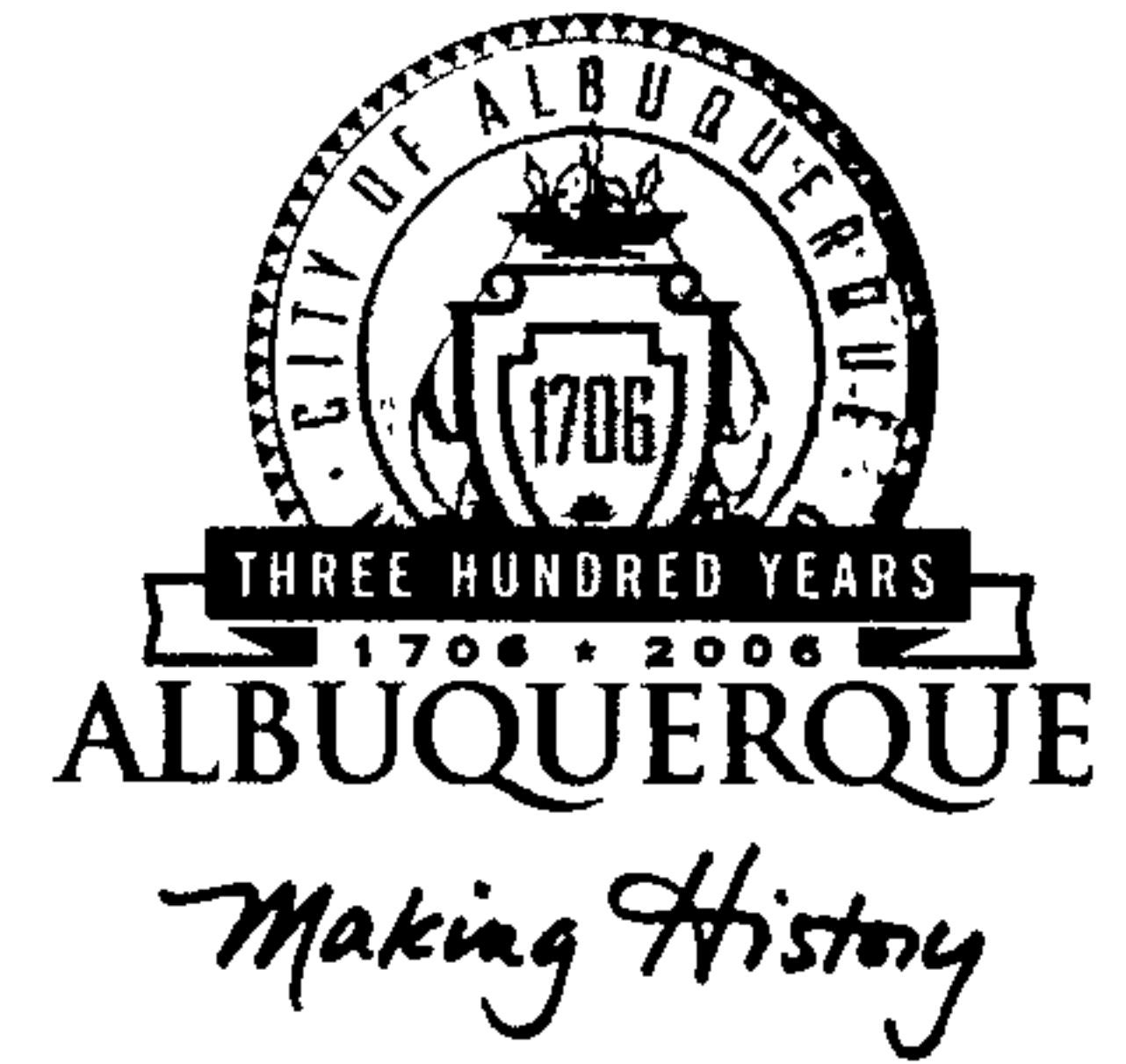
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 9, 2005

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 21

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.
Minor comments on plat.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 9, 2005

info on no-show



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 2, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:15 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

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

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

6. **Project # 1004393**
05DRB-01354 Minor-Prelim&Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] [*Indef Deferred from 9/7/05 & 11/2/05*] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 05DRB-01657 Minor-SiteDev Plan BldPermit
- JIM MILLER ARCHITECTS agent(s) for MICHAEL BARTHELEMY & GEOFFREY ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2A1B2A, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on HIGH ASSETS WAY NW, between PASEO DEL NORTE NW and EAGLE RANCH NW containing approximately 1 acre(s). [REF: DRB-94-849] [*Indef Deferred from 11/2/05*] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

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

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

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

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

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

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

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

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

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

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

05DRB-01651 Minor-Temp Defer SDWK

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

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

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

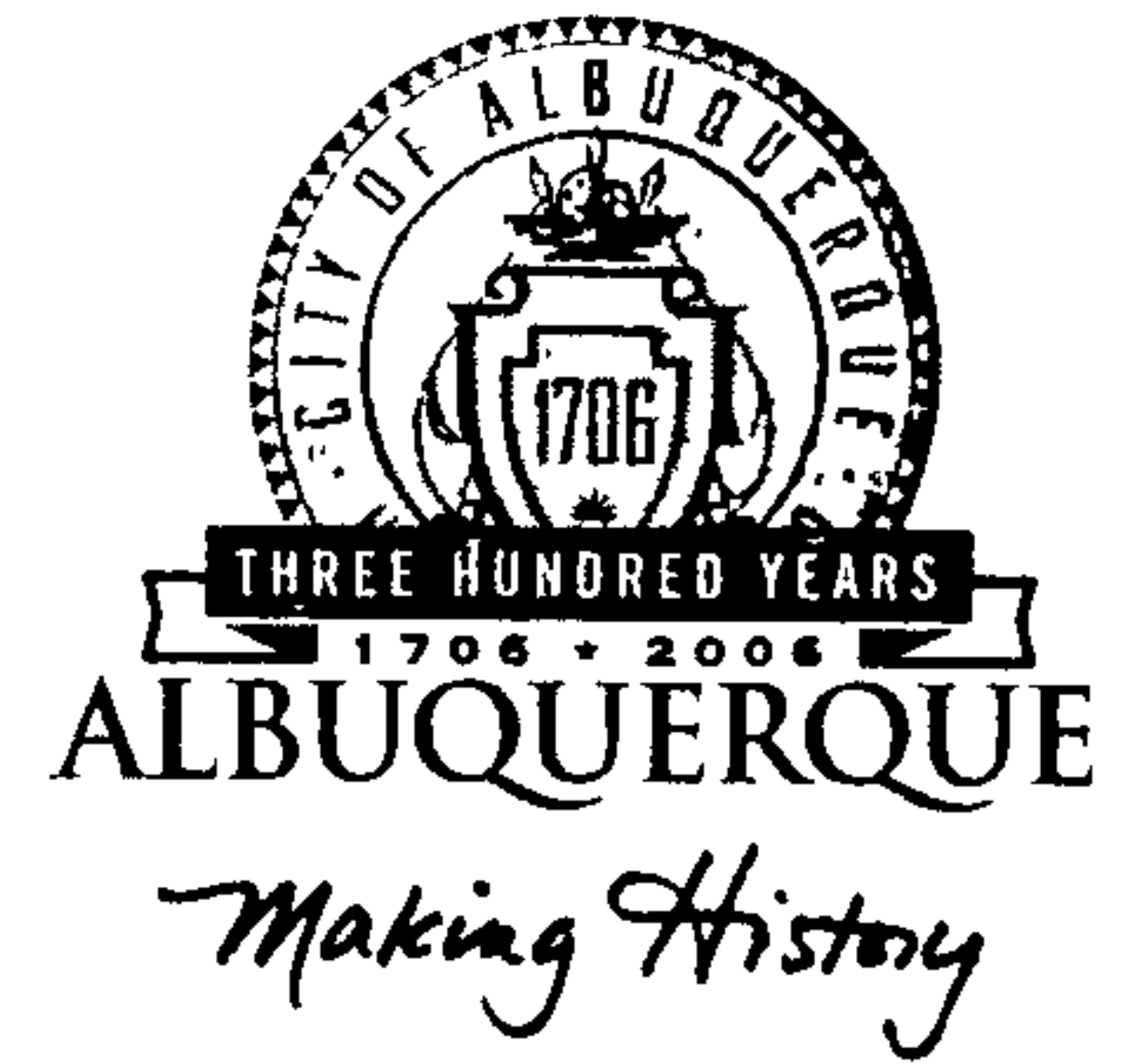
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK . . .

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

ADJOURNED: 10:15 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 10

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

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

Albuquerque

New Mexico 87103

RESOLUTION:

11-9-05

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 2, 2005

**CITY OF ALBUQUERQUE
Planning Department
November 2, 2005
DRB Comments**

ITEM # 10

PROJECT # 1003475 APPLICATION #05-01656

RE: Tract 1, Paradise View Subdivision/fp

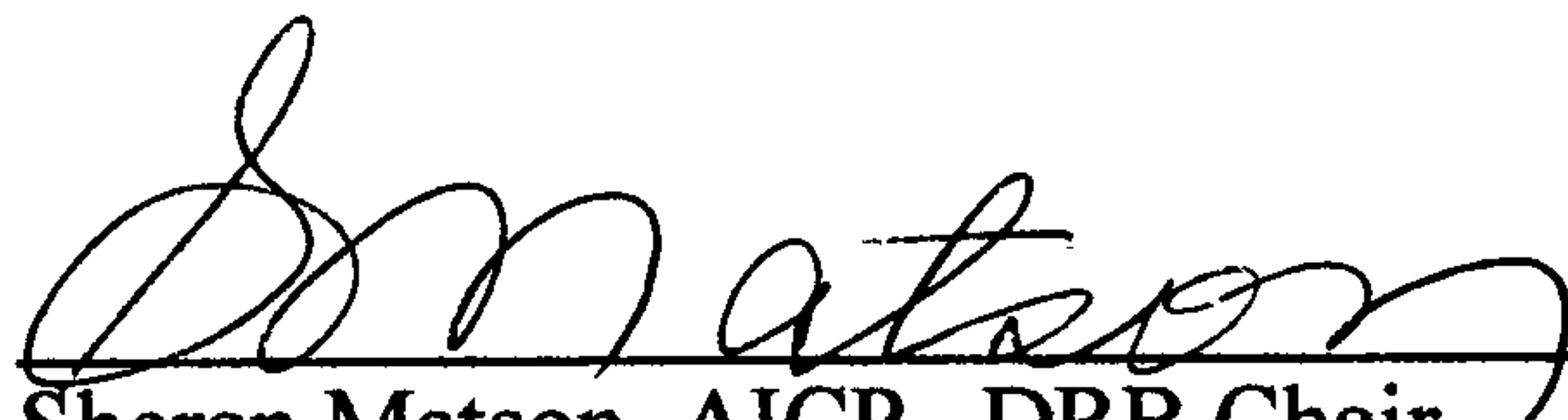
The perimeter wall design is already approved as is AGIS dxf.

The condition of final plat:

All offsite drainage easements shall be recorded prior to final plat approval. ✓

~~Was this condition met?~~

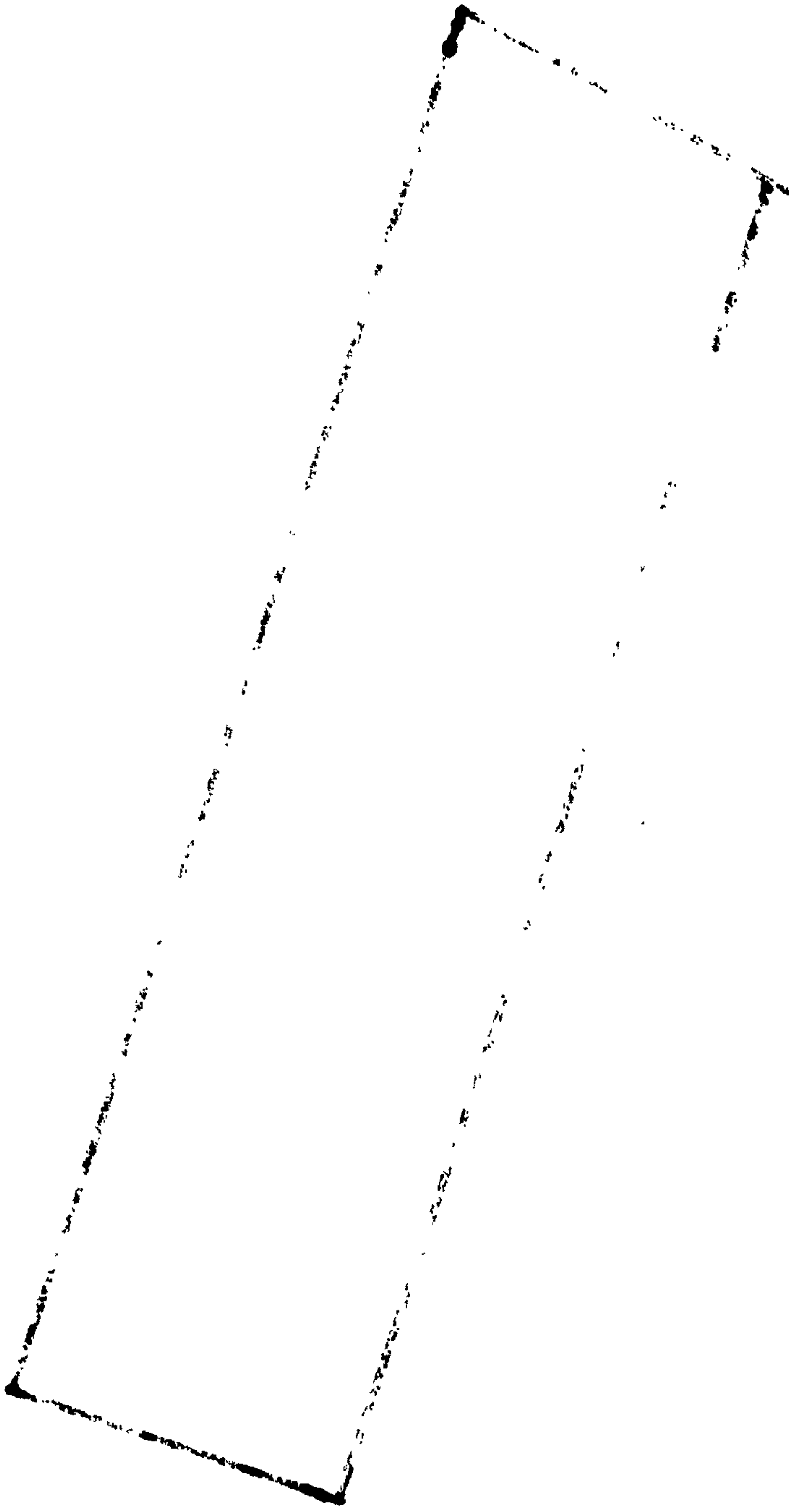
Are there any changes from the preliminary plat?



Sheran Matson, AICP DRB Chair

924-3880 fax 924-3864 smatson@cabq.gov





3475

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:


Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:



Approved

10-25-2005

Date

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

AGIS Use Only

Copied fc **3475** to agiscov on **10/25/2005** Contact person notified on **10/25/2005**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 16, 2005

3. Project # 1003475

04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [*Deferred from 12/1/04, 1/26/05, 2/9/05, 2/16/05, 2/23/05 & 3/9/05*] (B-10)

At the March 16, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 3/16/05 and approval of the grading plan engineer stamp dated 3/13/05 the preliminary plat was approved with the following condition of final plat approval:

All offsite drainage easements shall be recorded prior to final plat approval.

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. Final disposition shall be through the City Real Estate Office.
2. 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.

The temporary deferral of construction of sidewalks was approved as shown on Exhibit C in the Planning file



OFFICIAL NOTICE OF DECISION
PAGE 2

If you wish to appeal this decision, you must do so by March 31, 2005, in the manner described below.

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

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

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

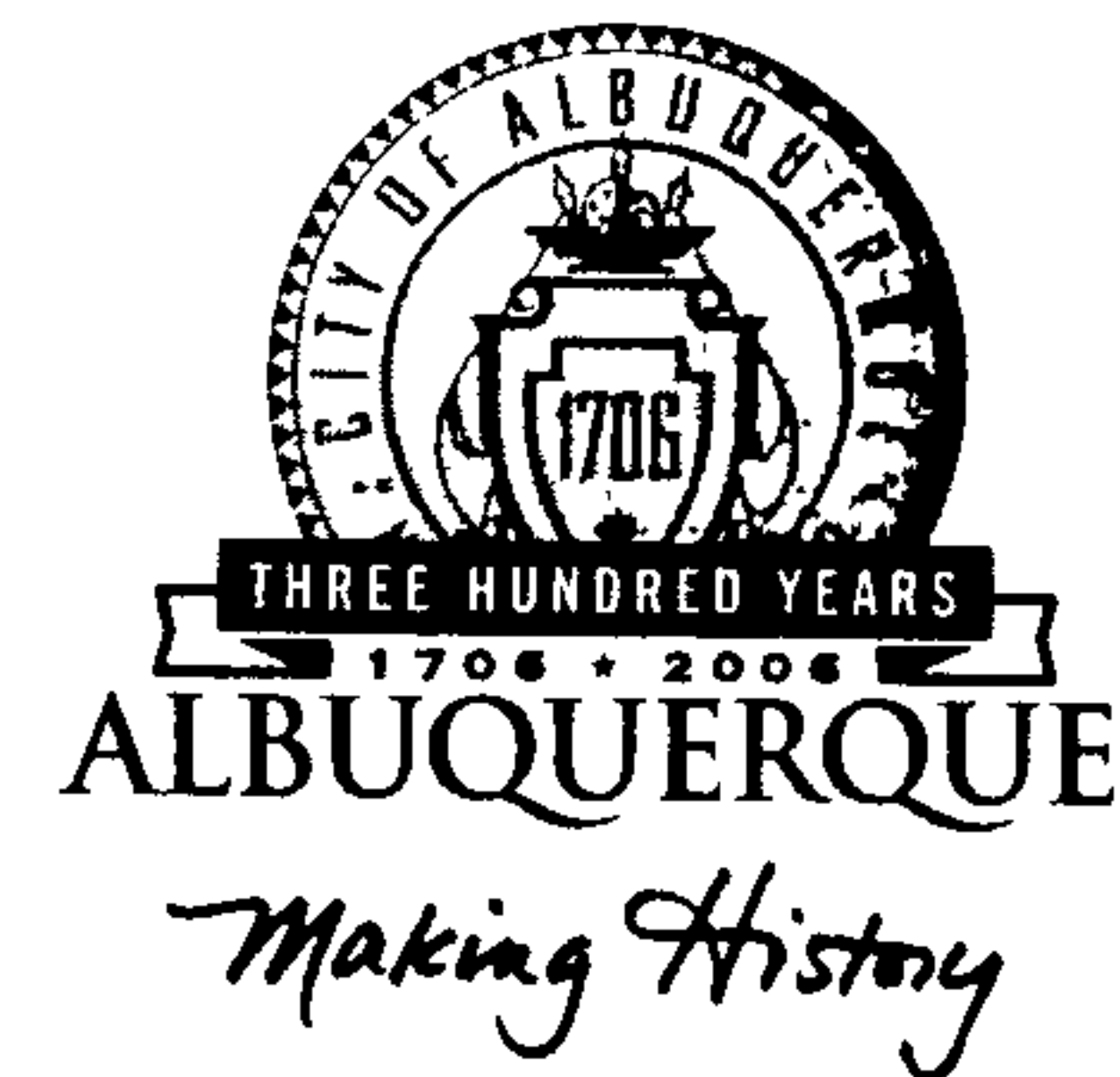
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat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



Sheran Matson, AICP, DRB Chair

Cc:Felix Rabadi, 4415 Sherre NE, 87111
Wilson & Company, 4900 Lang Ave NE, 87109, Attn: Robert MacLake
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved drainage report dated 3-13-05 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION: *signed F.L.*

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 16, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003475 AGENDA#: 3 DATE: 3-16-05

1. Name: Robert McRabe Address: Wilson Rd Zip: _____

2. Name: Felix Kabode Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 9, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 11:50 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] [Deferred from 2/23/05 & 3/9/05] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

2. **Project # 1000965**

05DRB-00270 Major-Preliminary Plat
Approval
05DRB-00275 Major-Vacation of Public
Easements
05DRB-00272 Major-Vacation of Pub
Right-of-Way
05DRB-00277 Minor-Sidewalk Waiver
05DRB-00278 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B & 2, LANDS OF RAY GRAHAM III (to be known as **VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857, 05DRB-00124, 05DRB00129] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/11/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: SECURING THE OFFSITE LIFT STATION ACCESS EASEMENT OR USING THE EXISTING EASEMENT IS REQUIRED TO THE SATISFACTION OF THE WATER UTILITY DEPARTMENT. THE HOME OWNERS ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. THE VACATIONS WERE 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. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00345 Minor-Amnd SiteDev Plan
Subd/EPC
05DRB-00346 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS/ANDALUCIA DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 1, 2, 3, 4, 5, 6A, 6B & A, LANDS OF RAY A GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1 FOR PRD 5 DU/AC, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 227 acre(s). [REF: 04EPC-00855, 04EPC-00857, 03EPC-01103, 03DRB-01714] (F-11) **AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF TREES, CORRECTION OF VARIOUS NOTES ON THE SITE PLAN.**

3. **Project # 1003030**
05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9) **WITH THE RESIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 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 WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project #_1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [*Deferred from 12/1/04, 1/26/05, 2/9/05, 2/16/05, 2/23/05 & 3/9/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

5. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub
Right-of-Way
05DRB-00121 Major-Preliminary Plat
Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05*] (A-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED. 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.**

6. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [*Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05 & 3/9/05*] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

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

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

7. **Project # 1003470**
05DRB-00339 Minor-Amnd SiteDev Plan
Subdivision
- WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, LANDS OF MONTBEL-KUSSUBA, (to be known as **VISTA VIEJA**) zoned R-D, located on 81ST ST NW, between SCENIC BLVD NW and GILA NW containing approximately 158 acre(s). [REF: Z-85-84 AX-85-20 DRB-97-274, 04DRB00824, 04DRB01460] (D-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. **Project # 1003874**
05DRB-00342 Minor-Subd Design (DPM)
Variance
- ISAACSON & ARFMAN, P.A. agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located at the west terminus of GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-0717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126, 05DRB-00199](N-8) **A SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
9. **Project # 1001133**
05DRB-00337 Minor - Ext of SIA for
Temp Deferral of Sidewalk
- THE TRIAD GROUP request(s) the above action(s) for all or a portion of Tract(s) 6, 9, 11, 23 & 29, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

10. **Project # 1002856**
05DRB-00340 Minor-Extension of Preliminary Plat
- MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **THE MEADOWS @ ANDERSON HILLS, UNITS 2 & 5**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 49 acre(s). [REF: Z-99-58, 03DRB01194, 03DRB01195, 03DRB01196, 03DRB01197, 03DRB01198] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
11. **Project # 1002857**
05DRB-00341 Minor-Extension of Preliminary Plat
- MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT (to be known as **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**) zoned RLT, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW containing approximately 62 acre(s). [REF: Z-99-58] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH 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-01138] *[Deferred from 9/22/04, 10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

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

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: ALL ACCESS AND DRAINAGE EASEMENTS SHOWN ON THE PRELIMINARY PLAT TO BE VACATED MUST ACTUALLY BE VACATED PRIOR TO FINAL PLAT APPROVAL. A PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. **Project # 1000570**
05DRB-00347 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) F, **WESTLAND NORTH SUBDIVISION**, zoned SU-2 RLT, located on LADERA NW, between TOWN PLAZA NW and 118TH ST NW containing approximately 99 acre(s). (K-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003982**
05DRB-00338 Minor-Sketch Plat or
Plan

MARY ANN & TAIHI JONES request(s) the above action(s) for all or a portion of Lot(s) A-15MS16 & A-15MS17, **LANDS OF ARCHDIOCESE OF SANTA FE**, zoned SU-2 NRC, located on EDITH NE, between MOUNTAIN RD NE and INDIAN SCHOOL NE containing approximately 1 acre(s). [REF: Z-78-124,ZA-74-84] (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003983**
05DRB-00344 Minor-Sketch Plat or
Plan

KIRA SOWANICK agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE, between JEFFERSON ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: ZA-94-267] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 16, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003475 AGENDA#: 4 DATE: 3.9.05

1. Name: Robert MacLachlan Address: Wilson Ct Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

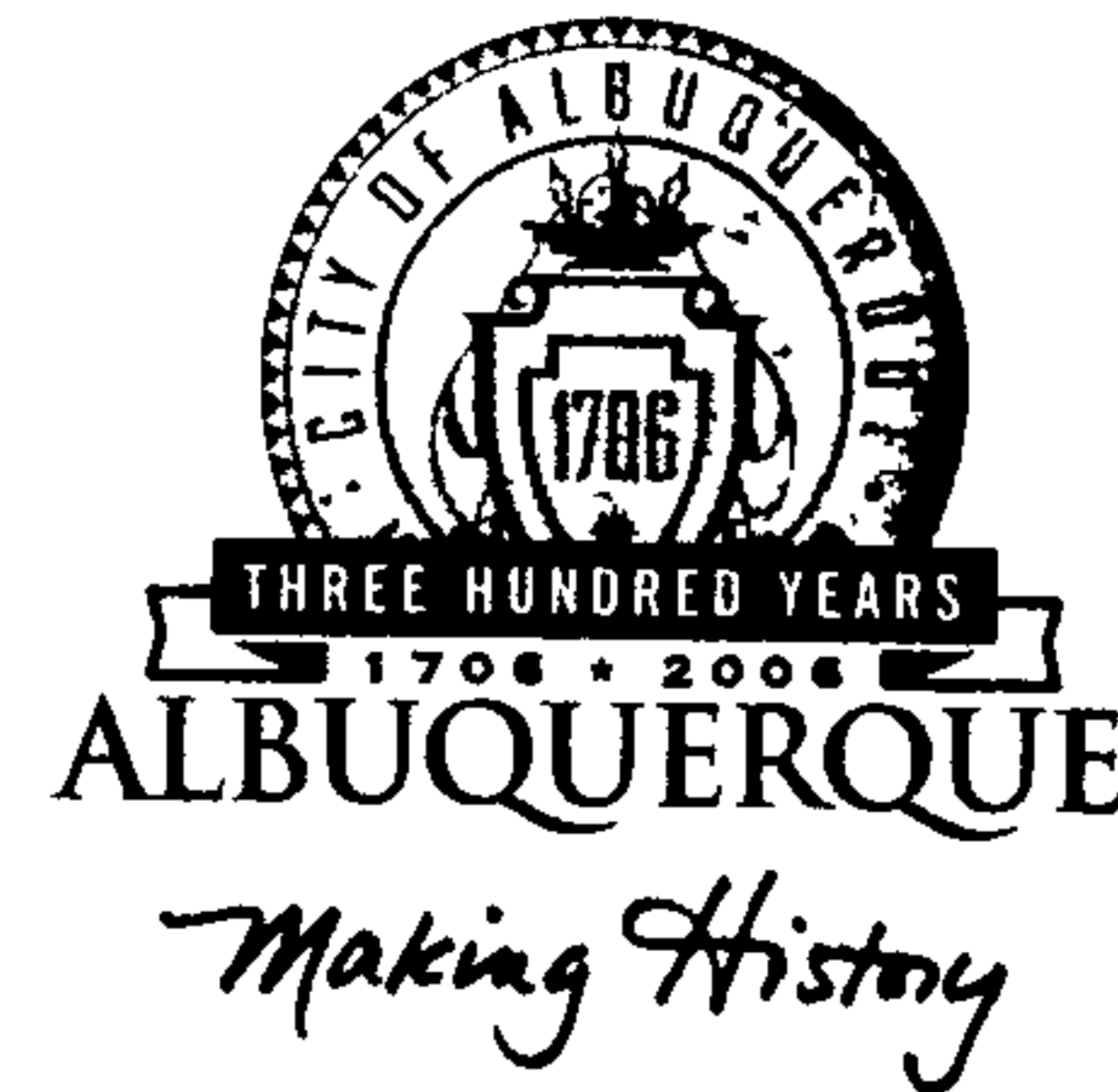
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

3-16-05

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 9, 2005



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142
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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 23, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- | | |
|---|----------------------|
| A. Call to Order: 9:00 A.M. | Adjourned: 1:30 P.M. |
| B. Changes and/or Additions to the Agenda | |
| C. New or Old Business | |

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

- | | |
|---|--|
| <p>1. Project # 1001085
05DRB-00133 Major-Vacation of
Public Easements</p> | <p>ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, ROSEWOOD SUBDIVISION, zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.</p> |
|---|--|

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

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

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

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

- 05DRB-00303 Minor-SiteDev Plan
BldPermit

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

4. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

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16
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5. **Project # 1001031**
05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-00298 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F-1 & F-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB 1001031, 01DRB00788, 05DRB00140] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AIDS DXF AND THE 15-DAY APPEAL PERIOD.**

6. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] *[Deferred from 2/16/05 & 2/23/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] [Deferred from 2/9/05 & 2/16/05] (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS ON THE REVISIONS OF THE SITE PLAN.**

05DRB-00165 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05 & 2/16/05] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WS APPROVED WITH THE CONDITION: THE AMAFCA BOARD SHALL ALSO VACATE THIS EASEMENT AND THE DEVELOPER SHALL ENTER INTO A TURN-KEY AGREEMENT WITH AMAFCA FOR THE MAINTENANCE OF THE CHANNEL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project#: ~~1003475~~**
04DRB-01694 Major-Vacation of Pub
Right-of-Way
04DRB-01695 Major-Preliminary Plat
Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05 & 2/23/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

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

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

11. **Project # 1002928**
05DRB-00297 Major-Amnd Prelim Plat Approval
05DRB-00308 Major-Final Plat Approval
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: DRB04-00718] *[Deferred from 2/23/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
12. **Project # 1003417**
05DRB-00238 Minor-Amnd Prelim Plat Approval
05DRB-00237 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **MOUNTAIN TRAIL SUBDIVISION, UNIT 3**, zoned R-D, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671, 04DRB01056, 04DRB01057, 04DRB01058, 04DRB01232] (B-19) **AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDED INFRASTRUCTURE LIST DATED 2/23/05 WAS APPROVED. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
13. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

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

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

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

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

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

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

20. **Project # 1001934**
05DRB-00292 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN & PATRICK NAPOLEONE request(s) the above action(s) for all or a portion of Tract(s) 4C-4G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 02DRB00697, 02DRB01863, 02DRB01866, 04DRB01471] (G-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

21. **Project # 1000795**
05DRB-00302 Minor-Sketch Plat or
Plan
- WAYJOHN SURVEYING INC agent(s) for JOHN & NADINE MINER request(s) the above action(s) for all or a portion of Lot(s) 24, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW, between RIO GRANDE BLVD MW and 12TH ST NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003971**
05DRB-00293 Minor-Sketch Plat or
Plan
- WAYJOHN SURVEYING INC agent(s) for LUBRICAR INC request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H MOTT ADDITION**, zoned C-2, located on 4TH ST NW, between GENE AVE NW and GAVILAN PL NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

ADJOURNED: 1:30 P.M.

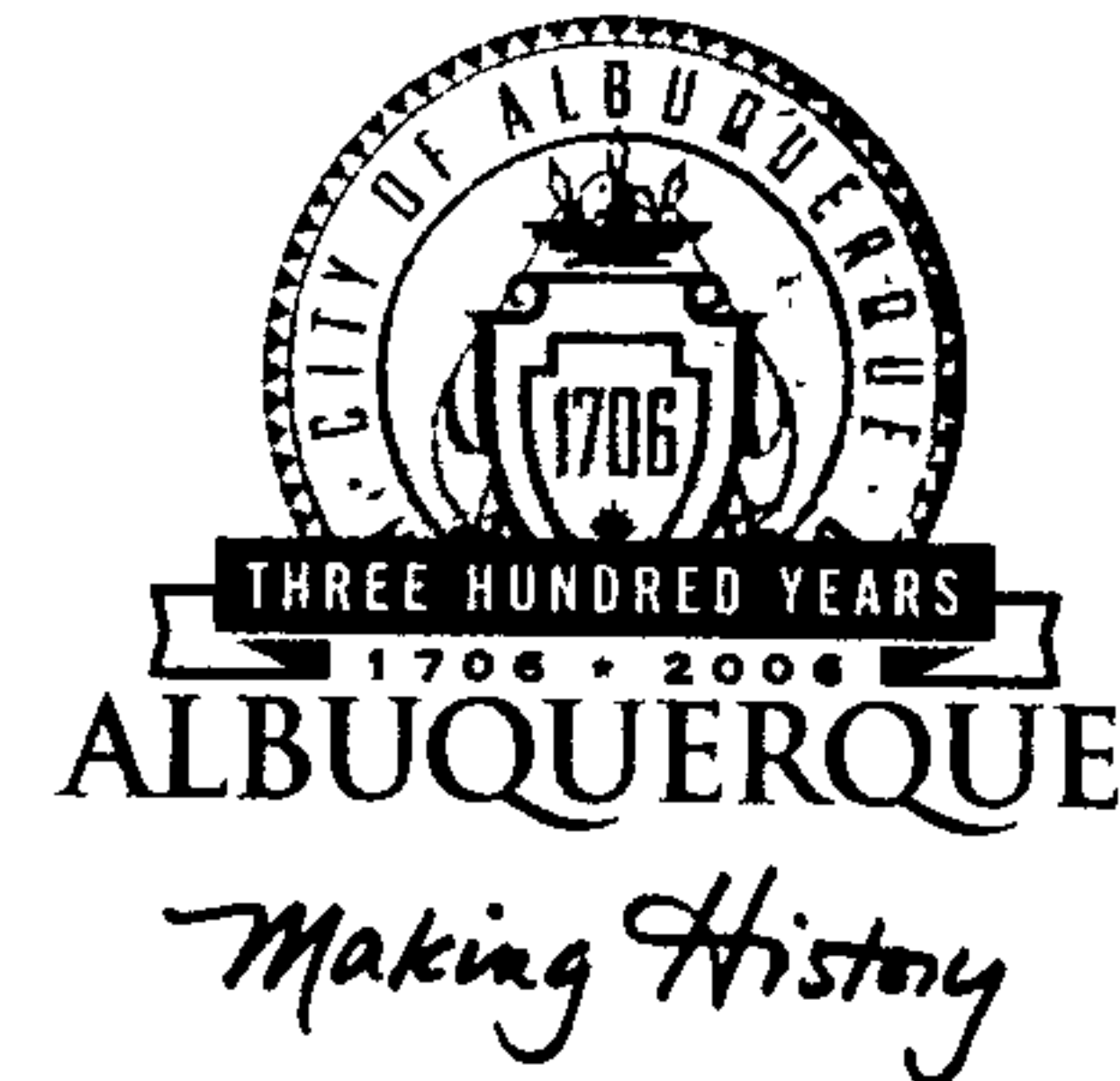
Defer 3/9/05
~~John~~
~~John~~

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003475 AGENDA#: 8 DATE: 2/23/05

- 1. Name: _____ Address: _____ Zip: _____
- 2. Name: _____ Address: _____ Zip: _____
- 3. Name: _____ Address: _____ Zip: _____
- 4. Name: _____ Address: _____ Zip: _____
- 5. Name: _____ Address: _____ Zip: _____
- 6. Name: _____ Address: _____ Zip: _____
- 7. Name: _____ Address: _____ Zip: _____
- 8. Name: _____ Address: _____ Zip: _____
- 9. Name: _____ Address: _____ Zip: _____
- 10. Name: _____ Address: _____ Zip: _____
- 11. Name: _____ Address: _____ Zip: _____
- 12. Name: _____ Address: _____ Zip: _____
- 13. Name: _____ Address: _____ Zip: _____
- 14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

See DRB minutes/speed memo dated 2-9-05.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED indcf 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: February 23, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

1/11
1/12
1/13
1/14
1/15

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

February 16, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 11:45 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1000126**
05DRB-00099 Major-Two Year SIA
05DRB-00100 Minor-Ext of SIA for
Temp Defer SDWK
CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 11, 12 and 13, **SAUVIGNON, UNIT 1**, zoned R-1, located on SAN ANTONIO NE, between SKY VALLEY WAY NE and LOWELL ST NE containing approximately 16 acre(s). [REF: 02DRB00032, 03DRB00016] (E-22) **THE TWO-YEAR SIA WAS WITHDRAWN AT THE AGENT'S REQUEST. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05*] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

3. **Project # 1000508**
05DRB-00093 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A, **TOWNE PARK PLAZA**, zoned SU-1, C-1, located on EUBANK BLVD NE, between I-40 and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00EPC01182, 02DRB01528, 02DRB01529, 02AA01605] (K-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION OF FINAL PLAT: RELOCATED WATER LINE MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.**

4. **Project # 1002960**
05DRB-00108 Major-Vacation of Pub
Right-of-Way
05DRB-00109 Major-Preliminary Plat
Approval
05DRB-00110 Minor-Sidewalk Waiver
05DRB-00111 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, SUNDORO SOUTH, UNIT 1, (to be known as SUNDORO SOUTH, UNIT 2, zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA DR NW and I-40 containing approximately 6 acre(s). [REF: 04DRB01006, 04DRB01007] (J-8/J-9) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROPERTY SHALL BE EXCHANGED WITH NMDOT. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1003285**
05DRB-00105 Major-Preliminary Plat Approval
05DRB-00106 Major-Vacation of Pub Right-of-Way
05DRB-00112 Minor-Sidewalk Waiver
05DRB-00107 Major-Vacation of Public Easements
05DRB-00113 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT UNIT 5 (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 23 acre(s). [REF: 04DRB01689, 04DRB01690, 04DRB01691, 04DRB01692, 04DRB01693] [Listed under Project #1003606 in error] (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: SILICA AVENUE SHALL BE DEDICATED AS A 44-FOOT RIGHT-OF-WAY TO THE WESTERN BOUNDARY. VACATIONS WERE 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.**

6. **Project # 1003360**
05DRB-00115 Major-Vacation of Public Easements
05DRB-00116 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 special use zone, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: ZA-77-179] (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

7. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub
Right-of-Way
05DRB-00121 Major-Preliminary Plat
Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

- ~~8. **Project # 1003475**~~
04DRB-01694 Major-Vacation of Pub
Right-of-Way
04DRB-01695 Major-Preliminary Plat
Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [*Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

9. **Project # 1001440**
05DRB-00026 Major-SiteDev Plan
BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA**, zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [*Deferred from 2/2/05*] (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CORRECT WATER AND SEWER SERVICE LINE SIZES AND SHOW METER LOCATION AND SIZE AND PLANNING FOR 15-DAY APPEAL PERIOD AND COMMENTS IN FILE.**

10. **Project # 1003790**
05DRB-00085 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00165 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

11. **Project # 1003929**
05DRB-00205 Minor-SiteDev Plan
BldPermit

SANDERS AND ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 42, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP USES, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, PROJ-1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON COMMENT SHEET AND TO PLANNING TO ADD ROOF LANGUAGE ON 2/11/05 LETTER ONTO SITE PLAN FOR BUILDING PERMIT AS A NOTE.**

12. **Project # 1002529**
05DRB-00212 Minor-SiteDev Plan
Subd/EPC
05DRB-00213 Minor-SiteDev Plan
BldPermit/EPC
05DRB-00214 Minor-Amnd Prelim Plat
Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374] [Makita Hill, EPC Case Planner] (B-13/B-14) **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. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK NEEDS TO BE ADDED. THE AMENDED INFRASTRUCTURE LIST DATED 2/16/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1003646**
05DRB-00114 Minor-SiteDev Plan
BldPermit

PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION**, zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] [Elvira Lopez, EPC Case Planner] [Deferred from 2/2/05] (H-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan
BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan
Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC
- NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**
- 05DRB-00160 Minor-Prelim&Final Plat
Approval
- RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**
15. **Project # 1003764**
05DRB-00208 Minor-SiteDev Plan
BldPermit/EPC
- SMPC ARCHITECTS agent(s) for HOPE EVANGELICAL FREE CHURCH request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **HOLIDAY PARK SUBDIVISION**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE containing approximately 4.6 acre(s). [**Stephanie Shumsky, EPC Case Planner**] (F-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS, RESCIND TCL AND 3 COPIES OF SITE PLAN FOR BUILDING PERMIT.**

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

16. **Project # 1003874**
05DRB-00199 Minor-Subd Design (DPM)
Variance
- ISAACSON & ARFMAN, PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-00717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126] (N-8) **A SUBDIVISION DESIGN VARIANCE FOR BLOCK LENGTH WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
17. **Project # 1003932**
05DRB-00215 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for TRICOR REFERENCE LABS request(s) the above action(s) for all or a portion of Tract(s) D-1-A, **GATEWAY SUBDIVISION**, zoned SU-2 FOR C-3, located on WOODWARD PL NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 10 acre(s). [REF: 02DRB01516] (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND CHECK FOR LINEOUT NOTE.**
18. **Project # 1000849**
05DRB-00211 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 61, 62 and 63, **BREEZE AT MOUNTAIN GATE**, zoned SU-1, PRD,C-1, SC, located on FOUR HILLS RD SE, between WENONAH AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF:Z-03-01007, 03DRB00989][*Final Plat was Indef Deferred for SIA 6/16/04*] *[Deferred from 2/9/05 & 2/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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

21. **Project # 1003931**
05DRB-00209 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for THOMAS AND BETTS request(s) the above action(s) for all or a portion of Tract(s) A, **ATRISCO BUSINESS PARK, UNIT 1**, zoned SU-1 Planned Industrial Park, located on BLUEWATER RD NW, between AIRPORT DR NW and COORS BLVD NW containing approximately 40 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003928**
05DRB-00203 Minor-Sketch Plat or Plan
- SURVEY'S SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 16-D, TOHATCHI ADDITION and Lot(s) 12, Block(s) C, J. M. MOORE REALTY CO'S 3RD ADDITION, zoned R-1, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 2 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1003930**
05DRB-00206 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LANDS OF BRACKSON A. COURSON**, zoned RD, located on 64TH ST NW, between MILNE RD NE and containing approximately 4 acre(s). [REF: 03DRB-02074] (G-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. Approval of the Development Review Board Minutes for January 26, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 26, 2004 WERE APPROVED.**

ADJOURNED: 11:45 A.M.

*Order to
2/23/05*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003475 AGENDA#: 8 DATE: 2.16.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

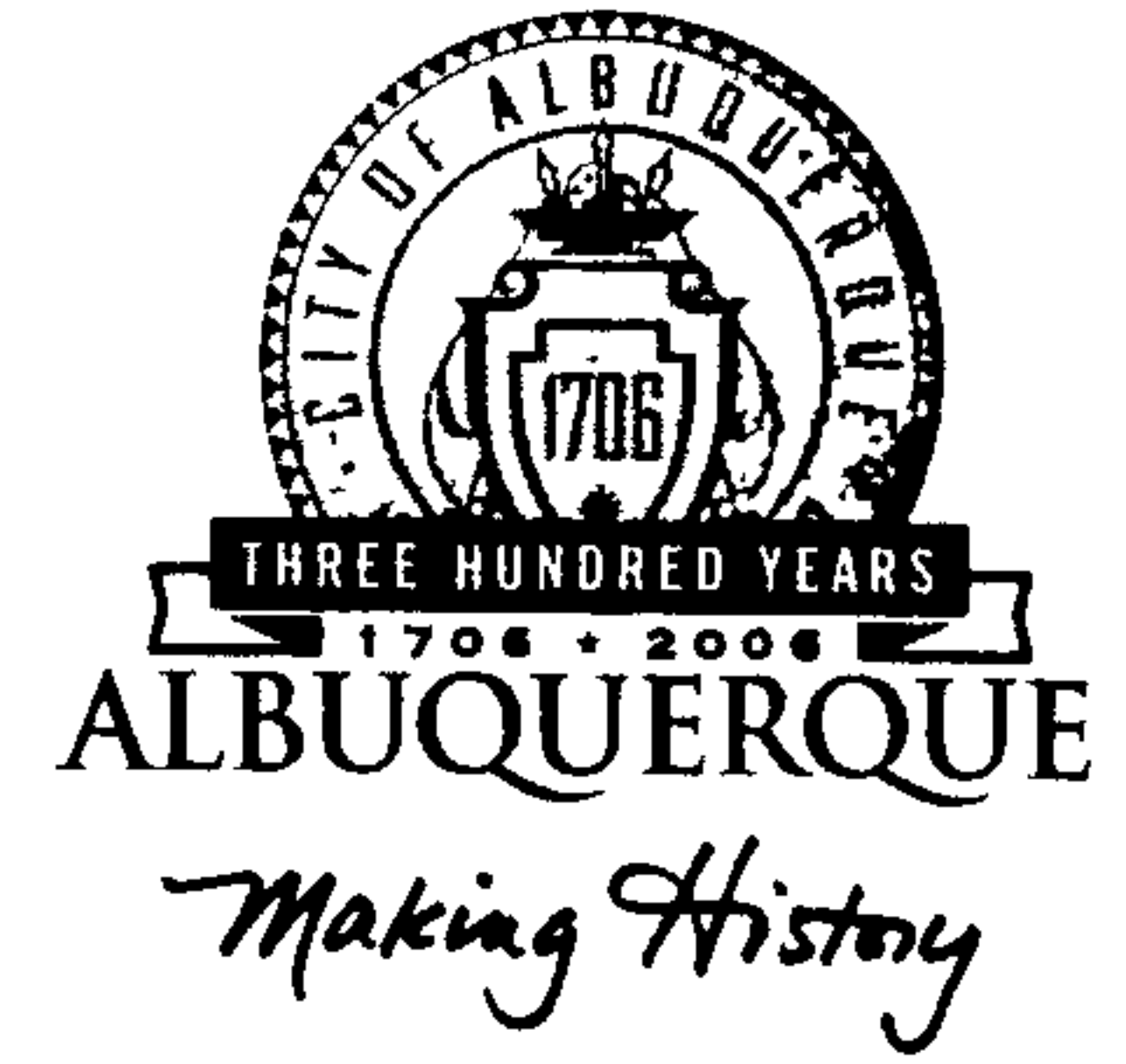
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Need plat and grading plan to match.
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: February 16, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 10034/75 AGENDA#: 11 DATE: 2/9/05

1. Name: SCOTT GROSSMAN Address: 9900 LANG AVE Zip: 87109

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 9, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
David Flores, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 12:55 p.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1003673**
05DRB-00028 Major-Vacation of Pub
Right-of-Way
05DRB-00029 Major-Vacation of Public
Easements
RIO GRANDE ENGINEERING agent(s) for ERIMY
PROPERTIES LTD request(s) the above action(s) for all or a
portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH
ALBUQUERQUE ACRES, TRACT 3, (to be known as
OAKLAND SOUTH SUBDIVISION) zoned RD, located on
OAKLAND AVE NE, between VENTURA BLVD NE and
BARSTOW BLVD NE containing approximately 3 acre(s).
[Deferred from 2/2/05] (C-20) **VACATIONS WERE
APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING
FILE WITH CONDITIONS OF FINAL PLAT.**

2. **Project # 1003585**
05DRB-00087 Major-Vacation of
Pub Right-of-Way
05DRB-00088 Minor-Temp Defer
SDWK
- RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
3. **Project # 1003585**
04DRB-01958 Major-Preliminary Plat
Approval
- RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] [*Deferred from 1/12/05*] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/04 THE PRELIMINARY PLAT WAS APPROVED.**
4. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [*Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04 & 1/12/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003594**
05DRB-00086 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00166] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
- 05DRB-00166 Minor-Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00086] (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, ADJUSTMENT ON PLAT, QUIT CLAIM DEED AND TO FIX TRACT B AND TO PLANNING FOR 15-DAY APPEAL PERIOD.**
6. **Project # 1003471**
05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements
- SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] [Deferred from 2/9/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 05DRB-00158 Minor-SiteDev Plan Subd
- DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 05DRB-00165 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
8. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

9. **Project # 1003874**
05DRB-00032 Major-Preliminary Plat
Approval
05DRB-00033 Major-Vacation of Public
Easements
05DRB-00034 Minor-Sidewalk Waiver
05DRB-00035 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717] *[Deferred from 2/2/05]* (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE APPLICANT MUST SUBMIT A SDV FOR BLOCK LENGTH. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00126 Minor-SiteDev Plan
Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032,05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat Approval
04DRB-01992 Major-Vacation of Pub Right-of-Way
04DRB-01993 Major-Vacation of Public Easements
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REPLAT TRACT 5 TO DEDICATE PUBLIC ROADWAY EASEMENT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1003475** -
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842]. *[Deferred from 12/1/04, -1/26/05 & 2/9/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

12. **Project # 1003688**
05DRB-00164 Minor- Amended
SiteDev Plan BldPermit/EPC
- BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between WOODMONT AVE NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 04EPC01832, 04EPC01833, 04DRB01463] [Elvira Lopez, EPC Case Planner] (C-9) **AN AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS BY ELVIRA LOPEZ.**
13. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC
- TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND THREE COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

14. **Project # 1000980**
 05DRB-00161 Minor-Amnd SiteDev
 Plan BldPermit/EPC
 05DRB-00162 Minor-SiteDev Plan
 Subd/EPC
 05DRB-00163 Minor-SiteDev Plan
 BldPermit/EPC
- NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner] [Deferred from 2/9/05] (G-20) DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 05DRB-00160 Minor-Prelim&Final Plat
 Approval
- RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Deferred from 2/9/05] (G-20) DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

15. **Project # 1002134**
 05DRB-00142 Minor-Temp Defer
 SDWK
- MARK GOODWIN & ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 AND U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on EL PUEBLO RD NE AND LAS LOMITAS NE between EDITH BLVD NE and JEFFERSON BLVD NE containing approximately 31 acre(s). [REF: Z-87-113] (D-16) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003696**
05DRB-00096 Major-Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

17. **Project # 1003685**
05DRB-00127 Major-Final Plat
Approval
05DRB-00128- Minor-Subd Design
(DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304, 04DRB01814] *[Deferred from 2/2/05]* (B-8) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

18. **Project # 1002074**
05DRB-00157 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC agent(s) for KEN HIGHTOWER, SAUVIGNON HOME OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Tract(s) C, **SAUVIGNON SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on BERINGER LN NE, between SAN ANTONIO NE and ACADEMY NE containing approximately 5 acre(s). [REF: S-99-140, 02AA01018, Project #1000126] (E-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL.**

19. **Project # 1003907**
05DRB-00136 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GERALD HAMILTON request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, UNIT 3**, zoned O-1, located on MONTANO RD NW, between WHITEMAN DR NW and PICTURE ROCK NW containing approximately 1 acre(s). [REF: DRB-98-361, V-98-97] (E-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECIPROCAL CROSS-LOT DRAINAGE EASEMENT.**
20. **Project # 1002743**
04DRB-00888 Minor-Final Plat
Approval
- BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989][*Final Plat was Indef Deferred for SIA 6/16/04*] [*Deferred from 2/9/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
21. **Project # 1002584**
05DRB-00168 Minor-Prelim&Final
Plat Approval
- WILSON & COMPANY agent(s) for LOVELACE SANDIA request(s) the above action(s) for all or a portion of Tract(s) 1A and 2A, **ST. JOSEPH'S WEST MESA HOSPITAL, PARADISE HEIGHTS, UNIT 1**, zoned SU-1 FOR HOSPITAL, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and MCMAHON BLVD NW containing approximately 21 acre(s). [REF: 04DRB01375,AA0300579,04EPC00696,04DRB01068, 04AA01458] (A-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DEFINE ACCESS EASEMENT, RECORDING INFORMATION AND PARKING ISSUE AND TO PLANNING FOR AGIS DXF FILE AND NMU INC SIGNATURE.**

22. **Project # 1003913**
05DRB-00167 Minor-Prelim&Final
Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for PETERSON - FOX, LLC request(s) the above action(s) for all or a portion of Tract(s) C-1 and C-2, **LAND OF TIJERAS PLACE IMPROVEMENT**, zoned C-2, located on SAN PEDRO SE, between CENTRAL AVE SE and ZUNI SE containing approximately 2 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

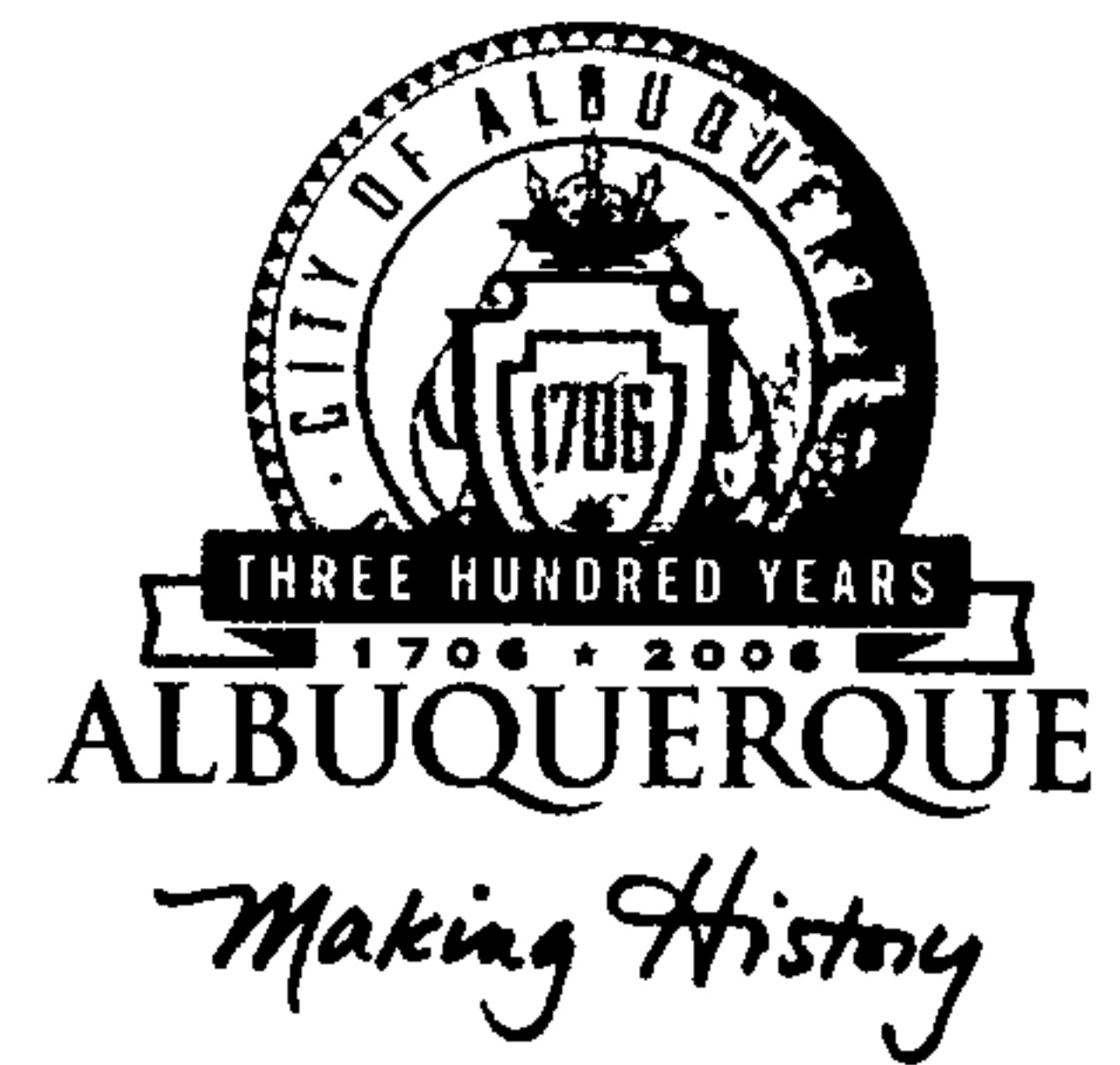
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

23. **Project # 1003904**
05DRB-00132 Minor-Sketch Plat or
Plan

ANASTASIA WOLFE agent(s) for RANDY DURSRY request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 4, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on WYOMING NE, between ALAMEDA NE and WILSHIRE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 12: 55 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

2-16-05

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 9, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 26, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 11:50 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1002330**
04DRB-01985 Major-Two Year SIA

JAMES & JACKLYN HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2, located on MONTGOMERY BLVD NE, between CARLISLE NE and MONTGOMERY NE containing approximately 3 acre(s). [REF: 03DRB00401, 03DRB00402, 03DRB00347] (F-16) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat Approval
04DRB-01992 Major-Vacation of Pub Right-of-Way
04DRB-01993 Major-Vacation of Public Easements
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [Deferred from 1/26/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

3. **Project # 1003429**
04DRB-01950 Major-Preliminary Plat Approval
04DRB-01951 Major-Vacation of Pub Right-of-Way
04DRB-01952 Major-Vacation of Public Easements
04DRB-01953 Minor-Sidewalk Waiver
04DRB-01954 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] [Deferred from 1/12/05] (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00090 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**) zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB01891, 04DRB00717] (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

4. **Project # 1002134**
04DRB-01804 Major-Preliminary Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] *[Deferred from 12/29/04, 1/12/05 & 1/26/05]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

04DRB-01967 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/29/04, 1/12/05 & 1/26/05]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

5. ~~**Project # 1003475**~~
04DRB-01694 Major-Vacation of Pub
Right-of-Way
04DRB-01695 Major-Preliminary Plat
Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04 & 1/26/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

6. **Project # 1000045**
04DRB-01978 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, 3B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 AND SU-1 FOR IP, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: Z-98-22, Z-99-3, Z-84-13-1, S-99-16] *[Deferred from 1/19/05]* (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR VACATION OF PUBLIC EASEMENTS AND REPLAT.**

7. **Project # 1003004**
04DRB-01974 Major-Preliminary Plat
Approval
04DRB-01975 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ALBUQUERQUE EXCAVATORS request(s) the above action(s) for all or a portion of Tract(s) 414, 415B, 415C, 415D & 416, LANDS OF ATRISCO GRANT UNIT 3, (to be known as **STINSON PARK**), zoned RD, located on STINSON ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 15 acre(s). [REF: DRB-98-320, 03EPC01644, 04EPC00132] *[Deferred from 1/19/05]* (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/15/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT JACONITA PLACE NEEDS FIRE AND SOLID WASTE APPROVAL FOR USE OF HAMMERHEAD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

8. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC
- TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05 & 1/26/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**
9. **Project # 1001763**
05DRB-00053 Minor-SiteDev Plan
Subd/EPC
05DRB-00054 Minor-SiteDev Plan
BldPermit/EPC
- CONSENSUS PLANNING agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST SUBDIVISION**, zoned SU-1 PRD AND C-1, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: 04EPC01716, 04EPC01717, Z-74-118, AX-74-22, Z-95-18] [Carmen Marrone, EPC Case Planner] [Deferred from 1/19/05] (L-10) (H-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA.**
- 04DRB-01136 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (Indef. Deferred from 7/28/04 & 1/19/05) (H-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

10. **Project # 1003871**
05DRB-00019 Minor-Prelim&Final Plat Approval
- SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] *[Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05] (K-22) DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.*
11. **Project # 1002051**
05DRB-00091 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHIMISA RIDGE, UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: DRB-94-20, 02DRB00973, 03DRB02008, 03DRB02011] (D-10) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
12. **Project # 1002473**
05DRB-00092 Major-Final Plat Approval
- TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **DESERT VISTA SUBDIVISION**) zoned R-D, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921, 04DRB01254, 04DRB01258, 04DRB01257] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

13. **Project # 1000440**
05DRB-00089 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT A RUSSELL request(s) the above action(s) for all or a portion of Tract(s) 5, 6 & 7, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PLACE NE, between MIDTOWN ROAD NE and ALEXANDER BLVD NE containing approximately 5 acre(s). [REF: 00DRB00486, 03DRB01750, 03DRB02096, 04DRB00105, 04DRB00182] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO SHOW PUBLIC DRAINAGE EASEMENT ON TRACT 3.**

14. **Project # 1003696**
05DRB-00096 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] [*Deferred from 1/26/05*] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

15. **Project # 1003039**
05DRB-00095 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077, 04DRB01675, 04DRB01676, 04DRB01677] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

16. **Project # 1003593**
05DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RIDGE @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between IRVING BLVD NW and VENTANA WEST PARKWAY NW containing approximately 24 acre(s). [REF: 04DRB0198, 04DRB01360, 04DRB01361, 04DRB01362, 04DRB01363] (B-8) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002798**
04DRB-01009 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, LANDS OF CONRADO GARCIA, (to be known as **RANCHO DE CANDELARIA SUBDIVISION**, zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12th ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] [Russell Brito, EPC Case Planner for Simon Shima] (Final Plat was Indef Deferred for SIA 7/14/04) (G-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK

18. Approval of the Development Review Board Minutes for January 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003475 AGENDA#: 5 DATE: 1-26-05

1. Name: Tom Bohannon Address: Sierra West (Paragon) Zip: _____

2. Name: Robt Mac Lake Address: Wentworth Co Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

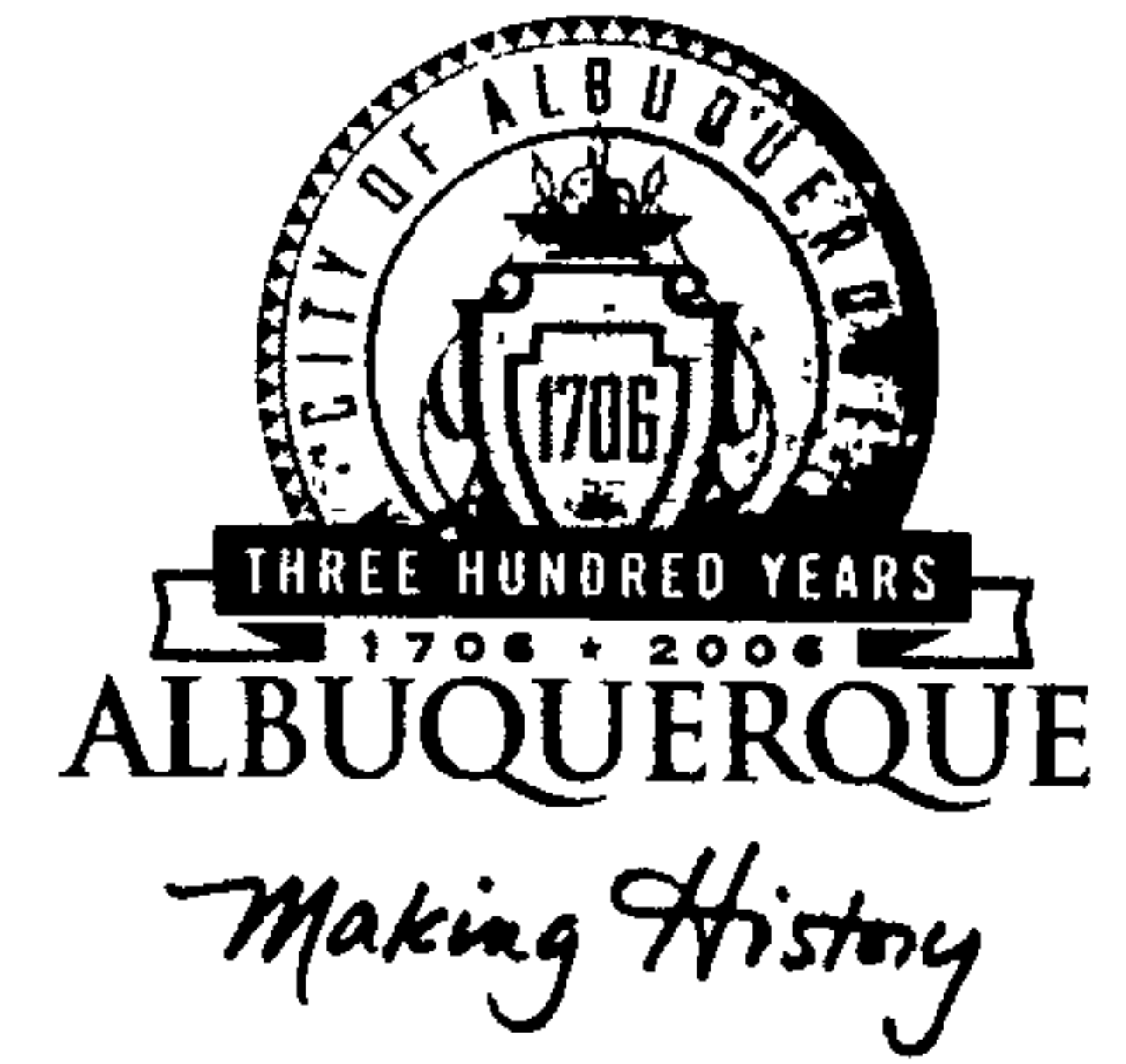
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED 2-9-05 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: January 26, 2005



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 19, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 10:50 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1000045**
04DRB-01978 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, 3B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 AND SU-1 FOR IP, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: Z-98-22, Z-99-3, Z-84-13-1, S-99-16] [Deferred from 1/19/05] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

2. **Project # 1003004**
04DRB-01974 Major-Preliminary Plat
Approval
04DRB-01975 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for ALBUQUERQUE EXCAVATORS request(s) the above action(s) for all or a portion of Tract(s) 414, 415B, 415C, 415D & 416, LANDS OF ATRISCO GRANT UNIT 3, (to be known as **STINSON PARK**), zoned RD, located on STINSON ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 15 acre(s). [REF: DRB-98-320, 03EPC01644, 04EPC00132] [*Deferred from 1/19/05*] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

3. **Project # 1001763**
05DRB-00053 Minor-SiteDev Plan
Subd/EPC
05DRB-00054 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST SUBDIVISION**, zoned SU-1 PRD AND C-1, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: 04EPC01716, 04EPC01717, Z-74-118, AX-74-22, Z-95-18] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 1/19/05*] (L-10) (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

- 04DRB-01136 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (*Indef. Deferred from 7/28/04 & 1/19/05*) (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

4. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** [Deferred from 1/12/05 & 1/19/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

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

5. **Project # 1002176**
05DRB-00051 Minor-Sidewalk Waiver

BILL WADE request(s) the above action(s) for all or a portion of Block(s) 90C, Tract(s) E-1, NORTH FOUR HILLS, AND Tract(s) C, VARAN (to be known as **COVERED WAGON SUBDIVISION, UNIT 78**, zoned SU-1 special use zone, located on CENTRAL AVE SE, between FOUR HILLS RD SE and WATER FALL SE containing approximately 7 acre(s). [REF: 04DRB01071, 04DRB01072] (L-23) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003881**
05DRB-00047 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MACK & CHERYL ETHRIDGE request(s) the above action(s) for all or a portion of Tract(s) A, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH RD NW, between IRVING BLVD NW and WESTSIDE DR NW containing approximately 3 acre(s). (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1000980**
05DRB-00058 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for ITRA GROUP request(s) the above action(s) for all or a portion of Tract(s) A3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: DRB-93-332, Z-93-83, 01EPC00731, 00AA00773, 01DRB01131, 04AA01022] (G-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT DEDICATION ALONG EUBANK.**

8. **Project # 1003186**
05DRB-00050 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 442, LAND OF ATRISCO GRANT, UNIT 3 (to be known as **TORRETTA OESTE SUBDIVISION**) zoned RD, located on 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB00035, 04DRB00256, 04DRB00508, 04DRB00668 (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

9. **Project # 1003592**
05DRB-00055 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING INC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **SCHMIDER PARCEL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA RD NE, between EDITH NE and I-25 containing approximately 6 acre(s). [REF: 04DRB01197, 04DRB01368] (G-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003752**
05DRB-00027 Minor-Prelim&Final Plat
Approval
- SURV-TEK, INC agent(s) for DISMAS CHARITIES INC request(s) the above action(s) for all or a portion of Tract(s) F, **MENAU DEVELOPMENT AREA**, zoned C-3, located on MENAU NE, between PRINCETON NE and VASSAR NE containing approximately 3 acre(s). [REF: 04DRB01679] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
11. **Project # 1003102**
05DRB-00039 Minor-Prelim&Final Plat
Approval
- WILKS COMPANY agent(s) for CLASSIC EMPORIUM 1, LLC request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **FERRARI-ESQUIBEL-PALMER**, zoned SU-1 PRD, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 03EPC01925, 03EPC01929, 04AA01762, 04DRB00236] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
12. **Project # 1003883**
05DRB-00052 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 9A-1A-1, **JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP industrial park zone, located on MASTHEAD ST NE, between TIBURON ST NE and JEFFERSON ST NE containing approximately 10 acre(s). [REF: 1000633] (D-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1003871**
05DRB-00019 Minor-Prelim&Final Plat
Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] *[Was Indef. Deferred on a no show 1/19/05]* (K-22) **DEFERRED AT AGENT'S REQUEST TO 1/26/05.**

14. **Project # 1003884**
05DRB-00056 Minor-Prelim&Final Plat
Approval

DOUG SMITH SURVEYING agent(s) for MAXWELL & BETTY SEVER request(s) the above action(s) for all or a portion of Lot(s) 29-32, Block(s) 37, **MESA VERDE ADDITION**, zoned R-2, located on VERMONT ST NE, between MARQUETTE AVE NE and COPPER AVE NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

15. **Project # 1003885**
05DRB-00057 Minor-Sketch Plat or
Plan

ISAACSON & ARFMAN AND FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT AGENCY, request(s) the above action(s) for all or a portion of Lot(s) 4-7, 9-12 AND 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: ZA-88-50, Z-68-134, Z-85-8, Z-68-134, Z-85-8] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003749**
05DRB-00059 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, ELENA GALLEGOS GRANT, UNIT 2 (to be known as **ANCALA VILLAGE TOWNHOMES**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1003886**
05DRB-00060 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, **MESA VILLAGE SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 5.2 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for Month January 5, 2005. **THE DRB MINUTES FOR JANUARY 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1000045 AGENDA#: 1 DATE: 1-19-05

1. Name: Jeremy Yee Address: ^{12300 Ford Rd ste. 110} Dallas, TX ~~75234~~ Zip: 75234

2. Name: Sara Levy Address: Serra West Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

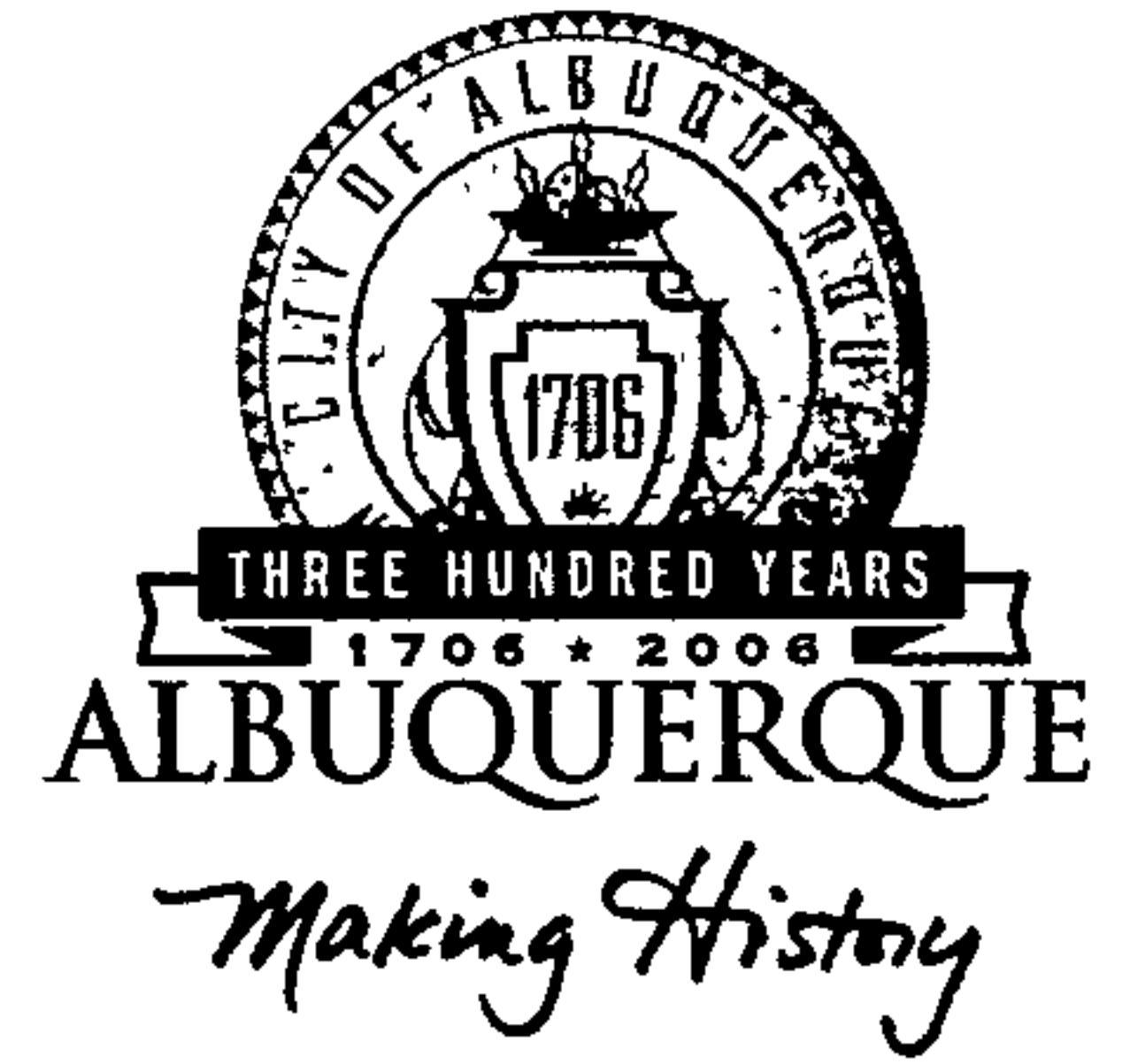
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1000045

AGENDA ITEM NO: 1

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments on site plan.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

New Mexico 87103

www.cabq.gov

RESOLUTION:

1-26-05

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: January 19, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 1, 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.

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- A. Call to Order: 9:00 a.m. Adjourned: 4:30 p.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- Project # 1003470**
04DRB-01522 Major-Bulk Land
Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer
SDWK
WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04 & 12/1/04] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05**

2. **Project # 1000464**
04DRB-01729 Major-Preliminary Plat
Approval
- TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS.**
3. **Project # 1002315**
04DRB-01723 Major-Vacation of
Public Easements
- BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS COMPOUND @ HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project # 1002702**
04DRB-01664 Major-Vacation of
Public Easements
04DRB-01686 Minor-Prelim&Final Plat
Approval
- ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s). [REF:03DRB00886] [*Deferred from 12/1/04*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

5. **Project # 1001445**
04DRB-01681 Major-Bulk Land
Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [*Deferred from 12/1/04*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01634 Minor-SiteDev Plan
Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] [*Was Indef Deferred 10/27/04*] [*Deferred from 12/1/04*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01633 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [*Was Indef Deferred 10/27/04*] [*Deferred from 12/1/04*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

6. **Project # 1002779**
 04DRB-01730 Major-Preliminary Plat Approval
 04DRB-01731 Major-Vacation of Public Easements
 04DRB-01732 Minor-Temp Defer SDWK
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] *[Deferred from 12/1/04]* (M-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**
7. **Project # 1003039**
 04DRB-01675 Major-Preliminary Plat Approval
 04DRB-01676 Major-Vacation of Pub Right-of-Way
 04DRB-01677 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES**) zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] *[Deferred from 12/1/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**
8. **Project # ~~1003475~~**
 04DRB-01694 Major-Vacation of Pub Right-of-Way
 04DRB-01695 Major-Preliminary Plat Approval
 04DRB-01696 Minor-Temp Defer SDWK
- WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04]* (B-10) ~~DEFERRED AT THE AGENT'S REQUEST TO 1/25/2005.~~

9. **Project # 1003522**
04DRB-01725 Major-Preliminary Plat
Approval
04DRB-01726 Major-SiteDev Plan
Subd
04DRB-01727 Minor-Subd Design
(DPM) Variance
04DRB-01728 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE**), zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/3/04 THE PRELIMINARY PLAT WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPE PLANS FOR OPEN SPACE TRACTS. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR LOTS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1003606**
04DRB-01689 Major-Vacation of Pub
Right-of-Way
04DRB-01690 Major-Preliminary Plat
Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer
SDWK
04DRB-01693 Minor-Vacation of
Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5**, zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). [*Deferred from 12/1/04*](J-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

11. **Project # 1003752**
04DRB-01679 Major-Vacation of
Public Easements
- SURV-TEK INC agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Tract(s) F, **MENAU DEVELOPMENT AREA**, zoned C-3, located on MENAU BLVD NE, between PRINCETON NE and VASSAR NE containing approximately 2 acre(s). (H-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
12. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub
Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**
13. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat
Approval
04DRB-01568 Minor-Temp Defer
SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] *[Deferred from 11/3/04 & 12/1/04]* 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

14. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] *[Deferred from 11/17/04]* (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

15. **Project # 1003696**
04DRB-01654 Major-Vacation of Pub
Right-of-Way
04DRB-01655 Major-Preliminary Plat
Approval
04DRB-01656 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] *[Deferred from 11/17/04]* (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT P-1 DESIGNATION ON LOTS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04 & 11/17/04]* (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/6/04 THE PRELIMINARY PLAT WAS APPROVED. 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.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

17. **Project # 1003782**
04DRB-01773 Minor-SiteDev Plan
BldPermit
- DORMAN BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 12A, 12B, 13 and 14, JOURNAL CENTER 2, UNIT 2, (to be known as **MASTHEAD POINTE @ JOURNAL CENTER**, zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE NE containing approximately 4 acre(s). [REF: DRB-95-268] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS, COMPACT SPACE LABELING, OFFSITE MITIGATION, ADA RAMPS AT BARTLETT AND MASTHEAD AND PLANNING FOR SCALED VICINITY MAP ON SITE PLAN, SHEET ELEVATION DRAWING OF REFUSE CONTAINER AND ENCLOSURE, REPLAT APPROVED AT DRB.**
18. **Project # 1002962**
04DRB-01783 Minor-SiteDev Plan
BldPermit/EPC
- BOHANNAN HUSTON INC agent(s) for NMUI request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS SUBDIVISION**, zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and RAINBOW BLVD NW containing approximately 1 acre(s). [REF: 04EPC00299, 04DRB001322, 04DRB01321, 04DRB01320, 04DRB01319, 04DRB00929, 03DRB01530, 03DRB01529, 03DRB01528, 03DRB01527] [Russell Brito, EPC Case Planner] (C-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

19. **Project # 1003775**
04DRB-01745 Minor-SiteDev Plan
BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] [*Deferred from 11/17/04*] (A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS OFFSITE MITIGATION MEASURES.**

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

ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] [*Elvira Lopez, EPC Case Planner*] [*Deferred from 12/1/04*] (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

21. **Project # 1002405**
04DRB-01795 Minor-SiteDev Plan
Subd/EPC
04DRB-01797 Minor-SiteDev Plan
BldPermit/EPC

RAINHART ARCHITECT & ASSOCIATES agent(s) for BLAUGRUND LEE ETAL request(s) the above action(s) for all or a portion of Block(s) F1, Tract(s) A28B1, **REDLANDS SHOPPING CENTER**, zoned SU-1, C-1, located on REDLANDS NW, between COORS BLVD NW and 57TH ST NW containing approximately 2 acre(s). [REF: 04DRB01703, 03DRB00879] [**Carmen Marrone, EPC Case Planner**] (G-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS.**

04DRB-01703 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] [*Deferred from 11/10/04*] (G-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PANNING FOR PNM SIGNED RELEASE OF EASEMENT.**

22. **Project # 1003791**
04DRB-01799 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 5, **MERIDIAN BUSINESS PARK**, zoned IP industrial park zone, located on MERIDIAN PLACE NW, between SILVER CREEK RD NW and GALLATIN PL NW containing approximately 6 acre(s). [REF: Z-92-57] (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR COPY OF FIRE FLOW CALCULATION SHEET. NEED TO VERIFY SYSTEM CAPACITY AND TRANSPORTATION DEVELOPMENT FOR SIDEWALKS WIDTH AND MEANDERING SIDEWALKS CITY STANDARD DWG NO. 5 AND OFFSITE MITIGATION FEE.**

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

23. **Project # 1003781**
04DRB-01768 Minor-Prelim&Final Plat
Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1001347**
04DRB-01792 Minor-Prelim&Final Plat
Approval
- ALDRICH LAND SURVEYING INC agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) L, **EL RANCHO GRANDE, UNIT 8A**, zoned R-LT, located on EL PATRON RD SW, between DEL REY RD SW and SALIZA DR SW containing approximately 1 acre(s). [REF: 04DRB00057] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
25. **Project # 1000635**
04DRB-01764 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS RD NW and MONTANO RD NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455, 04DRB01698] (E-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**
26. **Project # 1003497**
04DRB-01759 Minor-Prelim&Final Plat
Approval
- 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, located on DOMINGO NE, between SAN PEDRO NE and CALIFORNIA NE containing approximately 1 acre(s). [REF: 04DRB00936] (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

27. **Project # 1002632**
04DRB-01761 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 Tract(s) 1 & 2, PARAGON RESOURCES INC, (to be known as **SUNDANCE ESTATES**) zoned RD FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). [REF: 03DRB01306, 03EPC006901, 04DRB00760, 04DRB00761] (B-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR GRANTING OF PUBLIC EASEMENT ON LOT 6 TO CITY OF ALBUQUERQUE, CORRECT SOUTH BOUNDARY TRACT 6, TRACT 1 ACREAGE.**

28. **Project # 1002250**
04DRB-01770 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and VENTANA RD NW containing approximately 7 acre(s). [REF: 04DRB01314] (B-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

29. **Project # 1001222**
04DRB-01772 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for NICKOLSON FAMILY LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 3-A-2, **SHELL SUBDIVISION NO. 2**, zoned C-2 community commercial zone, located on COORS BLVD NW, between ILIFF RD NW and HANOVER RD NW containing approximately 2 acre(s). [REF: 03DRB01769, 01DRB00587, 03DRB01769] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OF PRIVATE UTILITY EASEMENT (NOTE 4d) AND CALL OUT NOTE 4d ON THE PLAT AND TRANSPORTATION DEVELOPMENT FOR TIS AND CLOSURE OF DRIVE ONTO COORS (NORTH).**

30. **Project # 1003786**
04DRB-01778 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 64 & 66, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 PRD,C-1, SC, located on WENONAH AVE SE, between SHAFFER CT SE and KAYLYN DR SE containing approximately 1 acre(s). [REF: Z-91-5, Z-70-60-1, DRB-98-45] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

31. **Project # 1001289**
04DRB-01701 Minor-Ext of SIA for
Temp Defer SDWK
- TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94TH STREET SW and 98TH STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT] (L-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
32. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat
Approval
- SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [Deferred from 11/17/04] (C-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**
33. **Project # 1003604**
04DRB-01794 Minor-Final Plat
Approval
- ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] [Deferred from 12/1/04] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

34. **Project # 1002506**
04DRB-01791 Minor-Subd Design
(DPM) Variance

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A and 12B, **PARTITION OF BLACK RANCH**, zoned RA-1 residential and agricultural zone, semi-urban area, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC00300, 03EPC00301, 04DRB00217, 04DRB00360] (C-13) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

35. **Project # 1002856**
04DRB-01793 Minor-Amnd Prelim Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, **MEADOWS @ ANDERSON HILLS, UNIT 3B**, zoned R-LT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 18 acre(s). [REF: Z-99-58,04DRB00230] (P-9) **THE AMENDED INFRASTRUCTURE LIST DATED 12/1/04 AND THE AMENDED GRADING PLAN DATED 9/23/04 WERE APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT (4-7-04).**

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

36. **Project # 1002590**
04DRB-01769 Minor-Sketch Plat or Plan
GND, LLC agent(s) for MICHAEL WACHOCKI request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF BRACKSON A COURSON**, zoned R-D, located on 64TH ST NW, between WAYNE NW and CLEGHORN NW containing approximately 4 acre(s). [REF: Z-85-138, DRB-93-389] (G-10) **COMMENTS RECEIVED.**
37. **Project # 1003788**
04DRB-01787 Minor-Sketch Plat or Plan
CARLOS J TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL TRACK ADDITION**, zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW. (J-12) **COMMENTS RECEIVED.**
38. **Project # 1003790**
04DRB-01790 Minor-Sketch Plat or Plan
BOHANNAN HUSTON INC request(s) the above action(s) for all or a portion of Tract(s) H1C, **GURULE-FILBERTO**, zoned IP, located on I-25 NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE [REF: ZA-96-97] (B-18) **COMMENTS RECEIVED.**

39. **Project # 1001386**
04DRB-01796 Minor-Sketch Plat or
Plan

BERNARD LOEFFLER agent(s) for EMILIANO SAIZ request(s) the above action(s) for all or a portion of Tract(s) 22B1, **CORONA DEL SOL SUBDIVISION**, zoned SU-1 special use zone, located on SEQUOIA RD NW, between COORS BLVD NW and REDLANDS RD NW containing approximately 6 acre(s). [REF: DRB-94-68, AA-01236, 01109, AA-0300279] (G-11) **COMMENTS RECEIVED.**

40. Approval of the Development Review Board Minutes for November 10 and November 17, 2004.
THE DRB MINUTES FOR NOVEMBER 10 AND NOVEMBER 17, 2004 WERE APPROVED.

ADJOURNED: 4:30 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003475 AGENDA#: 8 DATE: 12.1.04

1. Name: Mr Robt Mac Rabe Address: Wilson Zip: _____

2. Name: Telep Rabode Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

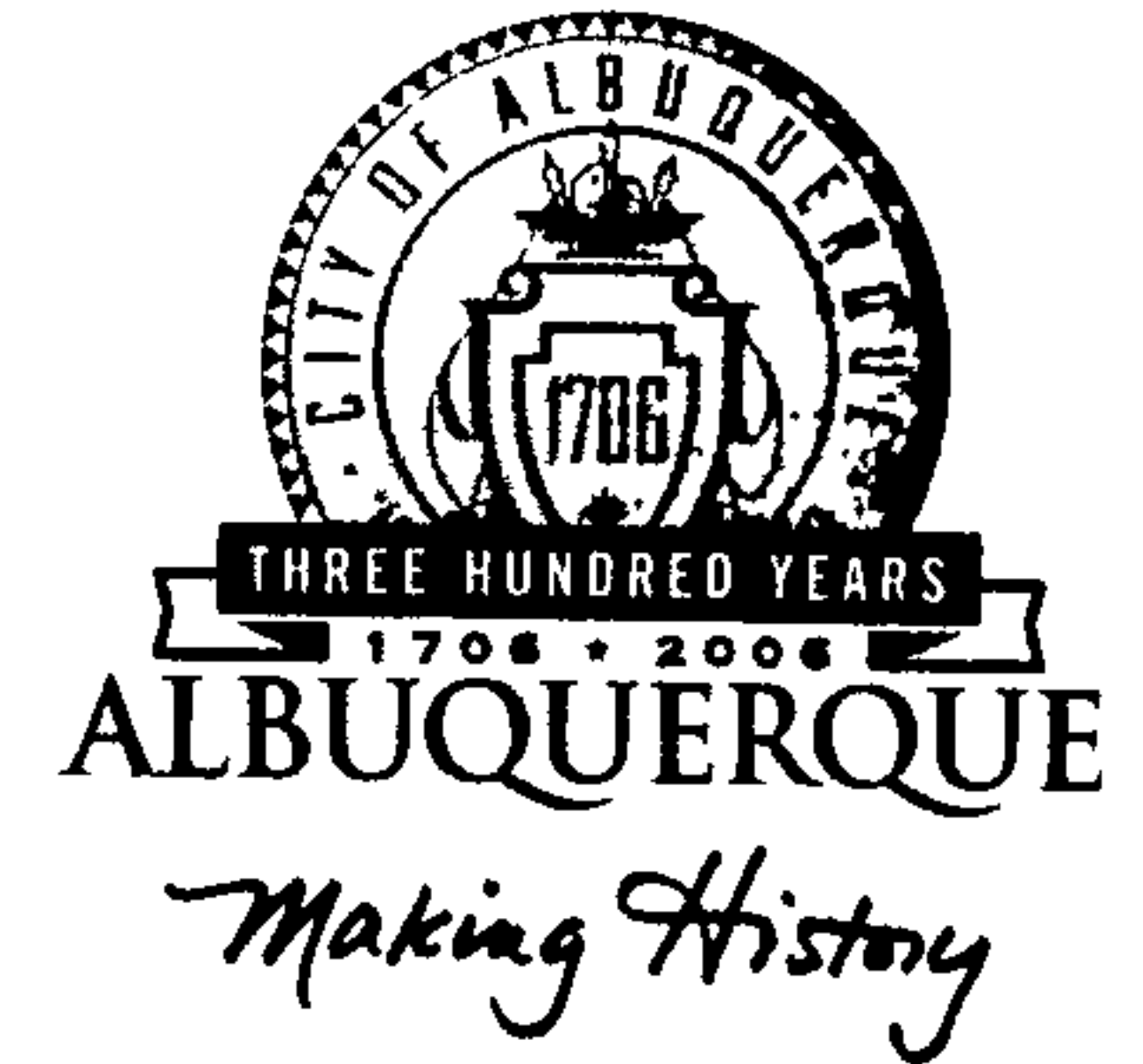
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003475

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval. Developer is required to enter into an agreement with AMAFCA and the City and no development can be approved prior to that agreement being ratified by the AMAFCA board and signed by City CAO.

New Mexico 87103

An approved infrastructure list is required for Preliminary Plat approval.

www.cabq.gov

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: December 1, 2004

1226-05



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2004

Project # 1003475

04DRB-01694 Major-Vacation of Pub Right-of-Way

04DRB-01695 Major-Preliminary Plat Approval

04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] (B-10)

AMAFCA

AMAFCA will not approve Preliminary Plat until the Board of Directors consider approval of the Cooperative Funding Agreement among the City, the County, the developers(including the owner of this property) and AMAFCA for the Lyon Storm Drain Project. This item will be heard at the December 16 Board meeting.

COG

Golf Course Road is a severely congested facility and as such, the TIA should take consideration of the downstream capacity consumption issues associated with this development.

Transit

No objections.

Zoning Enforcement

No comments received.

Neighborhood Coordination

Letter sent to Paradise Hills Civic (R) Neighborhood Assn.

APS

No comments received.

Police Department

No comments received.

Fire Department

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

PNM Electric & Gas Approves.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. Developer is required to enter into a special agreement with AMAFCA prior to approval. No objection to the vacation request. Comments on the infrastructure list. Provide copy of special warranty deed.

Transportation Development

The vacation exhibit needs to show the remaining width of Paradise Boulevard. It should also show what happens at the NE corner with the adjacent property. Not enough information is given to support this request. TIS needs to be finalized so that mitigation measures can be added to the infrastructure list. Paradise Boulevard needs to be a 30' F-F section. Is temporary paving needed for transitions? Need traffic distribution map to verify internal street widths. Street lighting needs to be added. What is the ultimate disposition of the access on the west side? Improvements may be required for the frontage. Both entrances are right-in/right-out? Do these entrances need to be widened? Are the spacings in conformance with the DPM? What about intersections on the other side of Paradise? Are these P1 lots?

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 166 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Utilities Development

No objection to Vacation requests. No objection to Preliminary Plat approval. NMUI must sign the infrastructure list. No objection to Sidewalk Deferral.

Planning Department

See pilaster 7'
The perimeter wall design should indicate the cap & pilaster will project a minimum of 2" on the public side. Some of the information required on the submittal is missing. See the submittal requirement sheets for details.

The maximum height of the perimeter wall is 6 feet on the public side unless it is a combination of retaining wall & perimeter wall. Then 8 feet on the public side is the maximum height. The wall design indicates a height above 6 feet.

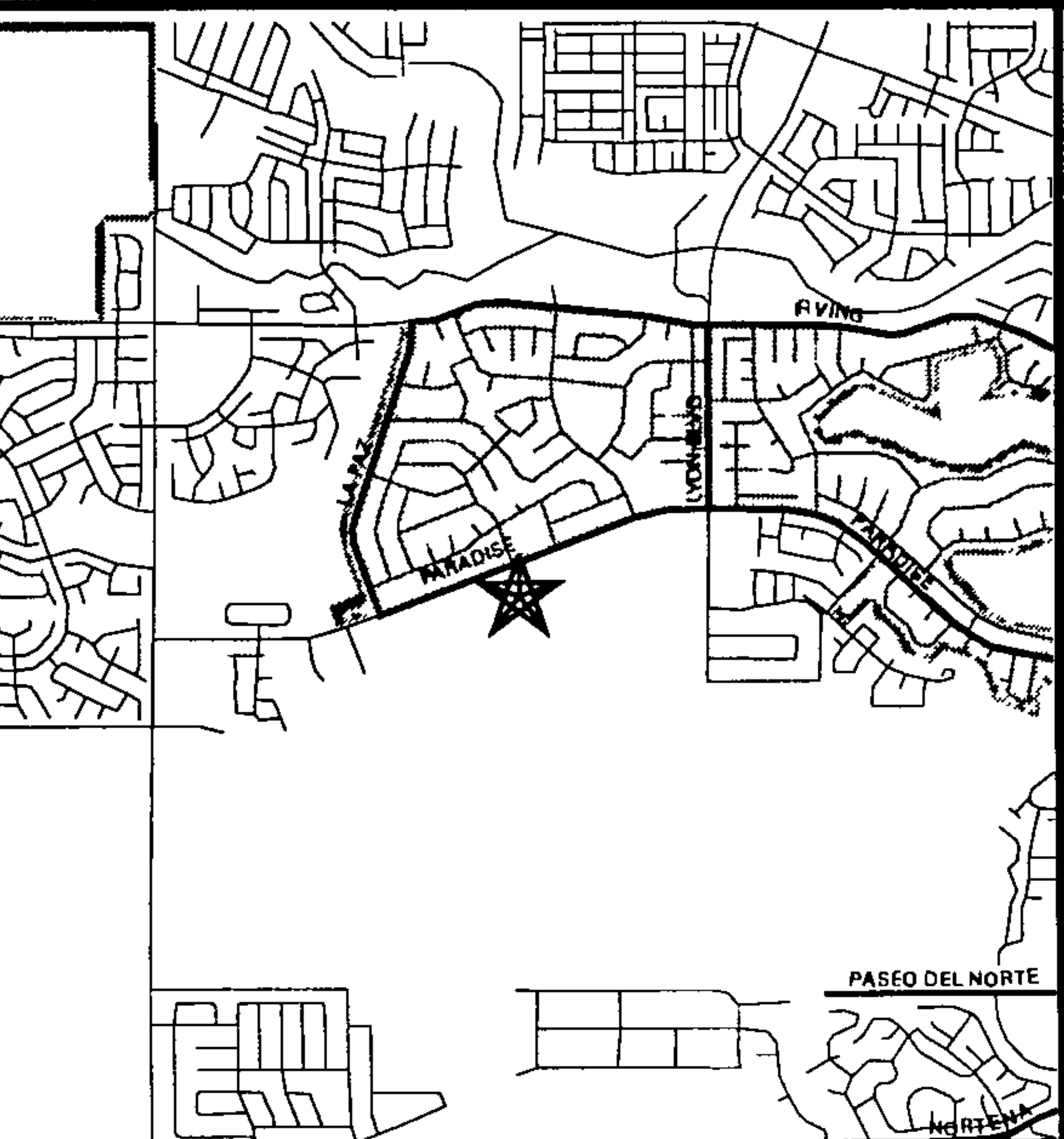
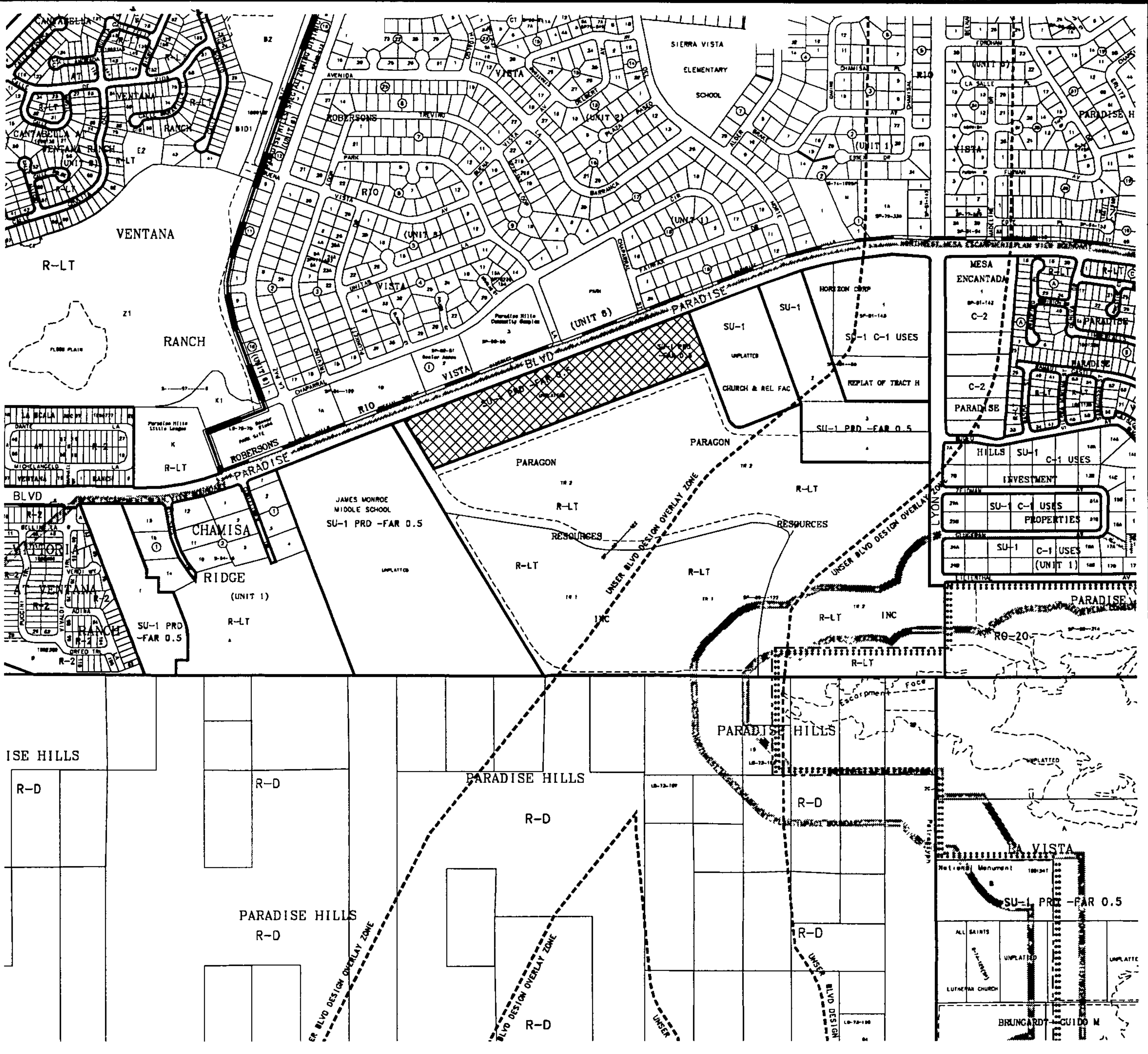
The wall design must receive approval before the preliminary plat is approved by DRB.

Change zoning
Section 14-16-2-22(A)(24) states that a Site Plan for Subdivision must be submitted to EPC. DRB cannot even hear the platting action until the SPS is approved by EPC & submitted to DRB for final signoff. There is no indication on the application that a zone change is being requested.

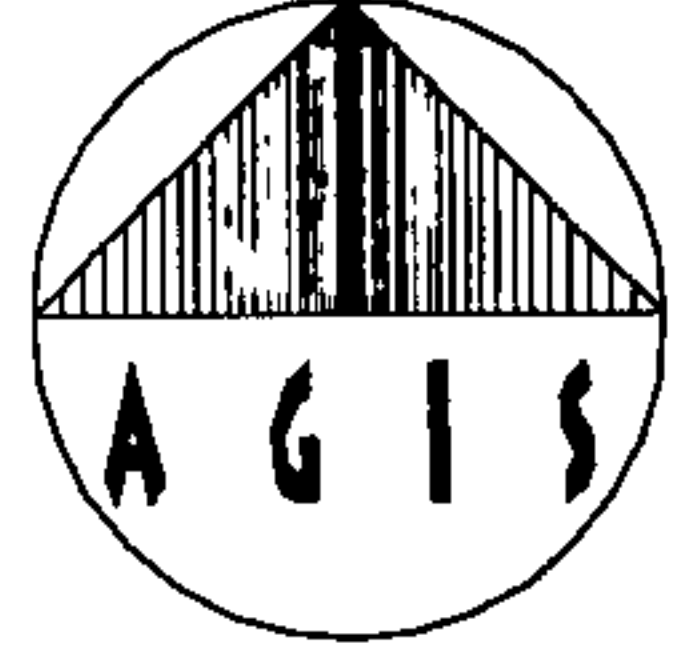
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Felix Rabadi, 4415 Sherre NE, 87111

Wilson & Company, Attn: Robert MacLake, 4900 Lang Ave NE, 87109



ZONING MAP



Scale 1" = 991'

PROJECT NO.
1003475

HEARING DATE
12-1-04

MAP NO.
B-10

ADDITIONAL CASE NUMBER(S)
04DRB-01694
04DRB-01695
04DRB-01696



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 1, 2004, beginning at 9:00 a.m.** for the purpose of considering the following:

- Project # 1000464**
04DRB-01729 Major-Preliminary Plat Approval
- TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12)
- Project # 1001445**
04DRB-01681 Major-Bulk Land Variance
- SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] (B-14)
- Project # 1002315**
04DRB-01723 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE @ HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23)
- Project # 1002702**
04DRB-01664 Major-Vacation of Public Easements
04DRB-01686 Minor-Prelim&Final Plat Approval
- ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s). [REF: 03DRB00886] (K-14)
- Project # 1002779**
04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] (M-11)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003039

04DRB-01675 Major-Preliminary Plat Approval
04DRB-01676 Major-Vacation of Pub Right-of-
Way
04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES**) zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] (C-20)

Project # 1003475

04DRB-01694 Major-Vacation of Pub Right-of-
Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] (B-10)

Project # 1003522

04DRB-01725 Major-Preliminary Plat Approval
04DRB-01726 Major-SiteDev Plan Subd
04DRB-01727 Minor-Subd Design (DPM)
Variance
04DRB-01728 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE**), zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13)

Project # 1003606

04DRB-01689 Major-Vacation of Pub Right-of-
Way
04DRB-01690 Major-Preliminary Plat Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer SDWK
04DRB-01693 Minor-Vacation of Private
Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5**, zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). (J-9)

Project # 1003752

04DRB-01679 Major-Vacation of Public
Easements

SURV-TEK INC agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Tract(s) F, **MENAU DEVELOPMENT AREA**, zoned C-3, located on MENAU BLVD NE, between PRINCETON NE and VASSAR NE containing approximately 2 acre(s).
(H-16)

SEE PAGE 3 . . .



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

PAGE 3

Project # 1003757
04DRB-01688 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] (H-14)

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

A handwritten signature in black ink, appearing to read "S. Matson", written in a cursive style.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 15, 2004.

154

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

Meeting Date: DECEMBER 1, 2004
Zone Atlas Page: B-10-Z & B-11-Z
Notification Radius: 100 Ft.

Project# 1003475
App# 04DRB-01694
App# 04DRB-01695
App# 04DRB-01696

Cross Reference and Location:

Applicant: FELIX RABADI
Address: 4415 SHERRE NE
ALBUQUERQUE NM 87111

Agent: WILSON & COMPANY, INC.
ATTN: ROBERT MacLAKE
Address: 4900 LANG AVE NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: NOVEMBER 12, 2004

Signature: KYLE TSEHLIKAI

R E C O R D S W I T H E L S

PAGE 1

101006548725940104	LEGAL: ROBE RSON S RIO VISTA SUBD UNIT 1 6.64 AC PROPERTY ADDR: 00000 PARADISE OWNER NAME: COUNTY OF BERNALILLO OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87102
101106503026220105	LEGAL: 020 019R OBERSONS RIO VISTA SUBD UNIT NO 1 PROPERTY ADDR: 00000 PARADISE OWNER NAME: ANDRIJESKI JULIE OWNER ADDR: 05733 PARADISE	LAND USE: BL NW ALBUQUERQUE NM	87114
101106502325820104	LEGAL: 021 019R OBERSON RIO VISTA SUBD UNIT NO 1 PROPERTY ADDR: 00000 PARADISE OWNER NAME: BEGAY DAVID T ETUX OWNER ADDR: 05737 PARADISE HILLS	LAND USE: BL NW ALBUQUERQUE NM	87114
101106501625720103	LEGAL: 022 019R OBERSON RIO VISTA SUBD UNIT 1 PROPERTY ADDR: 00000 PARADISE OWNER NAME: JACKSON KENNETH W OWNER ADDR: 05741 PARADISE	LAND USE: BL NW ALBUQUERQUE NM	87114
101006543722940502	LEGAL: LOT 3 BL K 1 UNIT 6 RIO VISTA ADDN WITHIN THE TOWN PROPERTY ADDR: 00000 PARADISE OWNER NAME: COUNTY OF BERNALILLO OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87102
101106500925220102	LEGAL: 023 019R OBERSONS RIO VISTA SUBD UNIT NO 1 PROPERTY ADDR: 00000 PARADISE OWNER NAME: OLSEN RAYMOND H OWNER ADDR: 05745 PARADISE	LAND USE: BL NW ALBUQUERQUE NM	87114
101106507020930306	LEGAL: POR OF T R 7 IN NW OF SW SEC 11 T11N R2E CONT 7.87 PROPERTY ADDR: 00000 N/A OWNER NAME: ARCHDIOCESE OF SANTA FE OWNER ADDR: 04000 ST JOSEPHS	LAND USE: PL NW ALBUQUERQUE NM	87120
101006552725340201	LEGAL: LT 2 4 BL K 19 ROBERSON'S RIO VISTA SUBD UNIT 1 CONT PROPERTY ADDR: 00000 PARADISE OWNER NAME: BACA GILBERT F & YOLANDA B OWNER ADDR: 05749 PARADISE	LAND USE: BL NW ALBUQUERQUE NM	87114
101106504523230308	LEGAL: POR TR 7 IN NW OF NW OF SW SEC 11 T11N R2E CONT 2. PROPERTY ADDR: 00000 N/A OWNER NAME: ARCHDIOCESE OF SANTA FE OWNER ADDR: 04000 ST JOSEPHS	LAND USE: PL NW ALBUQUERQUE NM	87120
101006547319240705	LEGAL: POR OF T R 7 HORIZON LAND CORP IN N/2 SE/4 SEC 10 T PROPERTY ADDR: 00000 N/A OWNER NAME: RABADI SHARIF A & SAMIA OWNER ADDR: 04415 SHERRE	LAND USE: DR NE ALBUQUERQUE NM	87111
101006538520840505	LEGAL: LT 2 REP L OF BLK 1 UNIT 6 RIO VISTA ADDN CONT 2.44 PROPERTY ADDR: 00000 CHAPARRAL OWNER NAME: COUNTY OF BERNALILLO OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87102

R E C O R D S W I T H L A B E L S

PAGE 2

101006534319040509	LEGAL: 1-B 1 RE PLAT OF LOT 1 BLK 1 OF THE REPLAT OF BLK 1 PROPERTY ADDR: 00000 PARADISE OWNER NAME: TABERNALE OF PRAISE OWNER ADDR: 06013 PARADISE	LAND USE: BL NW ALBUQUERQUE NM	87114
101106510512830364	LEGAL: TR 2 LAN DS OF PARAGON RESOURCES INC TOWN OF ALAMED PROPERTY ADDR: 00000 N/A OWNER NAME: PICKARD IRREVOCABLE TRUST I OWNER ADDR: 07007 WYOMING	LAND USE: BL NE ALBUQUERQUE NM	87109
101006534808040710	LEGAL: TRAC T IN SE T11N R2E SEC 10 CONT 40.00 AC PROPERTY ADDR: 00000 PARADISE OWNER NAME: BOARD OF EDUCATION OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87125



Planning Department
Office of Neighborhood Coordination
Albuquerque, New Mexico

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

CORRECTED COPY

Date: **October 20, 2004**

CONTACT NAME: Renee McCoury
COMPANY / AGENCY: Wilson & Company, Inc.
ADDRESS / ZIP: 4900 Lange Ave NE / 87109
PHONE / FAX: 348-4042 Cell: 804-7062 Fax 348-4055

Thank you for your inquiry of 10/20/04 requesting names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at:
Unplatted Lands, Together With a Northerly Portion of Tract 2, Paragon Resources, Inc. located on Paradise Blvd. NW, between Coneflower Dr. NW and Lyon Blvd NW

Zone Map page(s) **B-10-Z and B-11-Z**

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

Paradise Hills Civic Assoc. (R)
Larry Weaver 898-8640
6001 Unitas Ct NW / 87114

Tom Anderson 897-2593
10013 Plunkett Dr NW / 87114

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

Sincerely,
Julia King
OFFICE OF NEIGHBORHOOD COORDINATION

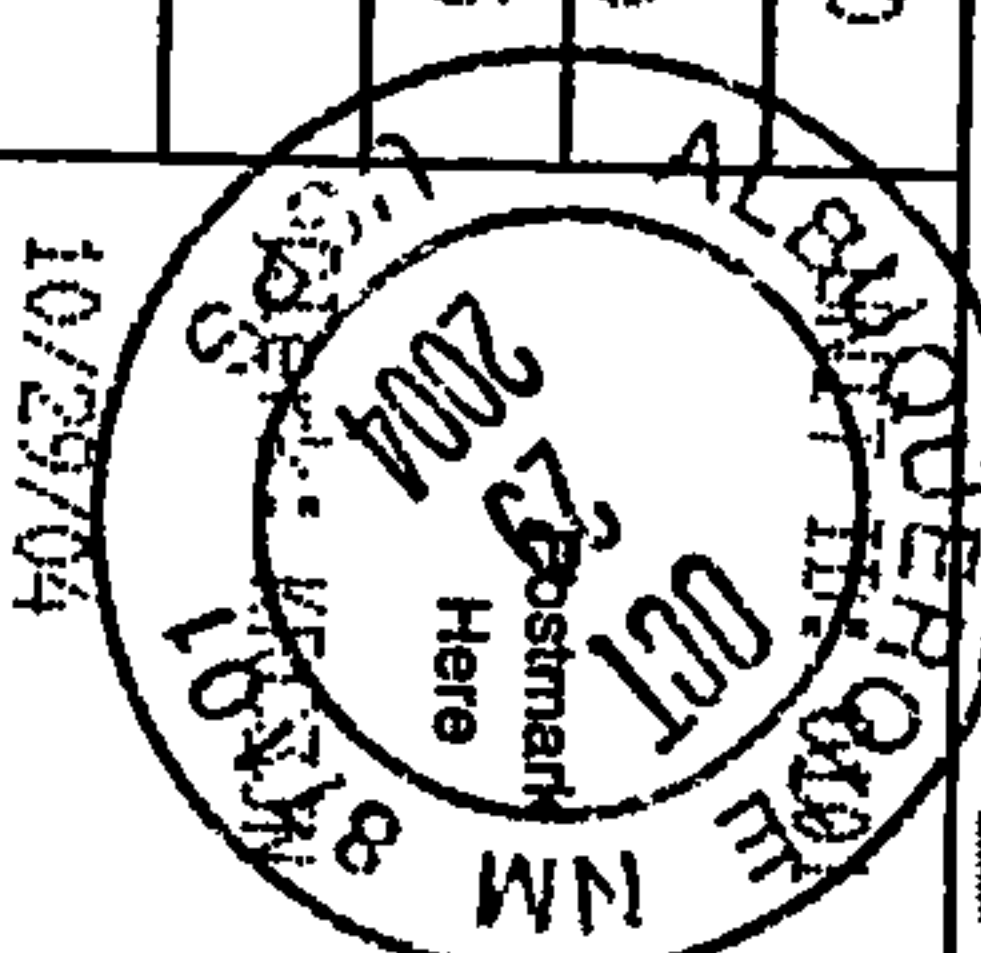
Attention: Both contacts per neighborhood association need to be notified.

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent to **PAULINE HICE CIVIC ASSN.**

Street, Apt. No. **TOM ALBERSON**

or PO Box No. **10013 PARKETT DR NW**

City, State, ZIP+4 **ALBUQUERQUE NM 87114**

PS Form 3800, June 2002 See Reverse for Instructions

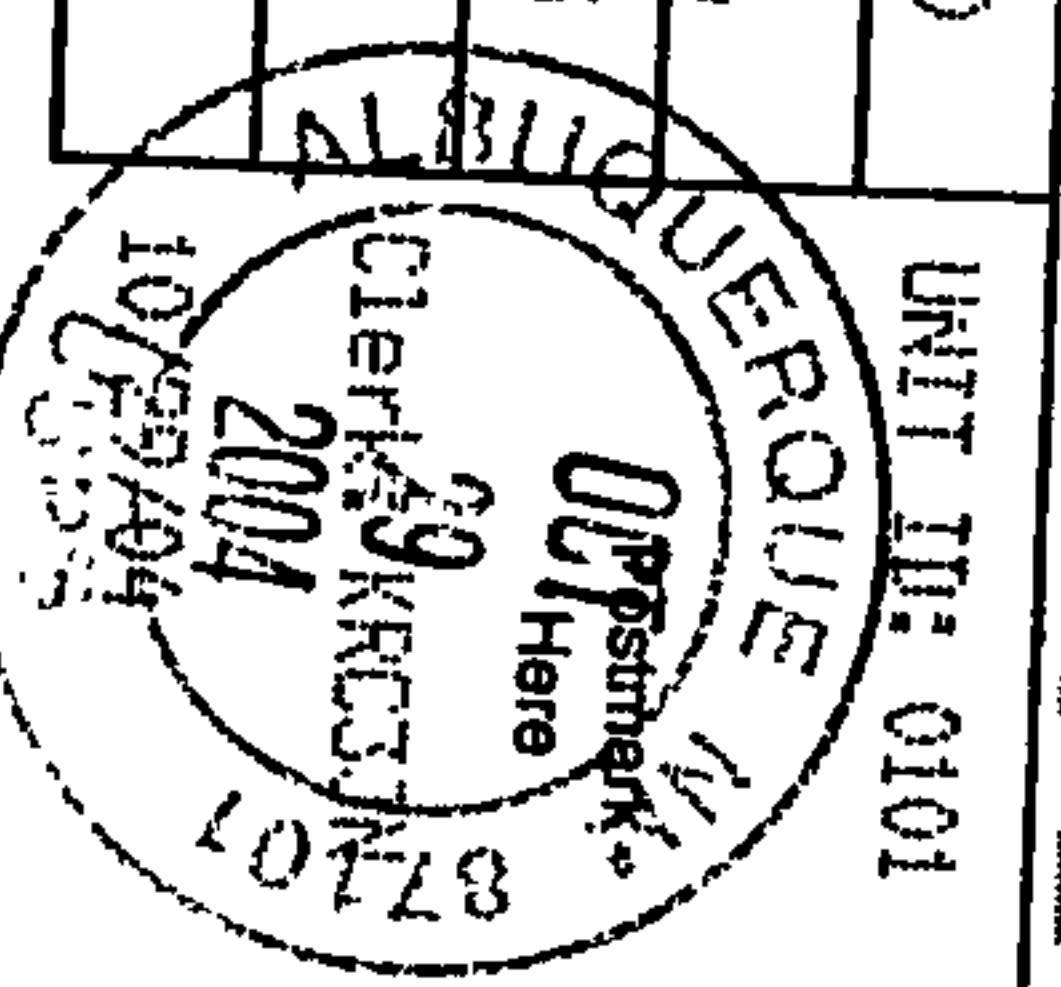
6454 3442 1680 0003 0922 2003

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent to **PAULINE HICE CIVIC ASSN.**

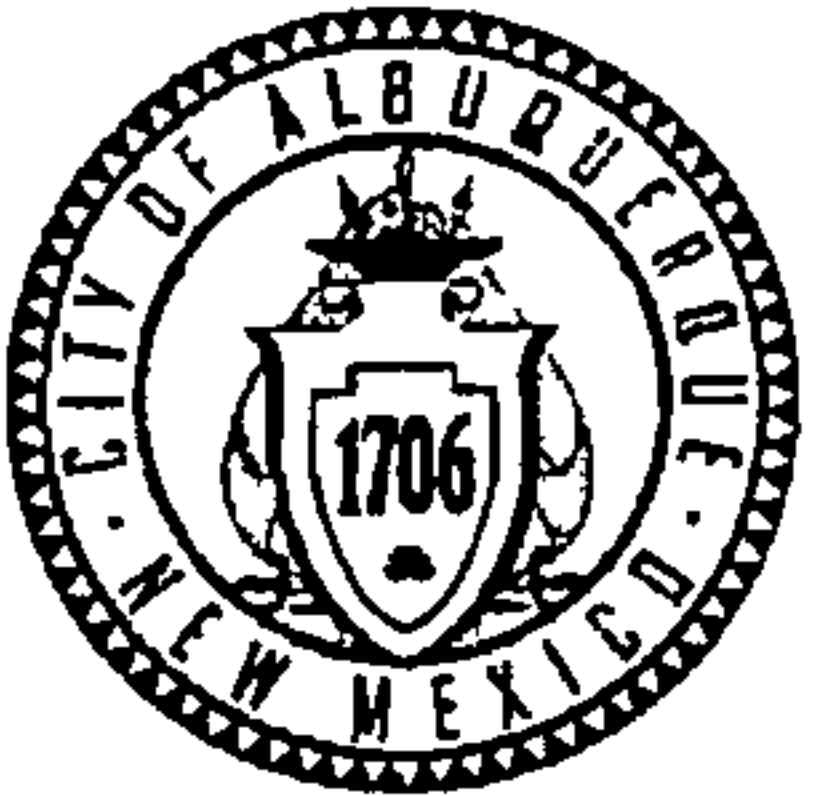
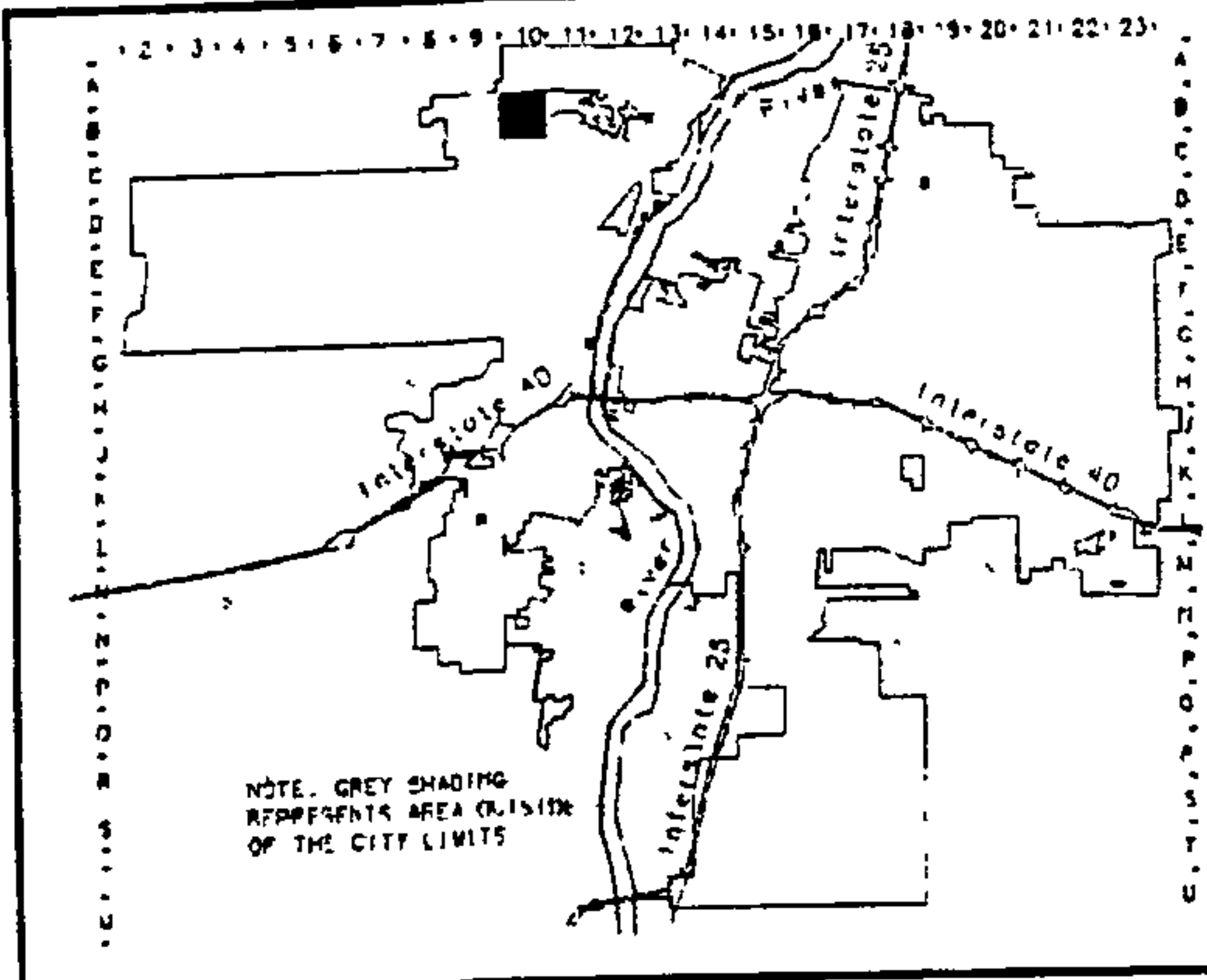
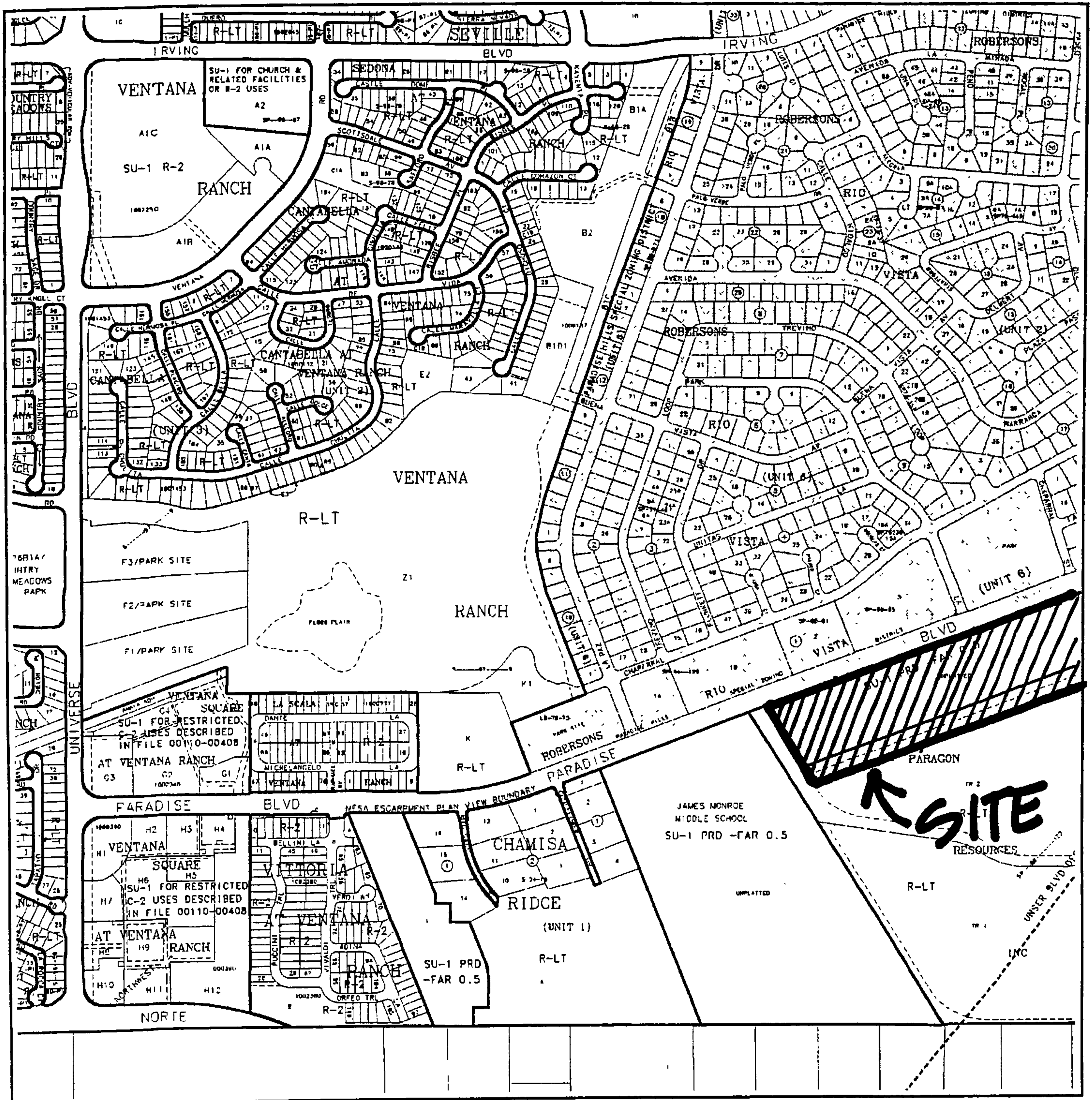
Street, Apt. No. **TOM ALBERSON**

or PO Box No. **10013 PARKETT DR NW**

City, State, ZIP+4 **ALBUQUERQUE NM 87114**

PS Form 3800, June 2002 See Reverse for Instructions

2432 3442 1680 0003 0922 2003



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

Zone Atlas Page

B-10-Z

Map Amended through October 05, 2004

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME PARADISE VIEW SUBDIVISION

AGIS MAP # _____

LEGAL DESCRIPTION UNPLATTED LANDS TOGETHER WITH THE NORTHERLY
PORTION OF TRACT 2 PARAGON RESOURCES

X DRAINAGE REPORT
A drainage report, as per the Drainage Ordinance, ^{will be} ~~was~~ submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 10/29/04 [date].

Robert MacLack ROBERT MAC LAKE 29. Oct. 04
Applicant / Agent Date

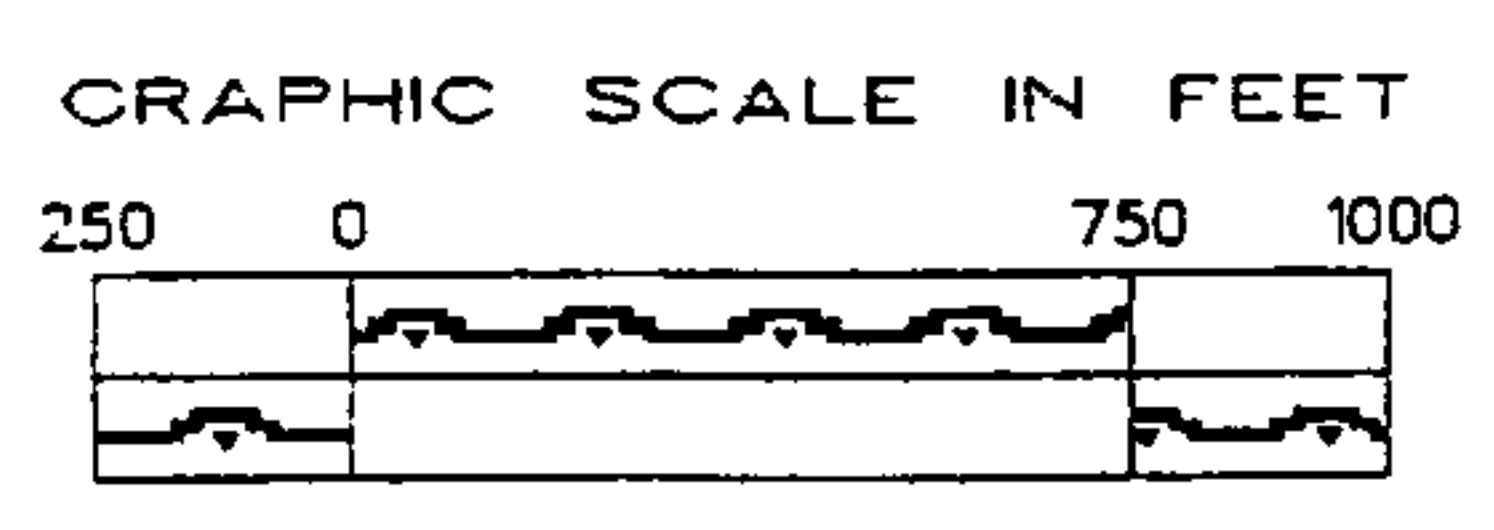
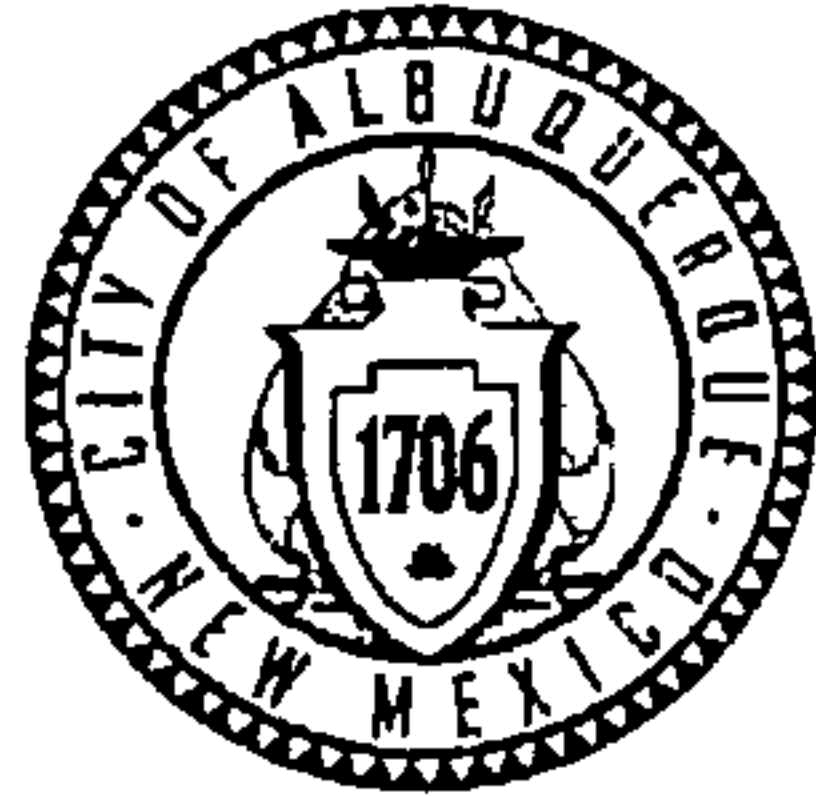
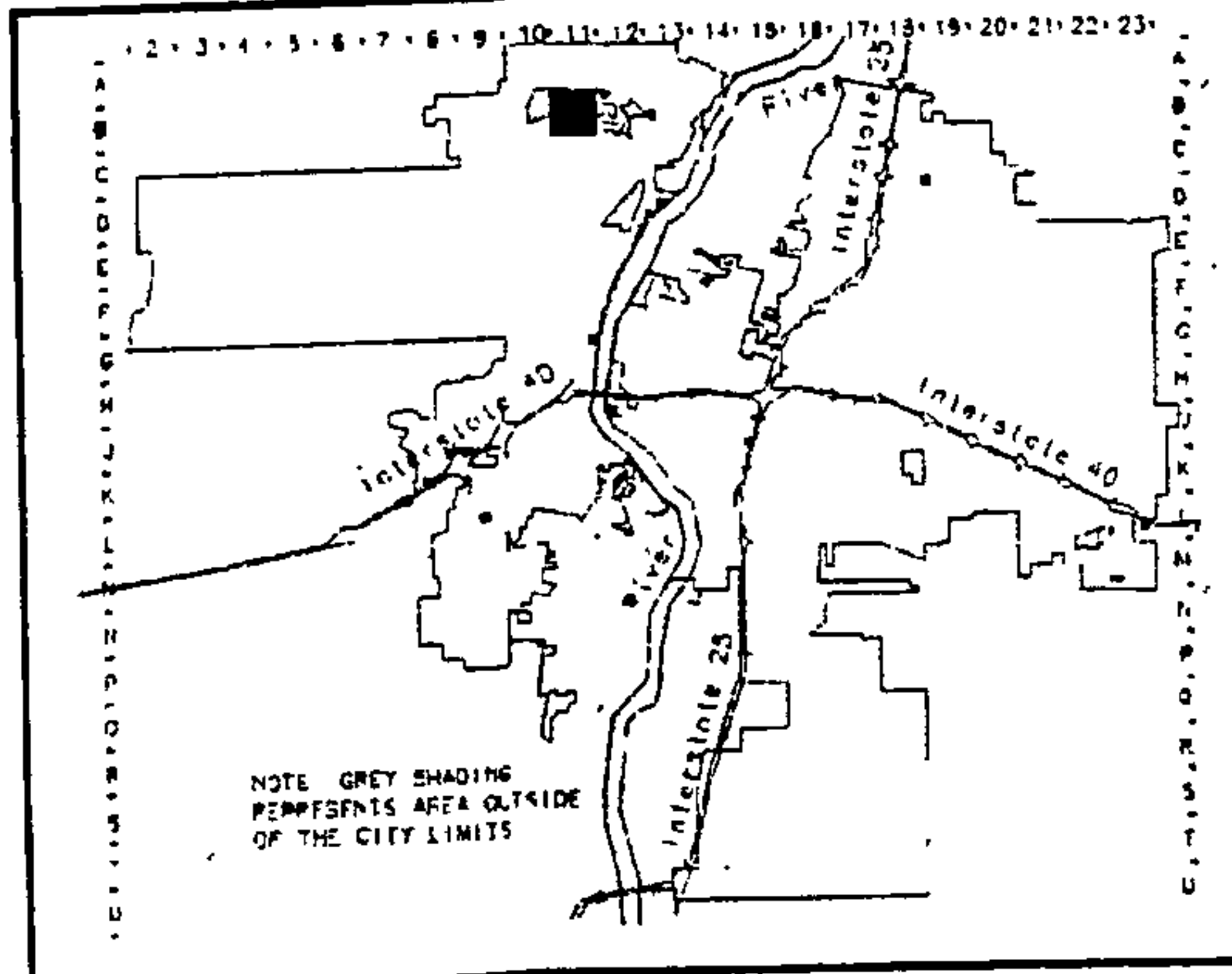
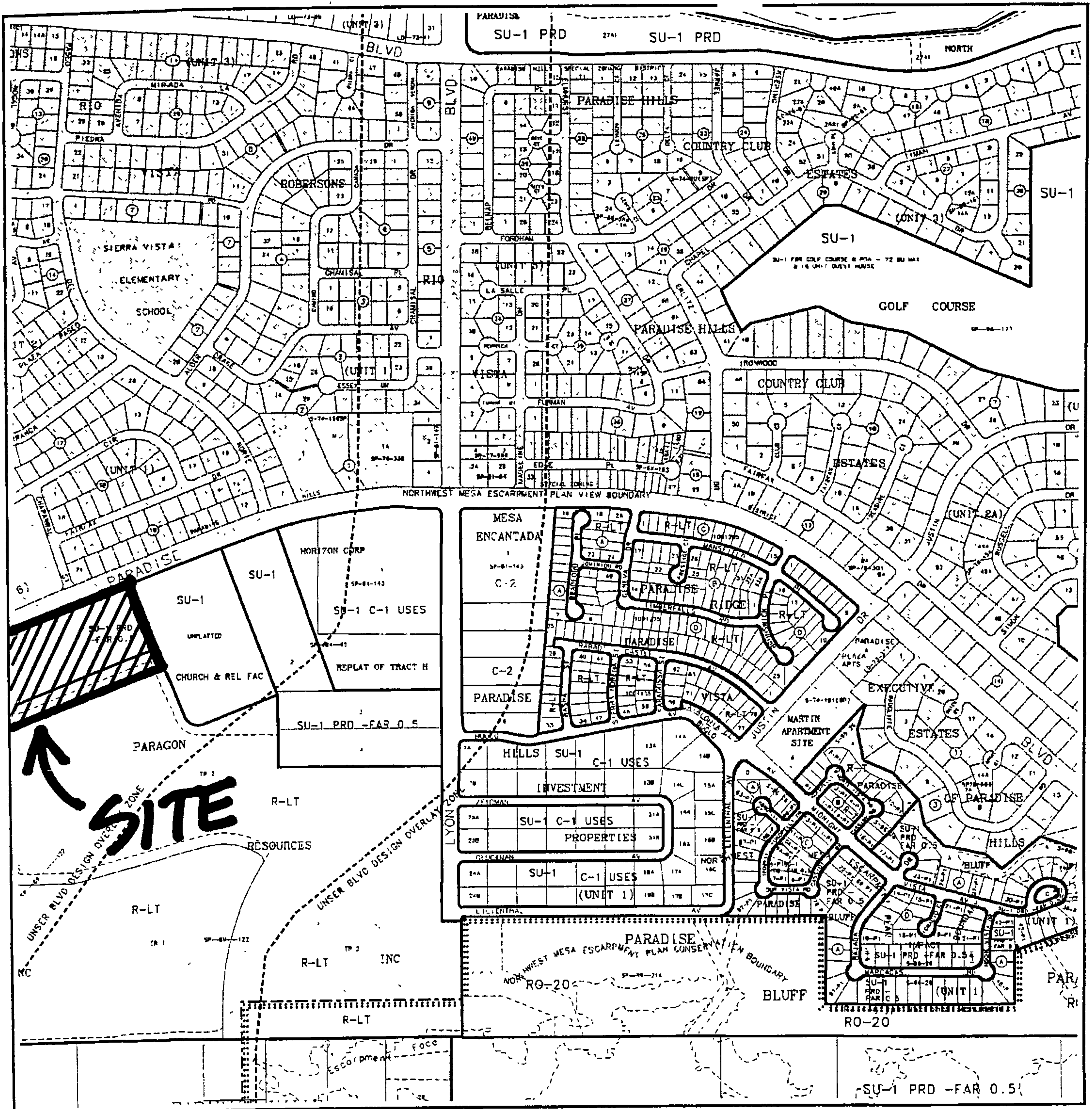
Brad Bjeh _____
Hydrology Division Representative Date

X WATER AND SEWER AVAILABILITY STATEMENT
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date]

Robert MacLack ROBERT MAC LAKE 29. Oct. 04
Applicant / Agent Date

N/A - NEW MEXICO UTILITIES _____
Utilities Division Representative Date

DRB# 04-01695
Proj # 1003475



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

Zone Atlas Page
B-11-Z

Map Amended through October 05, 2004

WILSON & COMPANY

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wilson & Company
Latin America, LLC

25 October 2004

Sheran Matson, DRB Chair
City of Albuquerque,
Plaza del Sol, 600 Second St. NW
Albuquerque, NM 87102

Re: **Project # 1003475, 04DRB-00842 Preliminary Plat- Major Subdivision**
Paradise View Subdivision Preliminary Plat Review Request:
WCEA File: X4-210-012

Dear Sheran:

Enclosed please find required submittals for the Preliminary Plat- Paradise View Subdivision and request for Vacation of Public Right-of-Way and Vacation of Easements for DBR review and approval.

Previously, Paradise View Subdivision was submitted for Sketch Plat review (May 2, 2004 DRB #1003475), deferred, and later withdrawn from the DRB's June 23 meeting agenda. The withdrawal allowed time for the owner to negotiate a purchase agreement for the tract comprising the southern five acres of the currently proposed Paradise View Subdivision.

The plat when finalized will create 166 residential lots from two existing tracts (please see enclosed sketch). The right-of-way vacation enables replacement of a jog in the south Paradise Boulevard right-of-way line with a continuous curved transition and retains sufficient right-of-way for the proposed Paradise Blvd. construction. Vacating a portion of the existing landscape and drainage easements previously platted allows combining the two tracts for subdivision into lots and street right-of-way. The vacated drainage easement is replaced by new easements in the proposed plat. A sidewalk deferral for the front of lots is also requested. Front yard sidewalks will be constructed with drivepads.

Please schedule this request for the next appropriate DRB meeting subject to public hearing requirements.

If there is any question regarding this request, please contact me at 348-4024. Thank you.

WILSON & COMPANY, INC.



Robert MacLake, P.E.





Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): FELIX RABADI PHONE: 505-440-6443
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: 505-275-0976
 CITY: ALBQ STATE NM ZIP 87122 E-MAIL: STARTRUSTOFNME.COM
 APPLICANT: FELIX RABADI PHONE: _____
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: _____
 CITY: ALBQ STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: FELIX RABADI

DESCRIPTION OF REQUEST: 2 years EXTENTION FOR SIDE WALK

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

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

Lot or Tract No. S10 & 11 + TRACK 1 SUNDANCE Block: _____ Unit: _____
 Subdiv/Addn/TBKA: 1 PARADISE VIEW SUBDIVISION
 Existing Zoning: R-LT Proposed zoning: NO CHANGE MRGCD Map No _____
 Zone Atlas page(s): B-10-ZB112 UPC Code: 1010065477319240705

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
100 3475

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 163 No. of proposed lots: 163 Total site area (acres): 13 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD
 Between: JAMES MONROE Mid School and CATHLIC Church ST Jude
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: _____

SIGNATURE Sharief A Rabadi DATE _____
 (Print Name) SHARIEF A RABADI Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>16 DRB - 70024</u>	<u>ESIA</u>	_____	\$ <u>50.00</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>70.00</u>

Hearing date Jan. 27, 2016

[Signature]
 Staff signature & Date 1-19-16

Project # 1003475

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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- Fee (see schedule)
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DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

SHARIF A RABADI

Applicant name (print)

[Signature]

Applicant signature / date



Form revised 4/07

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

Application case numbers
16 - DRB - 10024

[Signature]
 Planner signature / date
 Project # 1003475

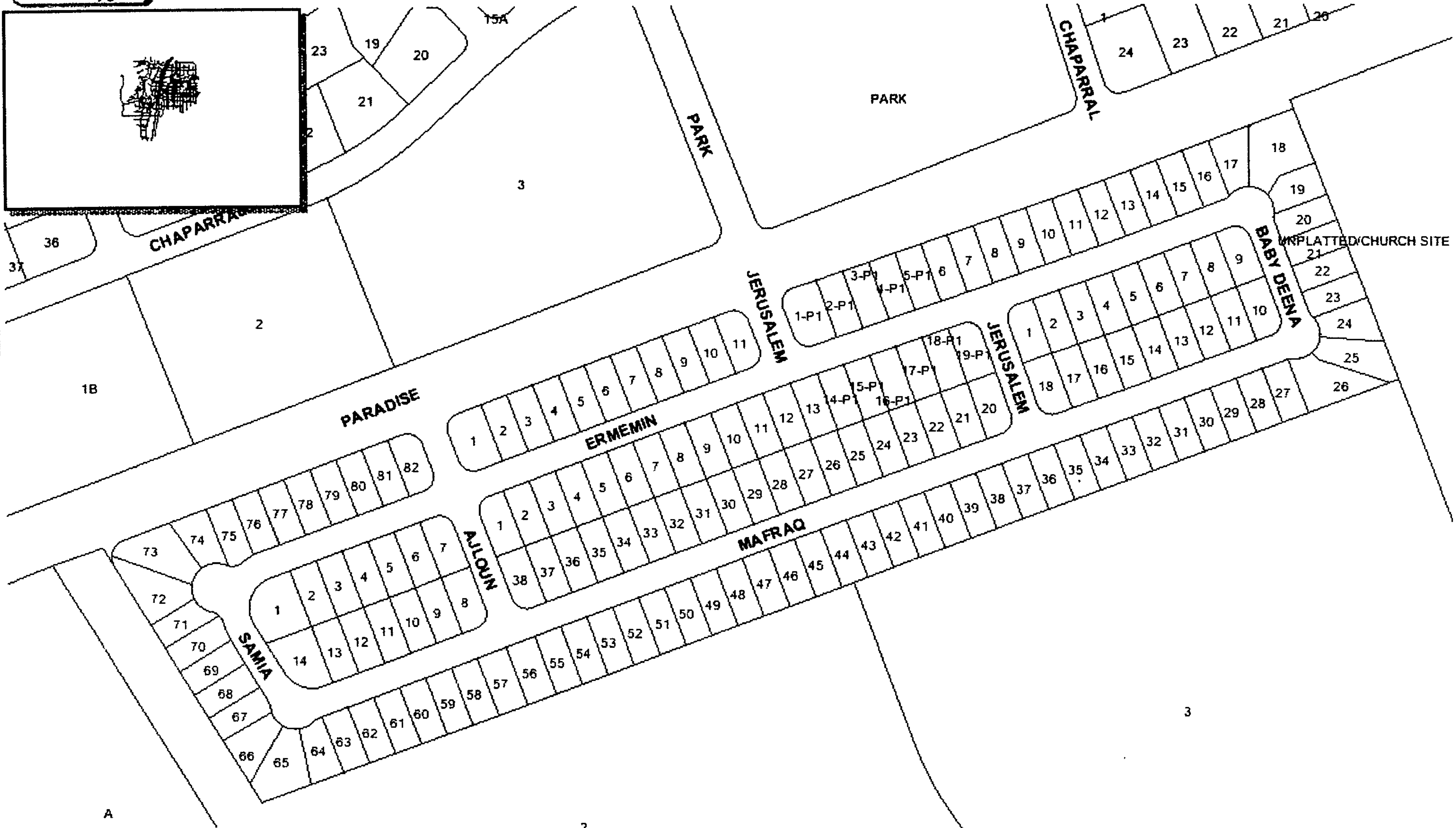
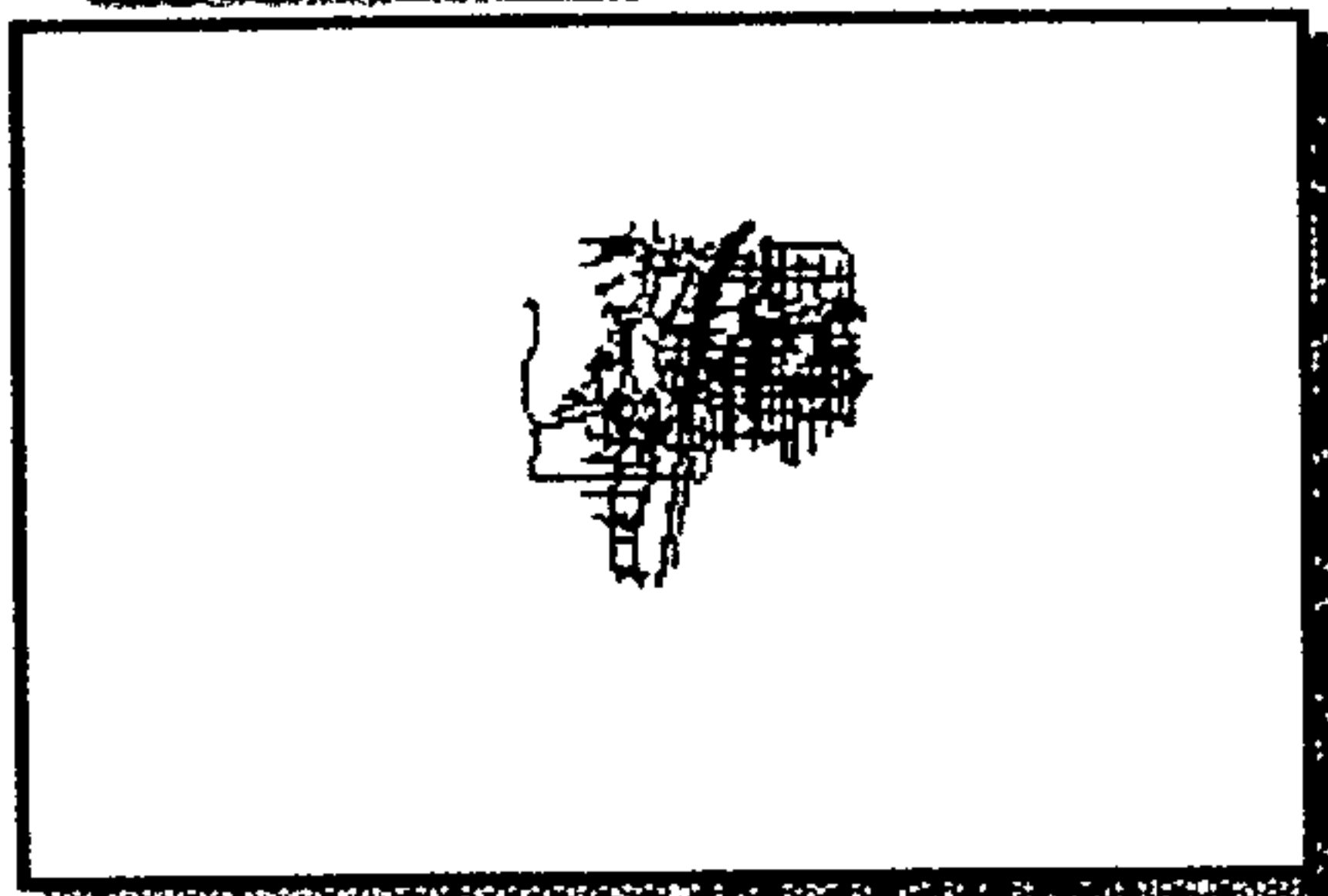
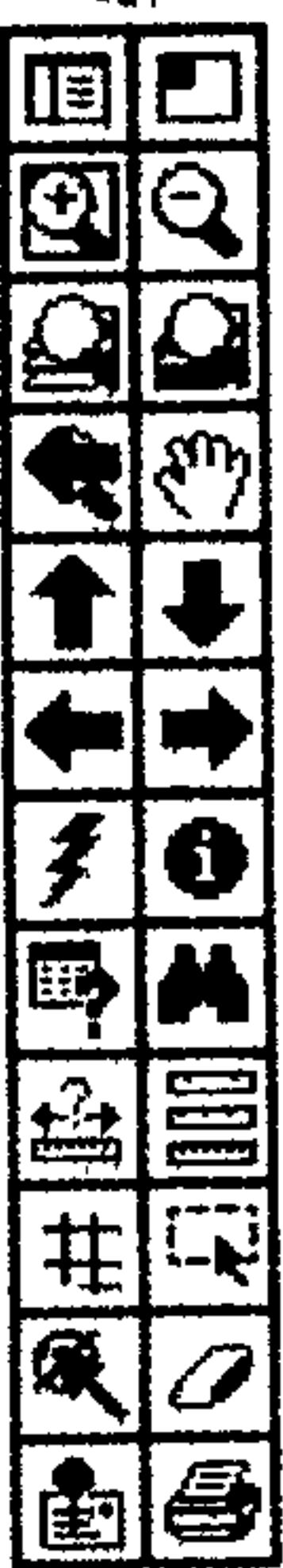
1-19-16



CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



A

2

3


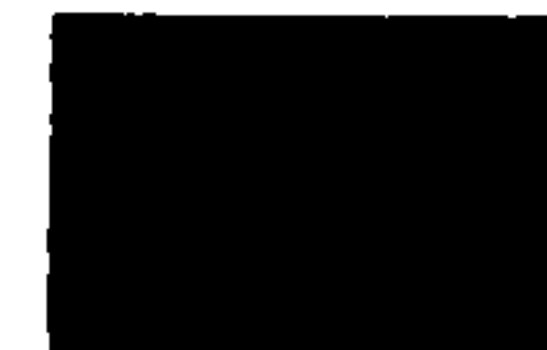
To: ~~TOM ANDERSON~~
~~10013 PLUNKETT DR N.W~~
~~ALBUQUERQUE, NM 87114~~

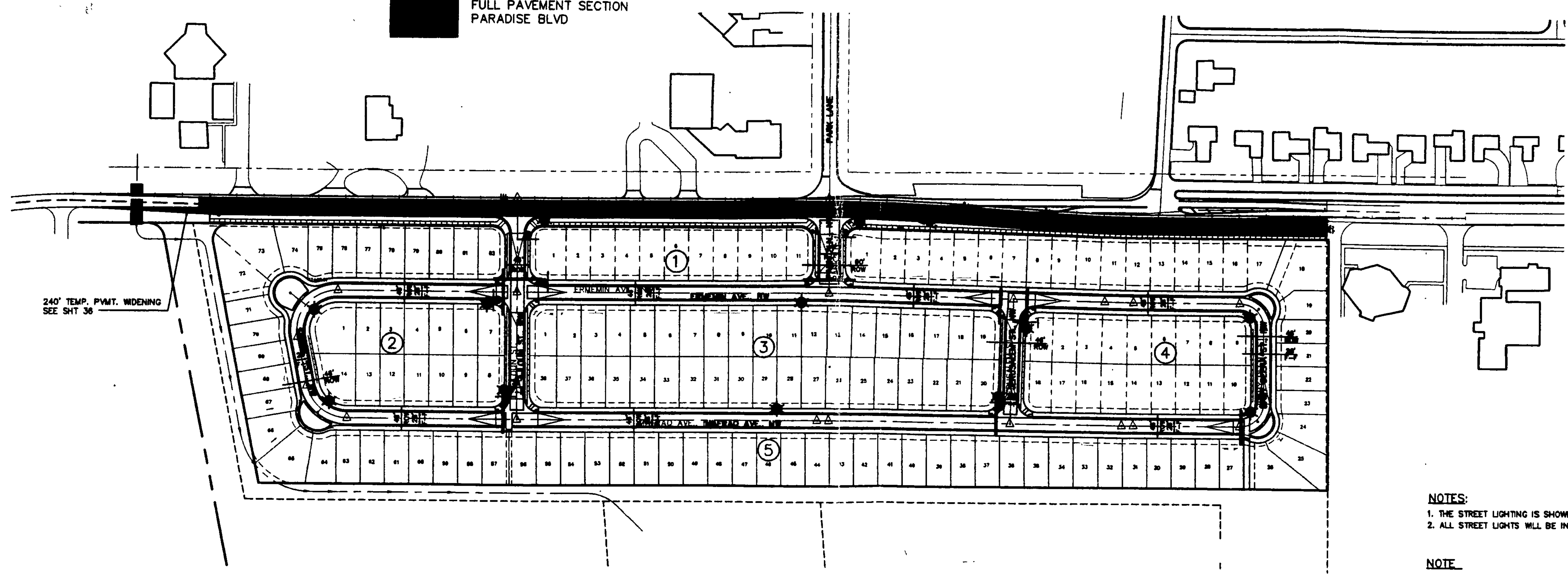
TO: TOM ANDERSON

RE: 2 yr subdivision improvement agreement extension
(SIA)

please note that the corner of IRVING & Coulf
course - we are asking for 2 years extension.

Thank you
FELIX RABAD,
440-6443

 OVERLAY SECTION
 PARADISE BLVD.
 FULL PAVEMENT SECTION
 PARADISE BLVD



NOTES:
 1. THE STREET LIGHTING IS SHOWN FOR INFORMATION ONLY.
 2. ALL STREET LIGHTS WILL BE INSTALLED BY PNM.

NOTE
 THIS PLAN INCLUDES SLEEVE LOCATION FOR PNM GAS, PNM ELECTRIC, QWEST AND COMCAST CABLE. THESE LOCATIONS ARE SUBJECT TO CHANGE PER UTILITY PROVIDER REQUIREMENTS.

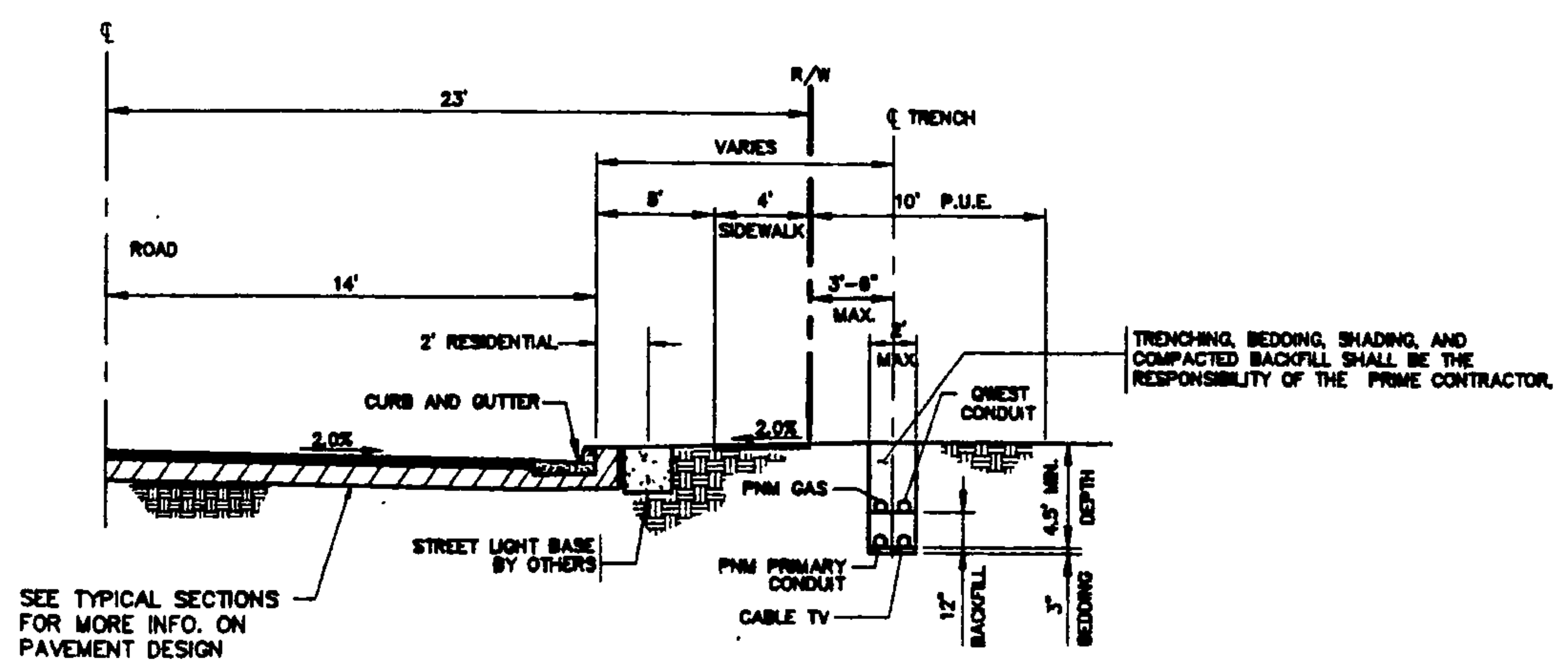
UTILITY CONDUIT
 1. GAS 4" DIA. 320 LF
 2. ELECTRIC 4" DIA. 320 LF
 3. US WEST 4" DIA. 320 LF
 4. JONES INTERCABLE 2" DIA. 320 LF

STREET LIGHT QUANTITY

12 EACH





STOP SIGN QUANTITY

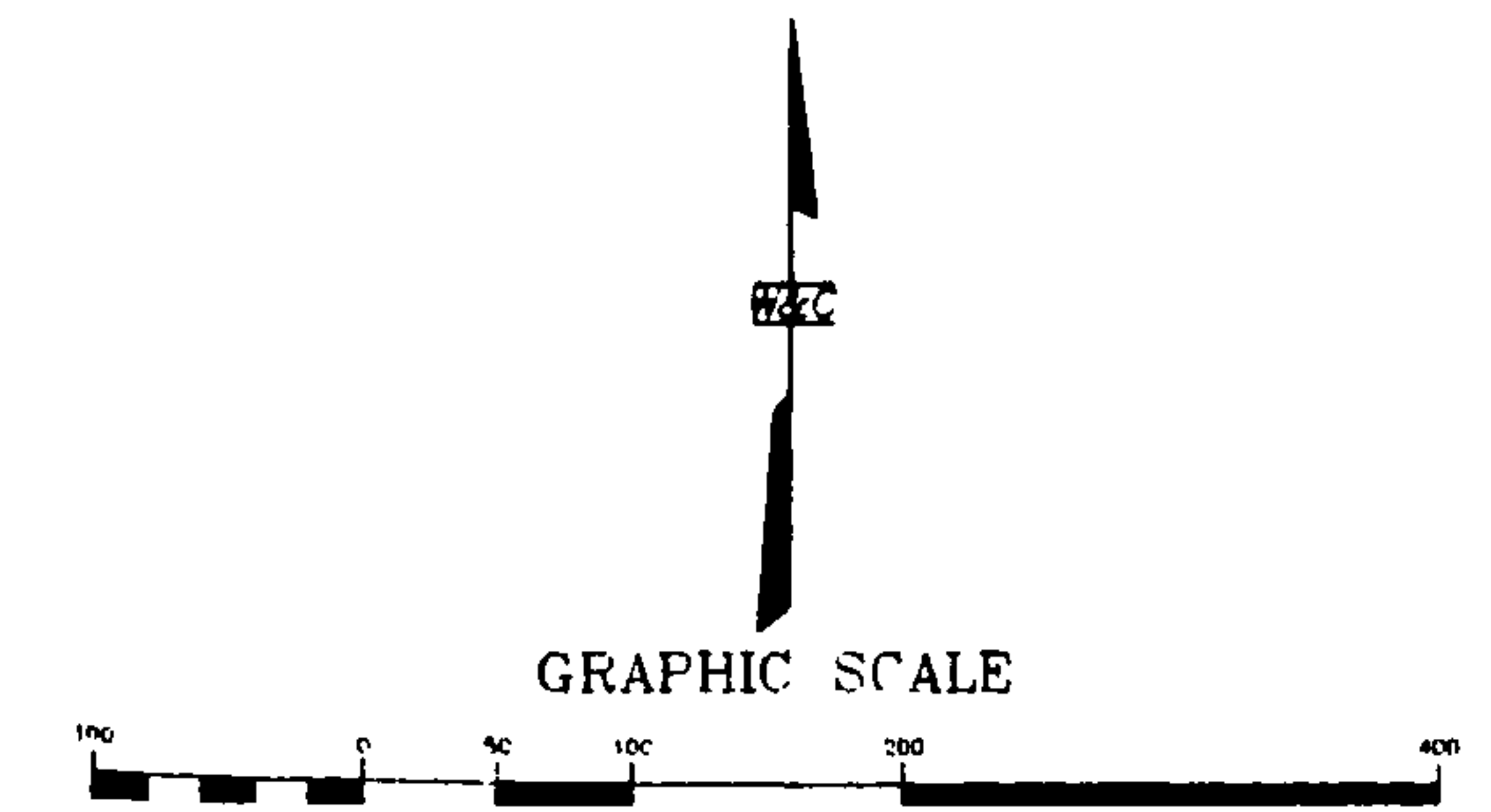
7 EACH




**TYPICAL UTILITY TRENCH
 CROSS-SECTION**

NOTE: INSTALLATION OF UTILITY CONDUIT AND CABLE TO BE DONE BY OTHERS.


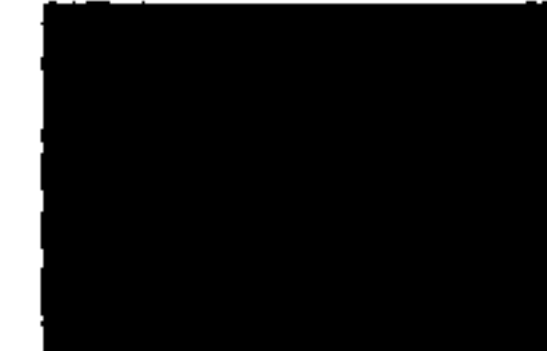
- LEGEND**
-  PROPOSED 100 HPS LIGHT STANDARD
 -  UTILITY CONDUIT
 -  WHEELCHAIR ACCESS RAMP
 -  ROADWAY CROWN TRANSITION
COA STD SWG 2401

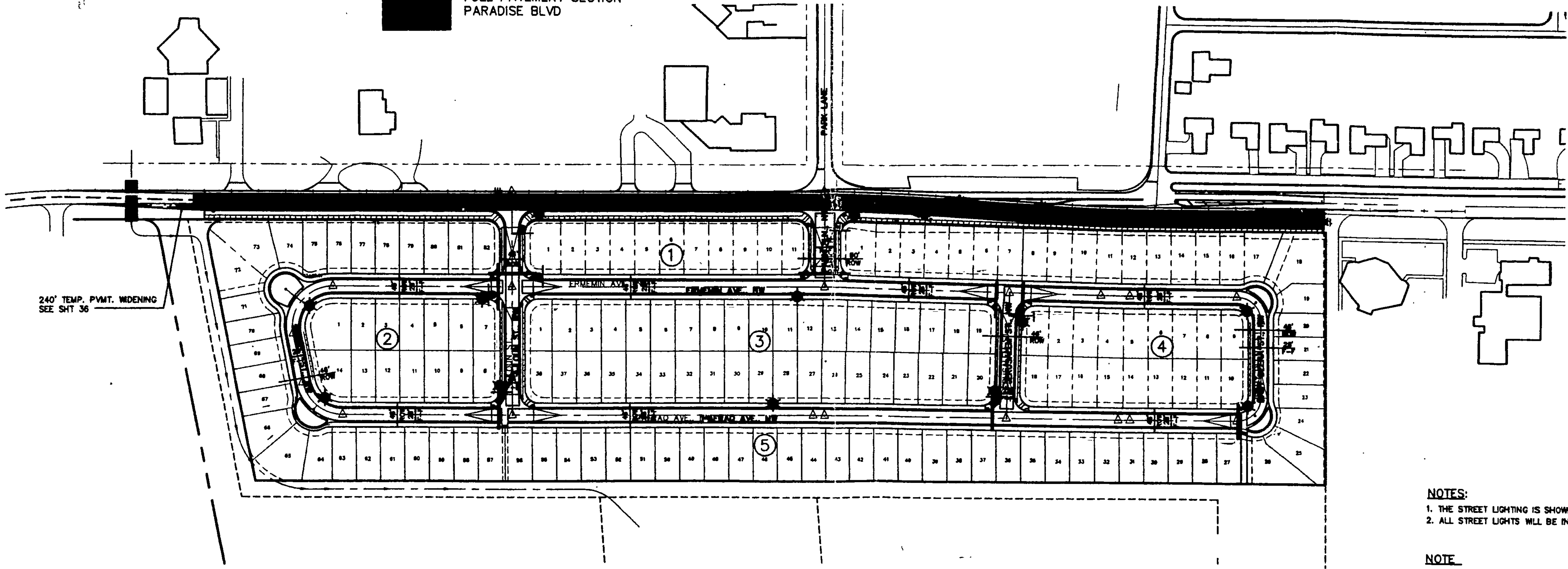


Project # 760081

 WILSON & COMPANY 4800 LANG AVE NE ALBUQUERQUE, NM 87109 (505) 348-4000	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP										
	PARADISE VIEW SUBDIVISION OVERALL PAVING AND LIGHTING PLAN										
Design Review Committee	City Engineer Approval	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Design Update</th> <th style="width: 10%;">Mo/Day/Yr</th> <th style="width: 10%;">Mo/Day/Yr</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Design Update	Mo/Day/Yr	Mo/Day/Yr						
Design Update	Mo/Day/Yr	Mo/Day/Yr									

SEE TYPICAL SECTIONS FOR MORE INFO. ON PAVEMENT DESIGN

 OVERLAY SECTION
 PARADISE BLVD.
 FULL PAVEMENT SECTION
 PARADISE BLVD



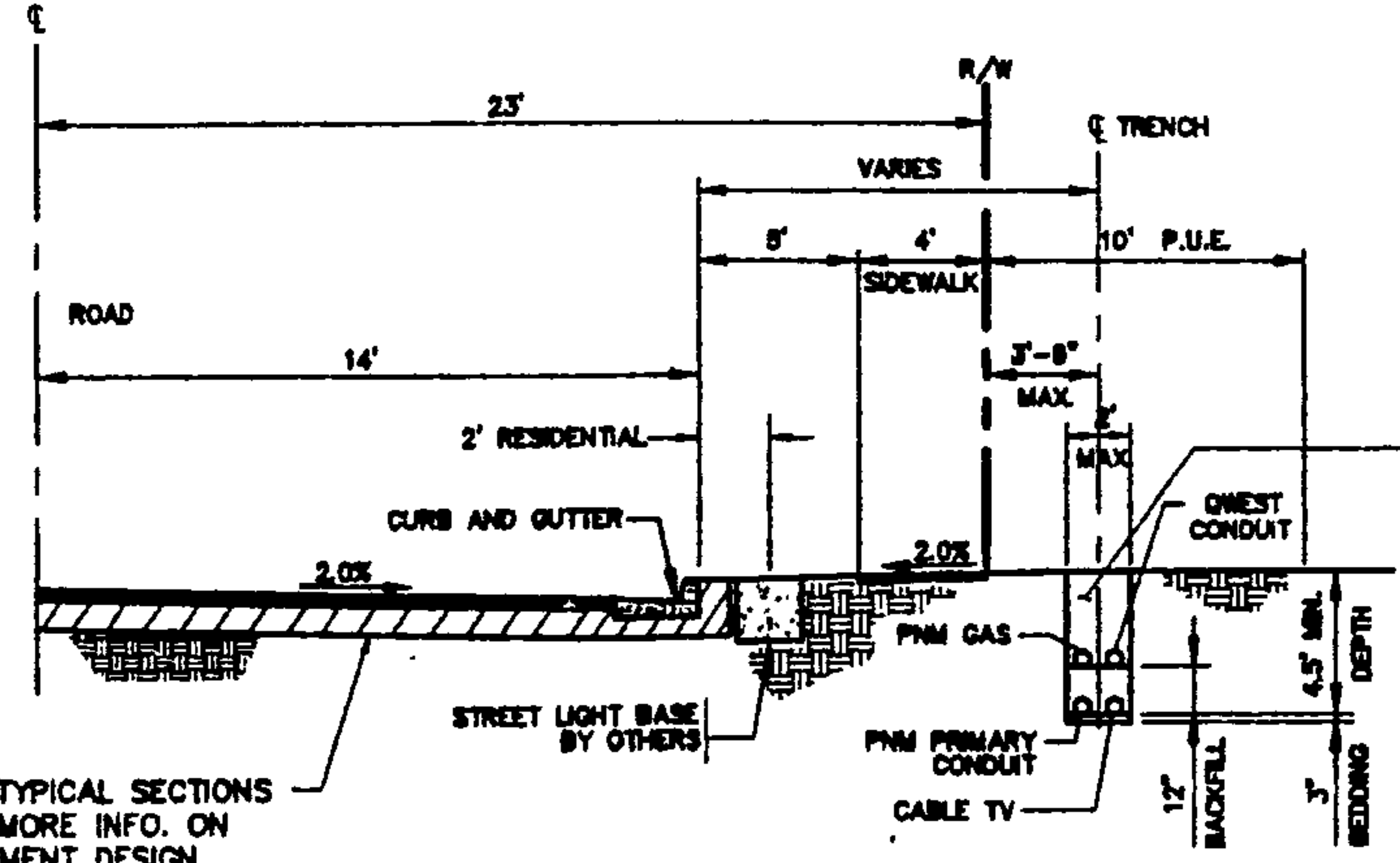
240' TEMP. P.VMT. WIDENING
SEE SHT 36

NOTES:
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 2. ALL STREET LIGHTS WILL BE INSTALLED BY PHM.

NOTE
 THIS PLAN INCLUDES SLEEVE LOCATION FOR PHM GAS, PHM ELECTRIC, QWEST AND COMCAST CABLE. THESE LOCATIONS ARE SUBJECT TO CHANGE PER UTILITY PROVIDER REQUIREMENTS.

UTILITY CONDUIT
 1. GAS 4" DIA. 320 LF
 2. ELECTRIC 4" DIA. 320 LF
 3. US WEST 4" DIA. 320 LF
 4. JONES INTERCABLE 2" DIA. 320 LF





STREET LIGHT QUANTITY
 12 EACH
STOP SIGN QUANTITY
 7 EACH

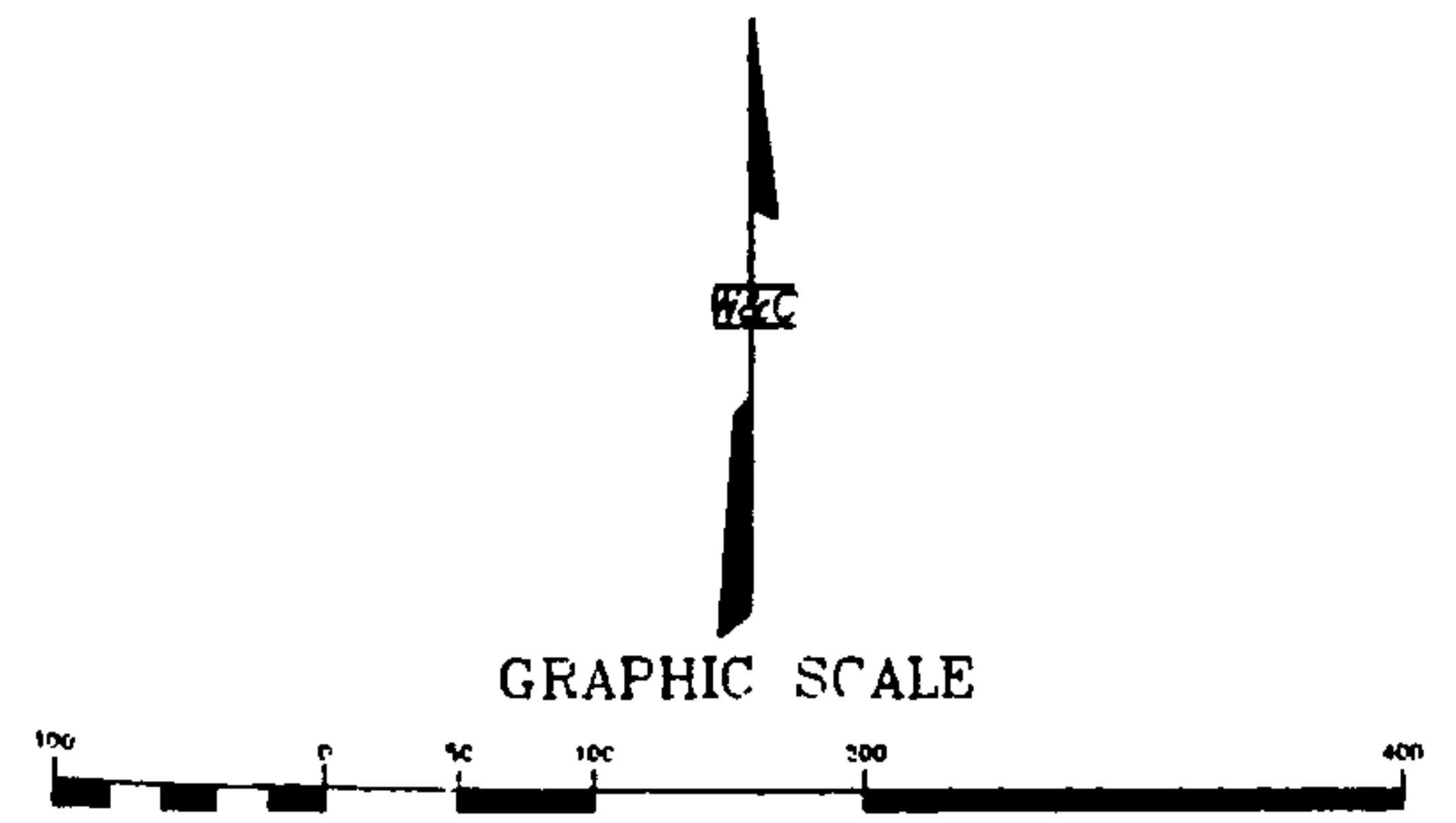


**TYPICAL UTILITY TRENCH
 CROSS-SECTION**

NOTE: INSTALLATION OF UTILITY CONDUIT AND CABLE TO BE DONE BY OTHERS.

TRENCHING, BEDDING, SHADING, AND COMPACTED BACKFILL SHALL BE THE RESPONSIBILITY OF THE PRIME CONTRACTOR.

- LEGEND**
-  PROPOSED 100 HPS LIGHT STANDARD
 -  UTILITY CONDUIT
 -  WHEELCHAIR ACCESS RAMP
 -  ROADWAY CROWN TRANSITION
COA STD SWG 2401



Project # 760081

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Mo./Day/Yr	Mo./Day/Yr							

SEE TYPICAL SECTIONS FOR MORE INFO. ON PAVEMENT DESIGN

PROJECT #
1008475

January 27, 2016

ES1A



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
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 ADDRESS: 11201 SAN ANTONIO DR NE FAX: 505-256-1514
 CITY: ALBQ STATE NM ZIP 87122 E-MAIL: STARTRUST OF N.M @.com

APPLICANT: FELIX RABADI PHONE: _____
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: _____
 CITY: ALBQ STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: FELIX RABADI

DESCRIPTION OF REQUEST: 2 YRS EXTENSION FOR SIDE WALK

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

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

Lot or Tract No. S10511+TRACK 1 SUNDANCE Block: _____ Unit: _____
 Subdiv/Addn/TBKA: 1 PARADISE VIEW S DIV
 Existing Zoning: R-LT Proposed zoning: NO CHANGE MRGCD Map No _____
 Zone Atlas page(s): B-10-2 B-11-2 UPC Code: 1010065477319240705

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1003475

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 163 No. of proposed lots: 163 Total site area (acres): 13 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD
 Between: JAMES MONROE MIDDLE SCHOOL and CATHOLIC CHURCH ST JUDE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Sharif A Rabadi DATE 10/7/13
 (Print Name) SHARIF A RABADI Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
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- AGIS copy has been sent
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Application case numbers	Action	S.F.	Fees
<u>13AA - 70703</u>	<u>ESIA</u>	_____	<u>\$ 50.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>October 16, 2013</u>			Total <u>\$ 70.00</u>

[Signature] 90-7-13
 Staff signature & Date

Project # 1003475

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
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DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
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- SEWAGE VARIANCE (DRB20)**
- SEWAGE WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
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DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
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- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWAGE CONSTRUCTION (DRB07)**
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SHARIF A RABAD
Applicant name (print)
Sharif A. Rabad
Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 13AA - 70703

[Signature] 10-7-13
Planner signature / date
 Project # 1003475



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
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 Subdiv/Addn/TBKA: 1 PARADISE VIEW S DIV
 Existing Zoning: R-LT Proposed zoning: NO CHANGE MRGCD Map No _____
 Zone Atlas page(s): B-10-2 B-11-2 UPC Code: 1010065477319240705

CASE HISTORY:

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1003475

CASE INFORMATION:

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 Between: JAMES MONROE MIDDLE SCHOOL and CATHOLIC CHURCH ST JUDE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Sharif A Rabadi DATE 10/7/13

(Print Name) SHARIF A RABADI Applicant Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13AA -70703</u>	<u>ESIA</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
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<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 70.00</u>

Hearing date October 16, 2013

[Signature]
 Staff signature & Date 10-7-13

Project # 1003475

- BULK LAND VARIANCE (DRB04) (PUBLIC HEARING CASE)**
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way)
 - ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application
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- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
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 - VACATION OF RECORDED PLAT (DRB29)**
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 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SHARIF A RABAD
Applicant name (print)

[Signature]
Applicant signature / date



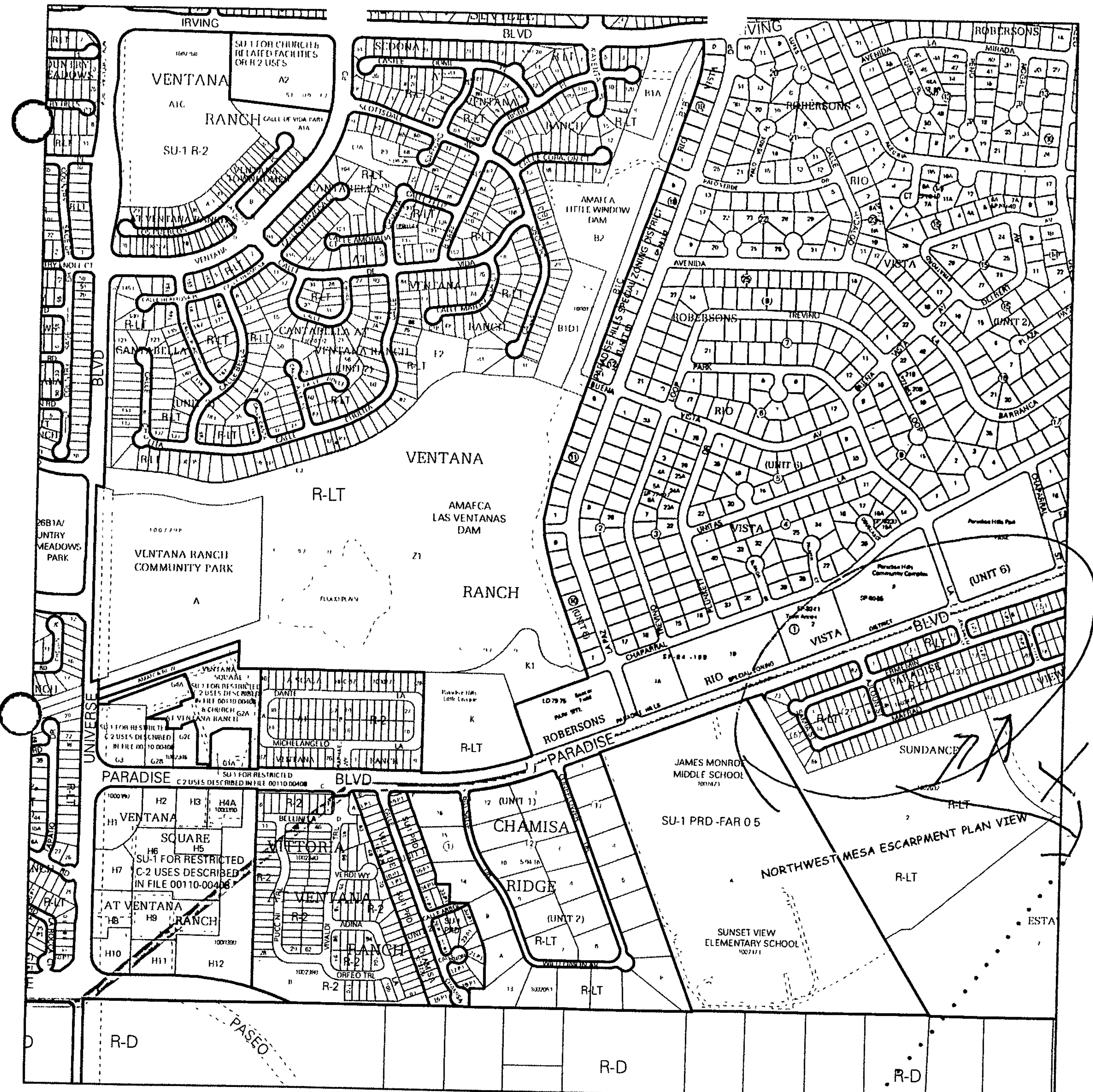
Form revised 4/07

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

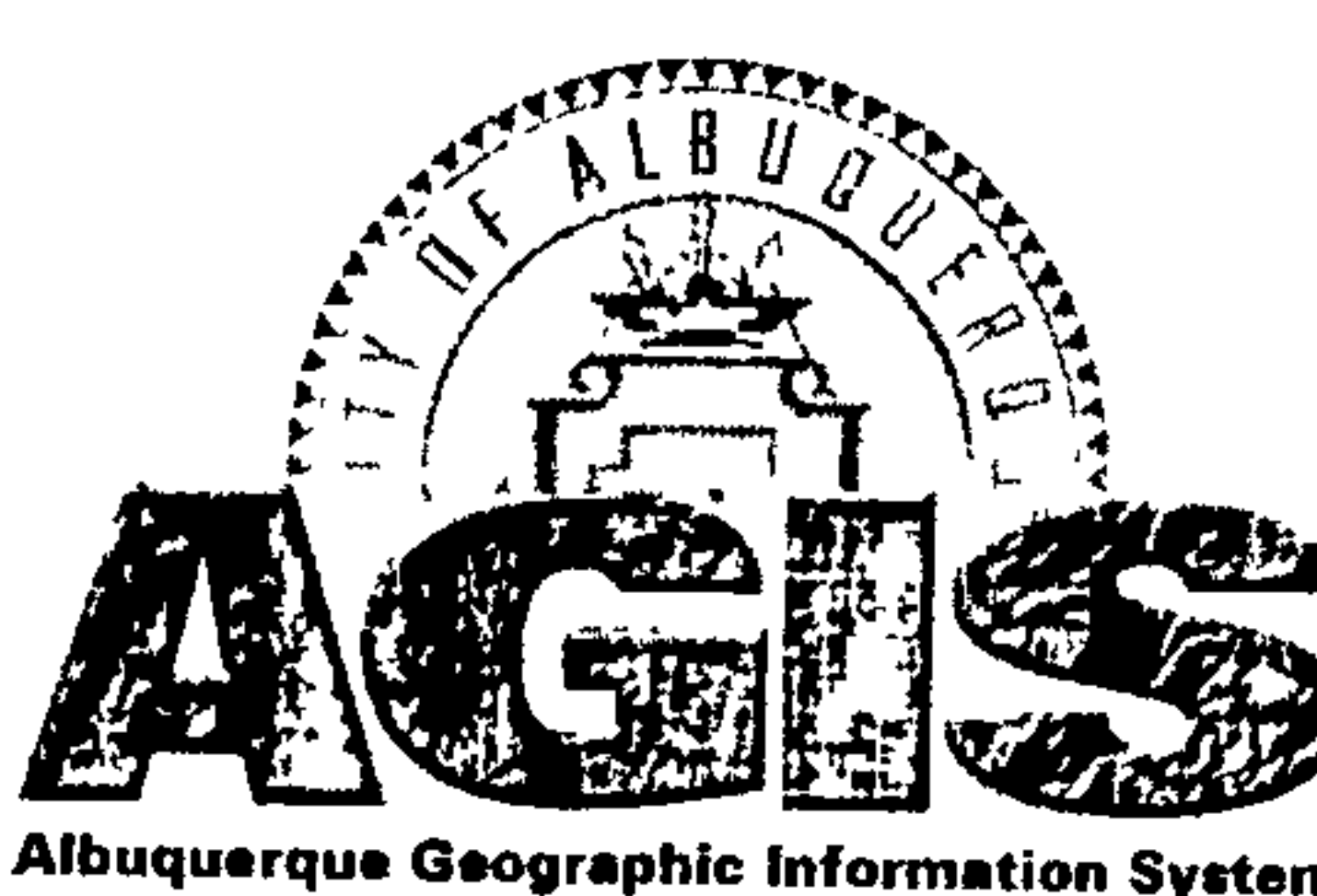
Application case numbers
13AA - 70703

[Signature] 10-7-13
Planner signature / date

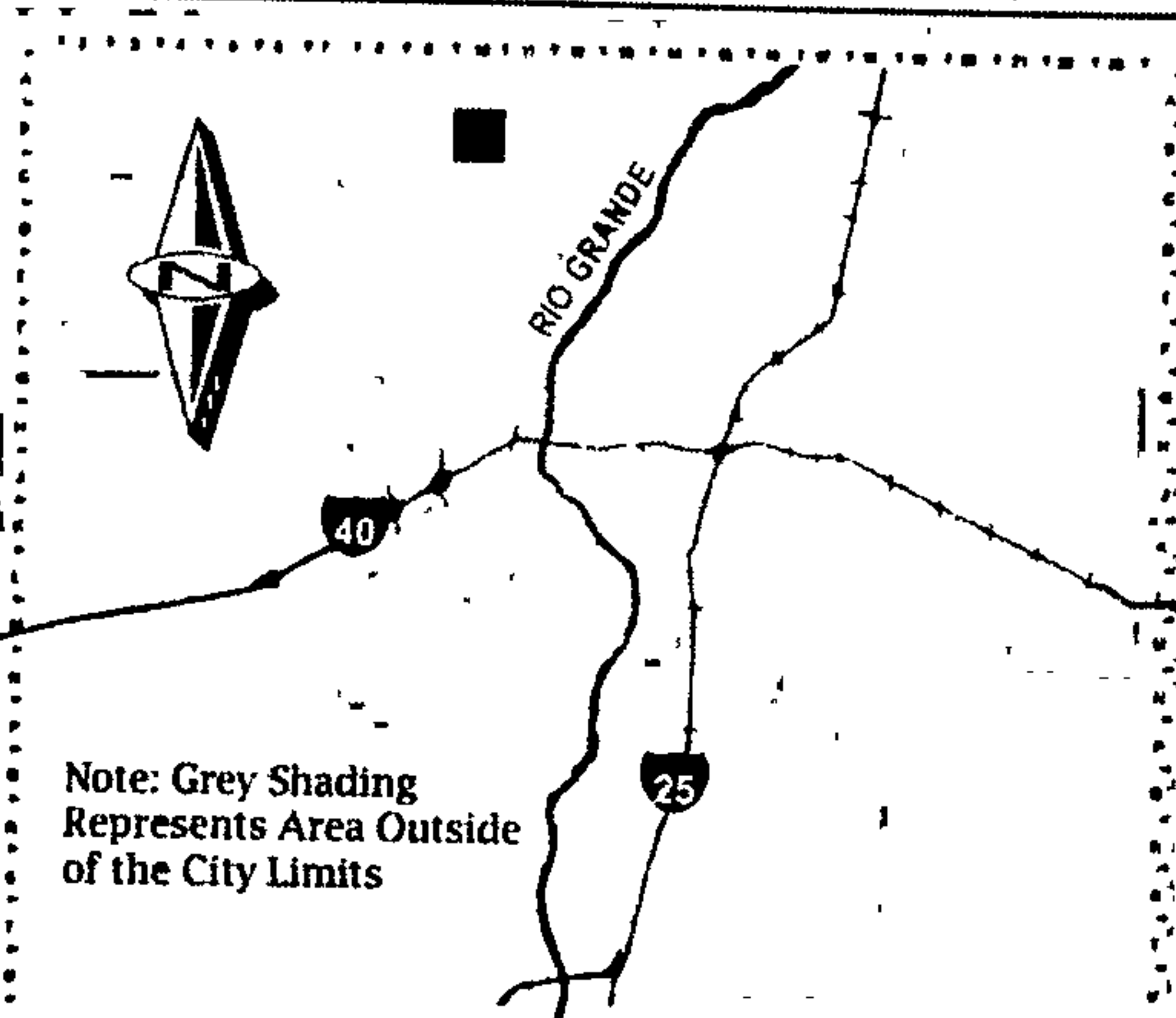
Project # 1003475



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





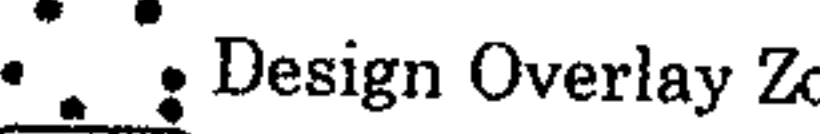

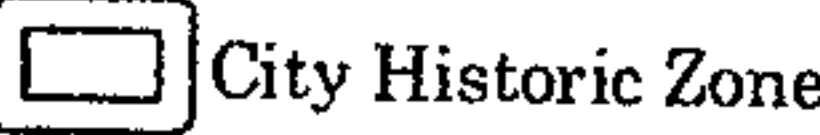
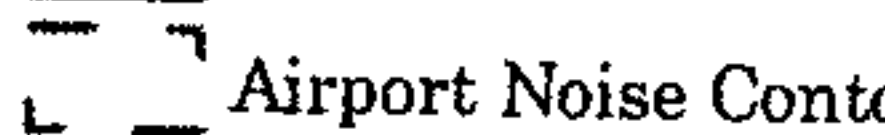

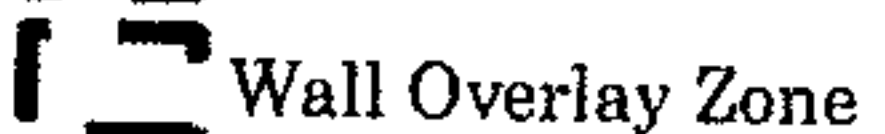
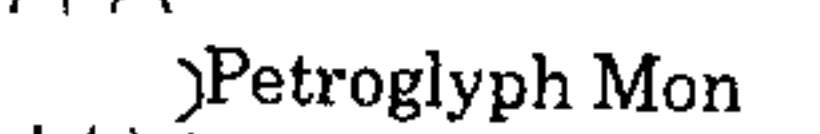
Map amended through: 1/24/2011



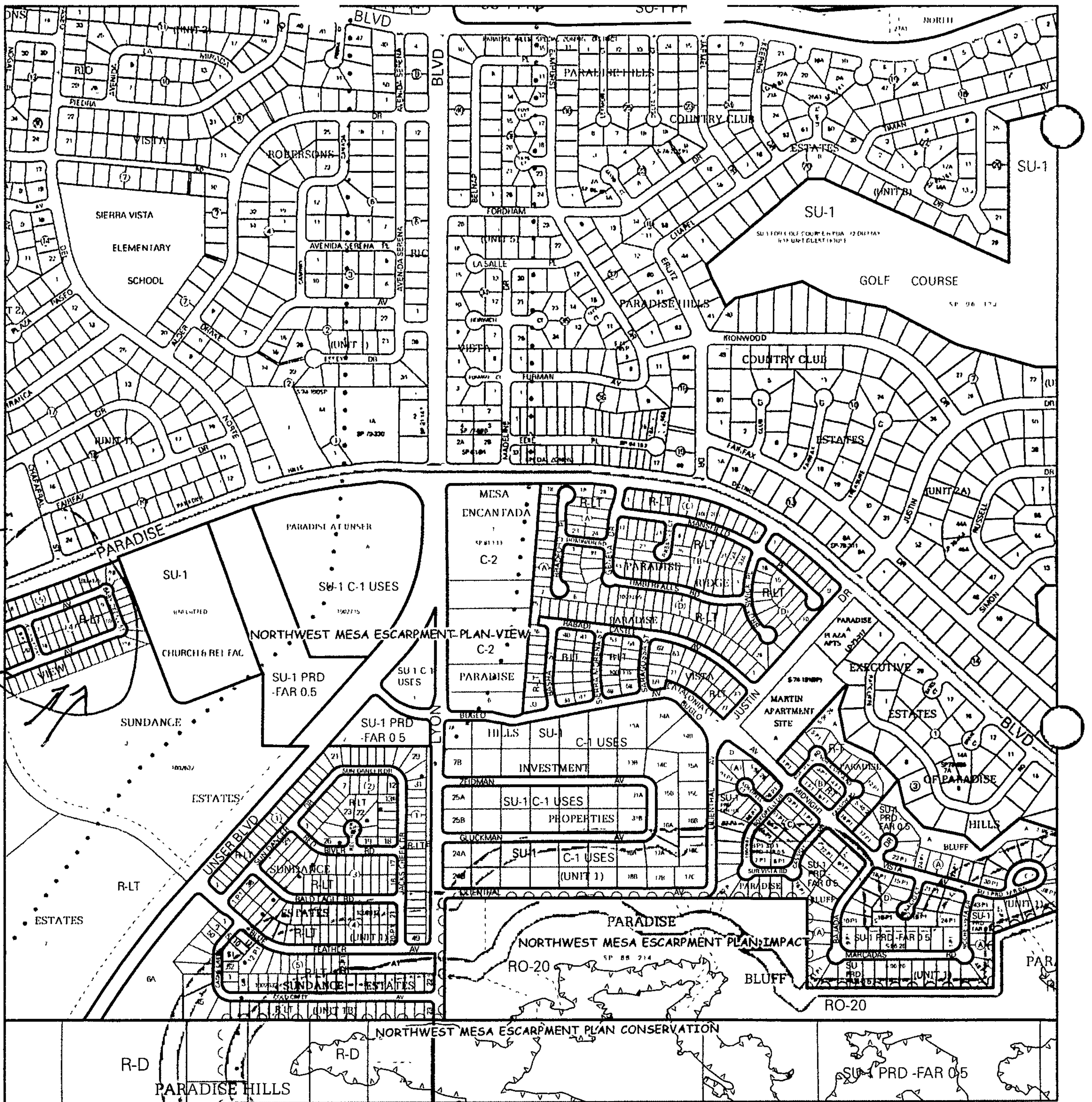
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-10-Z

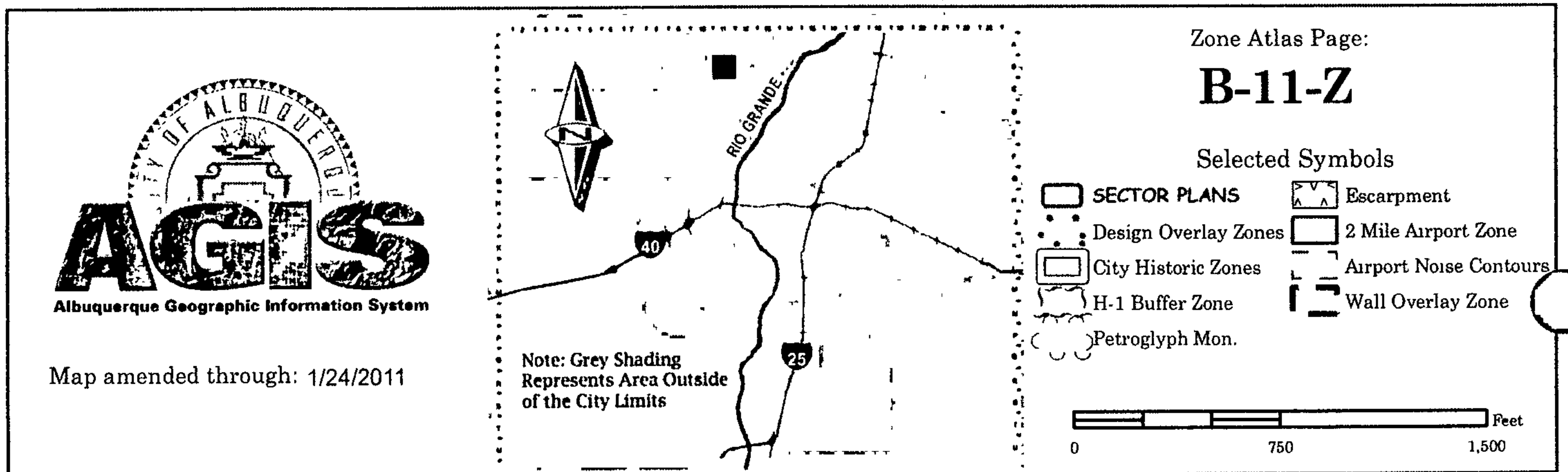
Selected Symbols

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

0 750 1,500 Feet



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



DRB chair
City of Hbq

10/7/13

RE. Two year Extension for Side Walk Request

FELIX RABADI is requesting a two year extension
for the Paradise View project # 09DRB70331 MINOR.

Stef A. Rabadi
440-6443

FIGURE 18

6th EXTENSION AGREEMENT
"Sidewalk Deferral"
PROJECT NO. 760081

This Agreement made this 14th day of December, 2011, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) The Star Trust Dtd ("Developer"), whose address is 11201 San Antonio Dr NE 87122 and whose telephone number is 440-6443 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on November 15, 2005, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on November 17, 2005, at Book Misc. A107, page 666, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before May 1, 2006; and

WHEREAS, the Earlier Agreement was amended by a 1st Extension Agreement dated May 16, 2006 recorded May 18, 2006, in Book Misc. A117, pages 2446, records of Bernalillo County, New Mexico, extending the construction deadline to May 1, 2007; and

WHEREAS, the Earlier Agreement was amended by a 2nd Extension Agreement dated May 23, 2007 recorded May 23, 2007, in Book Misc. A137, page 5966, records of Bernalillo County, New Mexico, extending the construction deadline to May 1, 2008; and

WHEREAS, the Earlier Agreement was amended by a 3rd Extension Agreement dated June 27, 2008 recorded July 1, 2008, in Doc. # 2008074180, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to November 15, 2009; and

WHEREAS, the Earlier Agreement was amended by a 4th Extension Agreement dated January 7, 2010 recorded January 8, 2010, in Doc. # 2010002091, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to March 20, 2010; and

WHEREAS, the Earlier Agreement was amended by a 5th Extension Agreement dated April 21, 2010 recorded April 22, 2010, in Doc. # 2010034315, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to November 15, 2011; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

Doc# 2011115994

12/15/2011 10 51 AM Page 1 of 4
AGRE R \$25 00 M Toulouse Oliver, Bernalillo County



WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended for all improvements, to November 15, 2013.

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Loan Reserve
Amount: \$102,874.31
Name of Financial Institution or Surety providing Guaranty: Bank of Albuquerque
Date City first able to call Guaranty (Construction Completion Deadline): November 15, 2013
If Guaranty other than a Bond, last day City able to call Guaranty s: Jan. 15, 2014
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: The Star Trust Dtd

CITY OF ALBUQUERQUE:

By: [Signature]
Name: Sharif A Rabadi
Title: trustee
Dated: _____

By: [Signature]
Richard Dourte, City Engineer
Dated: 12-18-11

[Signature] 12/12/11

[Signature]
12-9-11

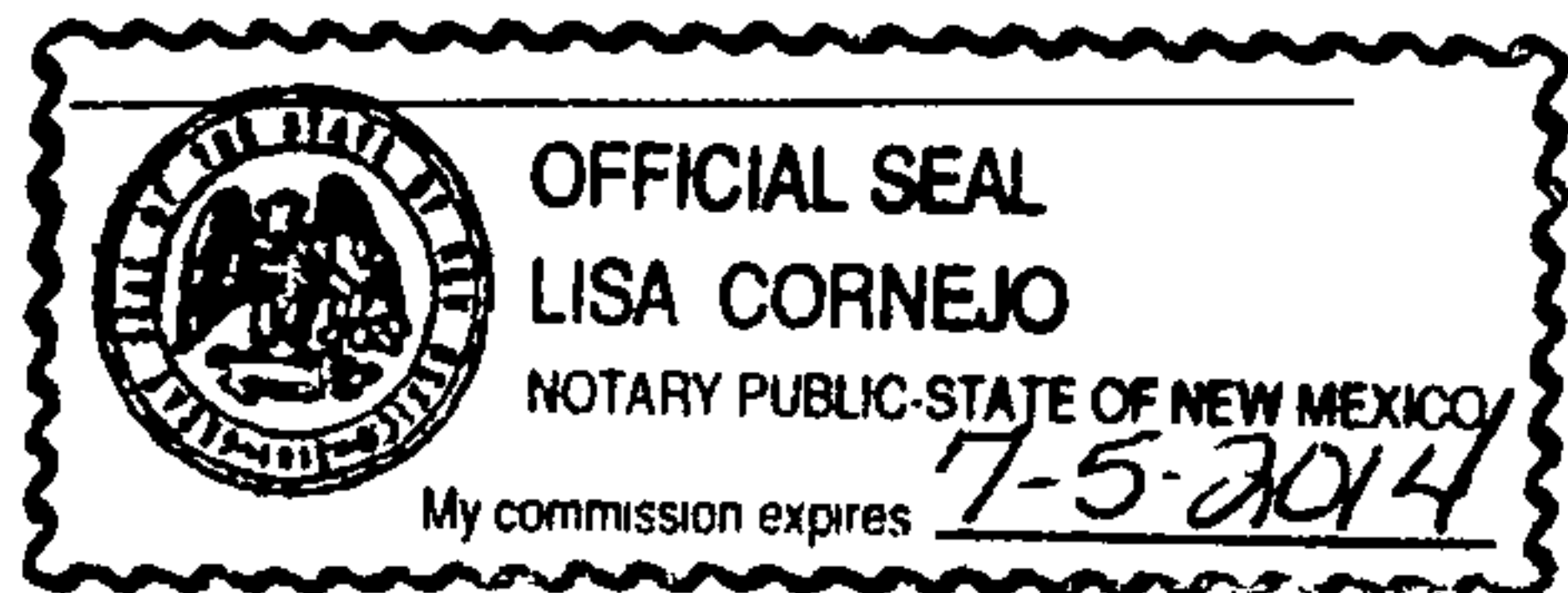
DEVELOPER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 30 day of November, 2011 by
(name of person:) Sharif A Rabadi, (title or capacity, for instance, "President" or "Owner") trustee of
(Developer:) The Star Trust Dtd.

My Commission Expires:

Lisa Cornejo
Notary Public



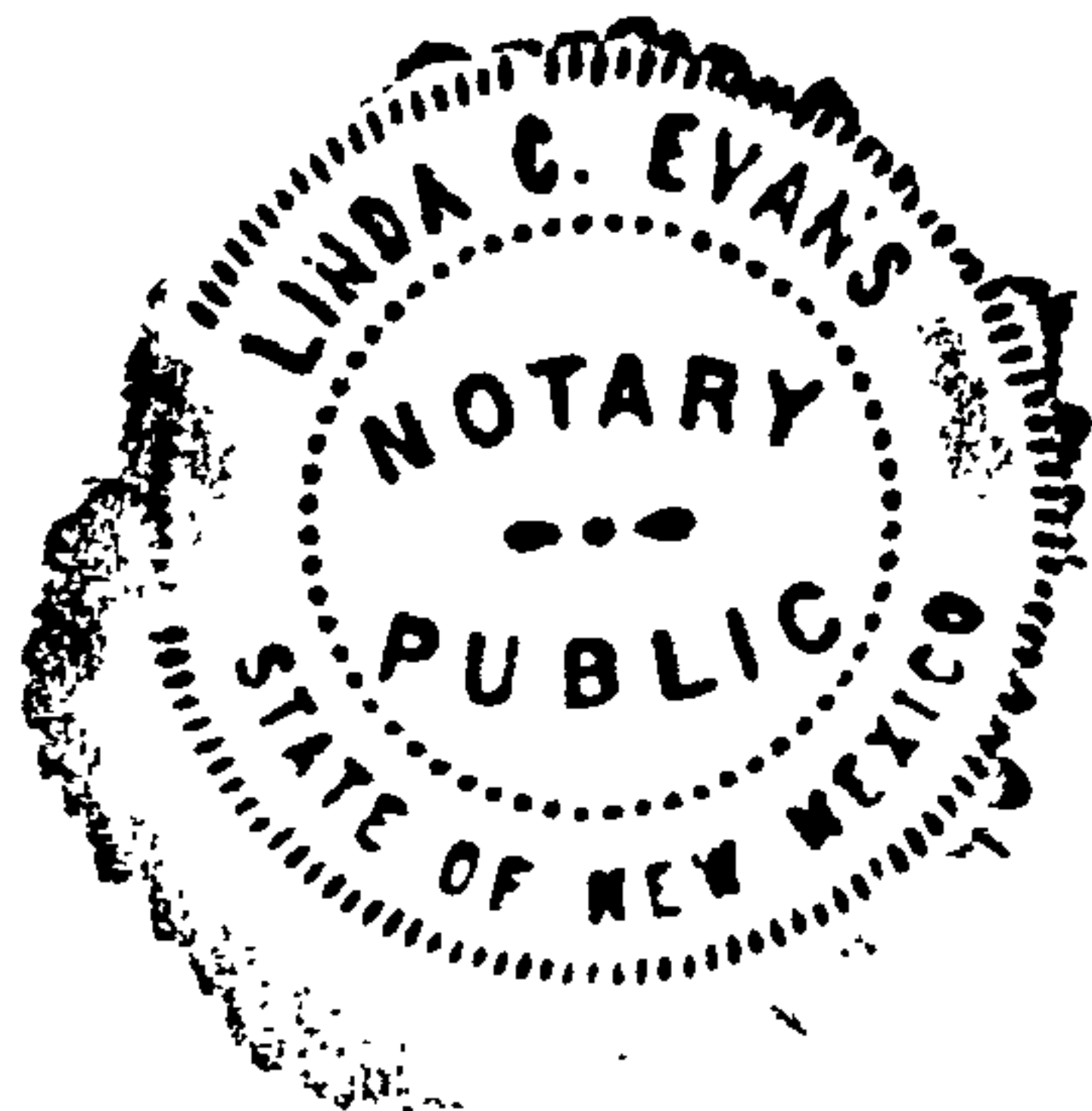
CITY'S NOTARY

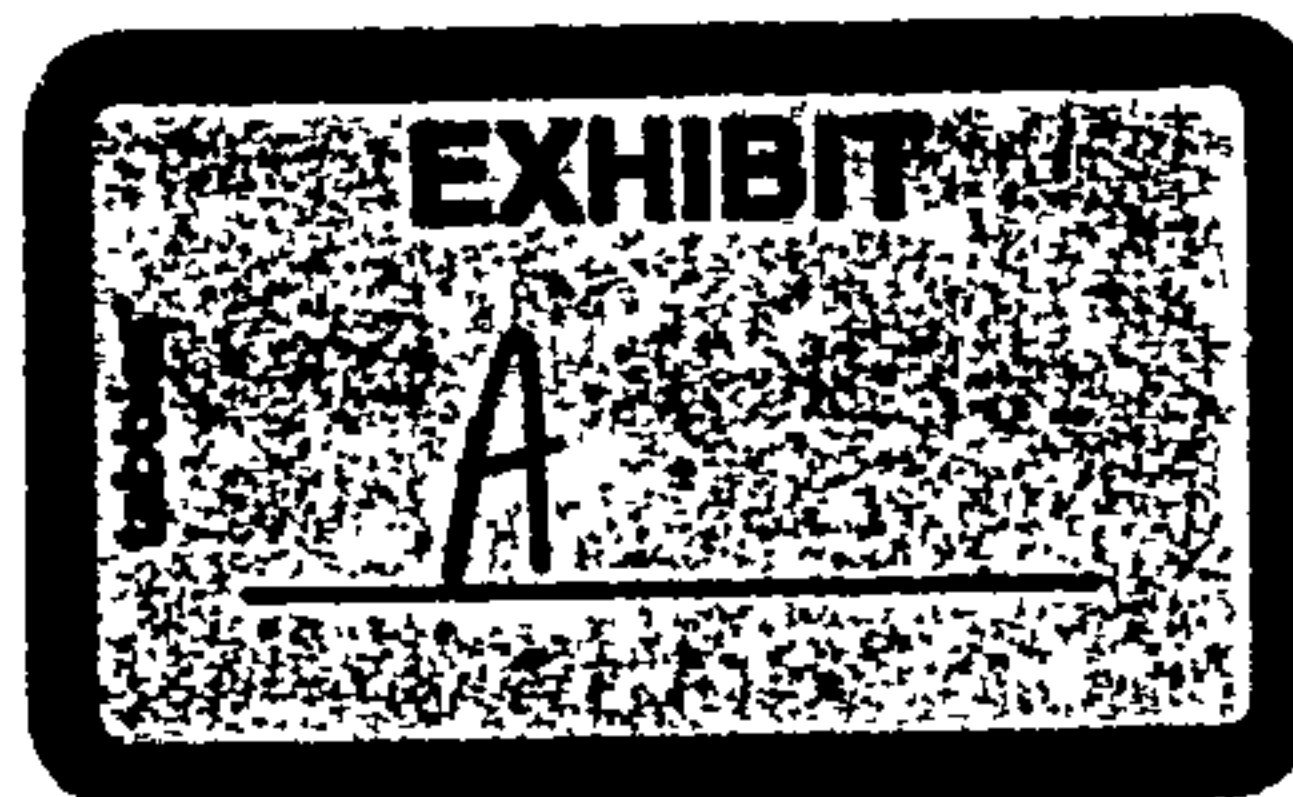
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 14th day of December, 2011,
by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of
said corporation.

My Commission Expires:
10-07-12

Linda Evans
Notary Public





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 2, 2011

Project# 1003475

11DRB-70301 MINOR – EXT OF SIA FOR TEMP DEFR SWDK CONST

FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **PARADISE VIEW** zoned R-LT, located on PARADISE BLVD NW BETWEEN UNIVERSE NW AND UNSER NW containing approximately 13 acre(s). (B-10/11)

At the November 2, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by November 17, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Jack Cloud, DRB Chair

Cc: Felix Rabadi- 11201 San Antonio Dr NE – Albuquerque, NM 87122
Marilyn Maldonado
file

October 16, 2013

11
11
11
11

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): FELIX RABADI PHONE: 505-440-6443
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: 505-256-1514
 CITY: ALBU STATE: NM ZIP: 87122 E-MAIL: X

APPLICANT: FELIX RABADI PHONE: 440-6443
 ADDRESS: 11201 SAN ANTONIO DR NE FAX: 256-1514
 CITY: ALBU STATE: NM ZIP: 87122 E-MAIL: X
 Proprietary interest in site: _____ List all owners: FELIX RABADI

DESCRIPTION OF REQUEST: 2 yr Extension to Side Walk

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

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

Lot or Tract No. S 10 E 11 + TRACT 1 Sundown Pt Block: _____ Unit: _____
 Subdiv/Addn/TBKA: 1 PARADISE VIEW S DV
 Existing Zoning: R-LT Proposed zoning: NO CHANGE MRGCD Map No _____
 Zone Atlas page(s): B-10-7 B-11-7 UPC Code: 1010065477319240705

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003475

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 163 No. of proposed lots: 163 Total area of site (acres): 13 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD
 Between: JAMES MONROE MIDDLE SCHOOL and CATHOLIC CHURCH ST JUDE

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

SIGNATURE Sharif A Rabadi DATE 10/19/2011
 (Print) SHARIF A RABADI Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers
~~11DRB-70301~~
11DRB-70301

ES/A Action
~~CMF~~
CMF

Form revised 4/07	
S.F	Fees
_____	\$ <u>0</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	Total \$ <u>20.00</u>

Hearing date NOV 20 2011

[Signature]
 10-20-11
 Planner's signature / date

Project # 1003475

FORM V: SUBDIVISION VARIANCE VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
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SHARIF A RABADI
Applicant name (print)

Sharif A Rabadi
Applicant signature / date



Form revised 4/07

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

Application case numbers
11DRB - 70301

Planner signature / date
[Signature]

Project # 1003475


DRB Chair
City of Albuquerque Planning Dept
Plaza Del Sol 2nd Floor West
600 2nd NW
Albuquerque, NM, 87102

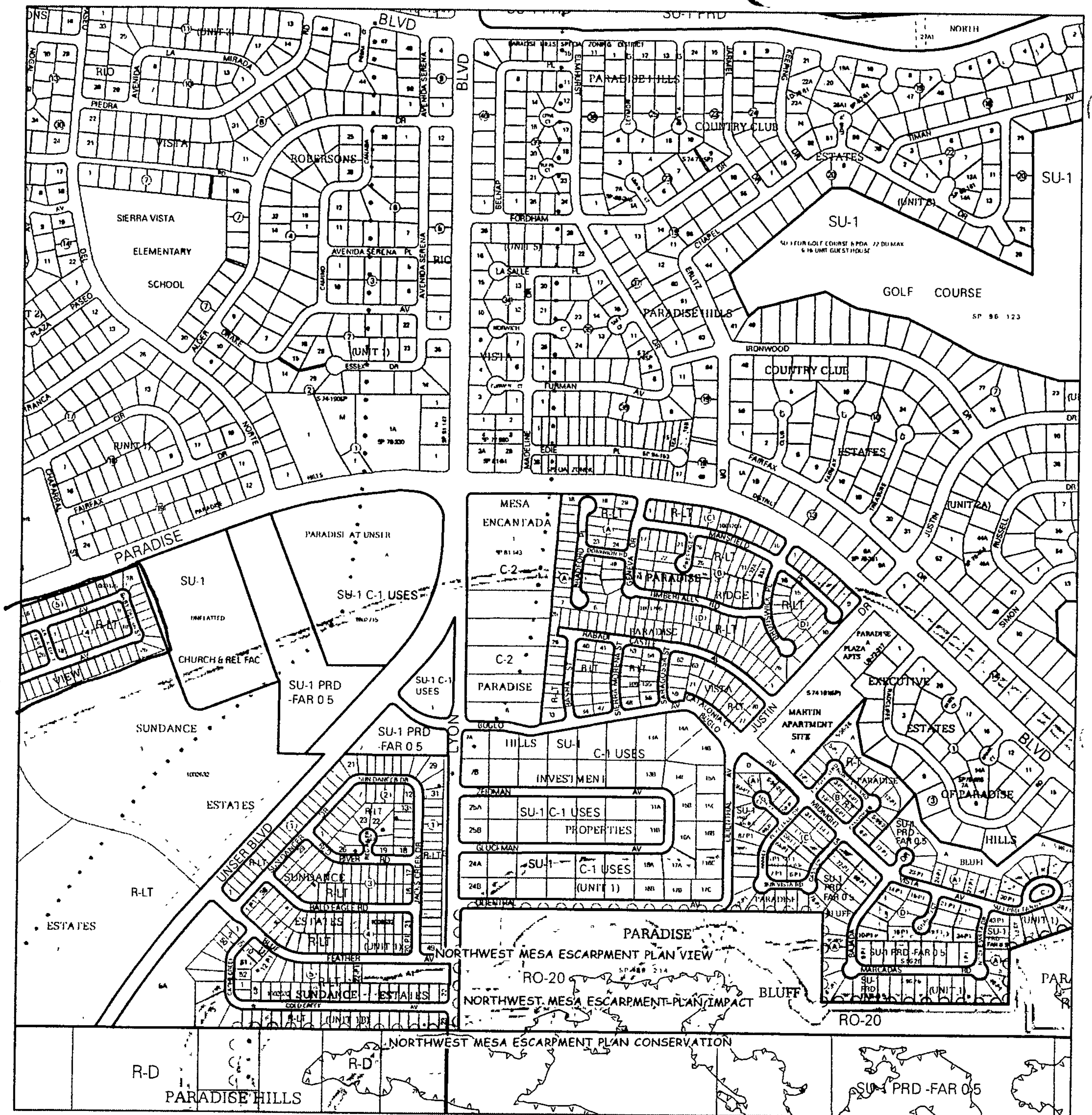
10/19/2011
20

RE: EXTENSION FOR SIDE WALK IMPROVEMENT PROJECT
1003475.

FELIX RABADI, requesting a Two year Extension for
Side Walk Improvement agreement on the above referenced
site.

This site is located on Paradise Blvd. between James
Monroe mid school & Catholic Church ST. JUDE.


FELIX RABADI,



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

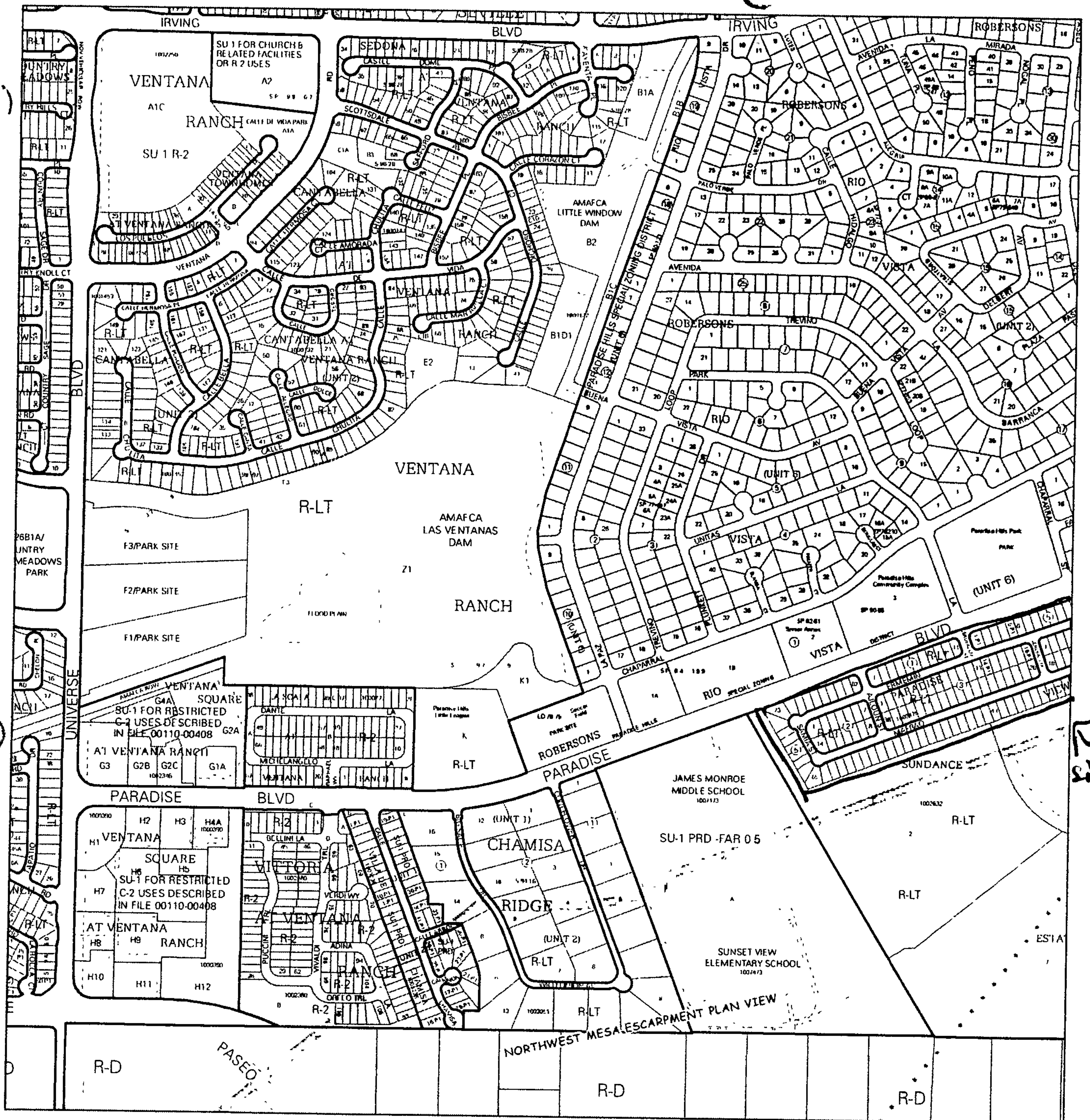
Zone Atlas Page:
B-11-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 6/5/2009



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-10-Z

Selected Symbols

SECTOR PLANS	Escarpment
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City Historic Zones	Airport Noise Contours
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Petroglyph Mon.	

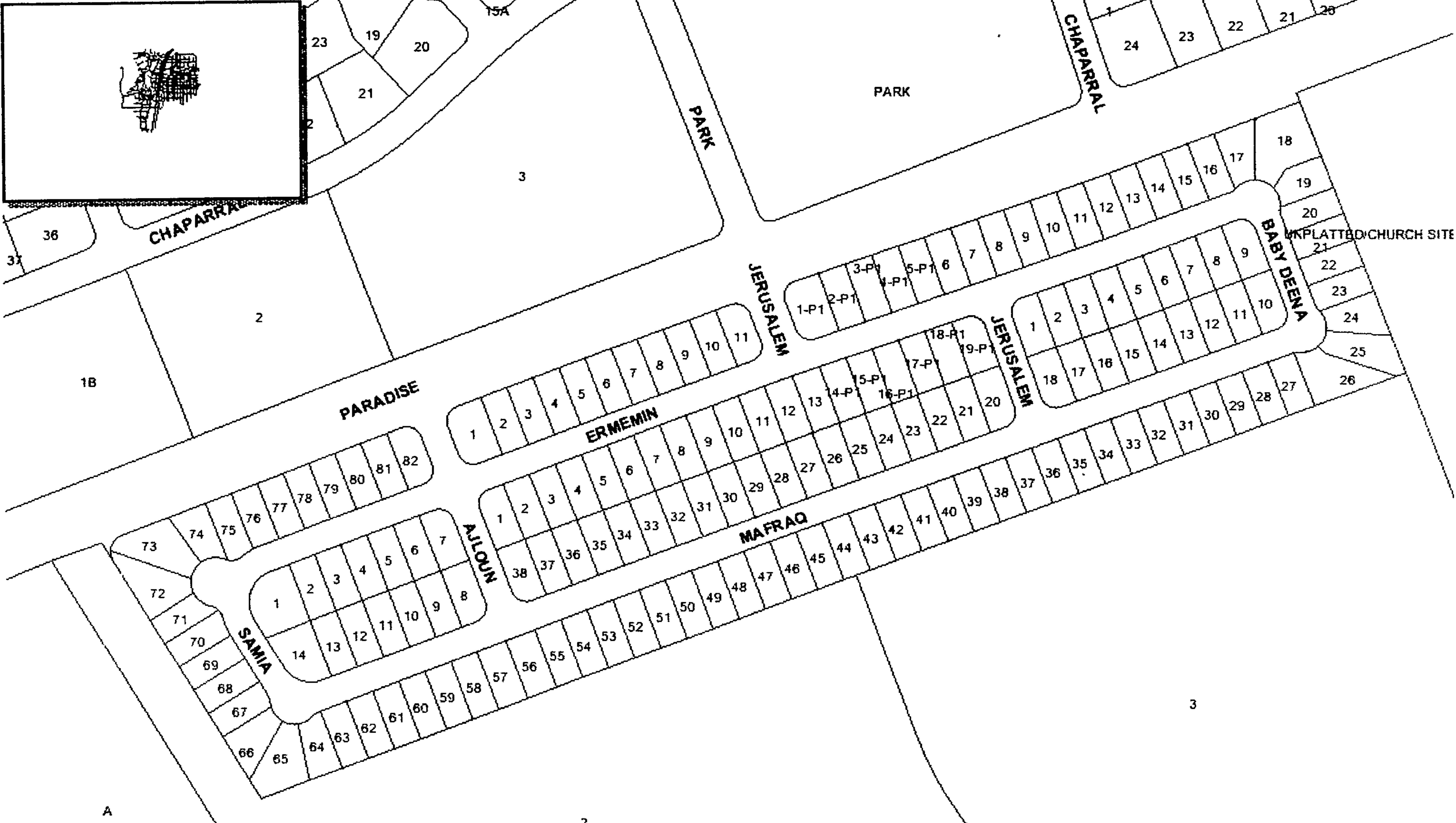
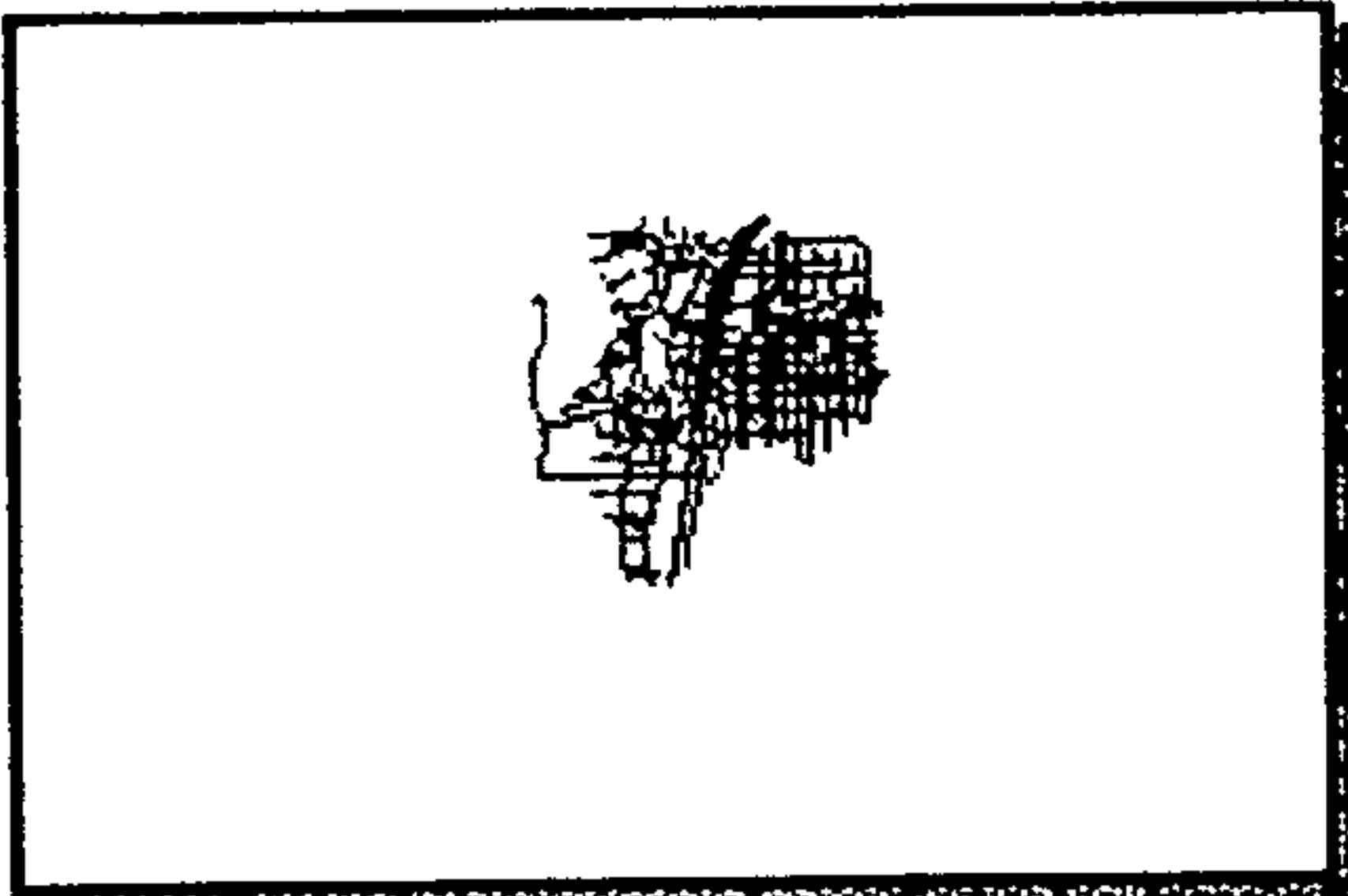
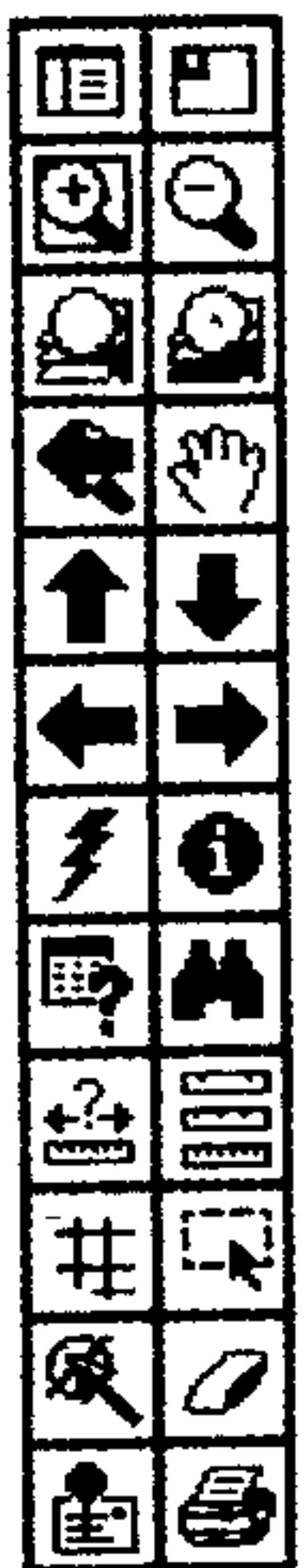
0 750 1,500 Feet



CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



PLATTED CHURCH SITE

A

2

3

City of Albuquerque  **DEVELOPMENT/ PLAN REVIEW APPLICATION**

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

SITE DEVELOPMENT PLAN
 for Subdivision
 for Building Permit
 Administrative Amendment (AA)
 IP Master Development Plan
 Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
 Storm Drainage Cost Allocation Plan

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

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

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

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 CITY: ALBU STATE NM ZIP 87122 E-MAIL: X

APPLICANT: FELIX RABADI PHONE: 440-6443
 ADDRESS: 11201 SAN ANTON DR NE FAX: 256-1514
 CITY: ALBU STATE NM ZIP 87122 E-MAIL: X
 Proprietary interest in site List all owners: FELIX RABADI

DESCRIPTION OF REQUEST: 2 yr Extension TO Side Walk

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

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

Lot or Tract No. S 10 E 11 + Tract 1 Sundem Pk Block: _____ Unit: _____
 Subdiv/Addn/TBKA: 1 PARADISE VIEW 5 DU
 Existing Zoning: R-LT Proposed zoning: NO change MRGCD Map No _____
 Zone Atlas page(s): B-10-B-11 UPC Code: 1010065477319240705

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1003475

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 163 No. of proposed lots: 163 Total area of site (acres): 1.3 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD
 Between: JOHN MONROE MIDDLE SCHOOL and GOETHLIC CHURCH ST JUDE

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

SIGNATURE Sharif A Rabadi DATE 10/19/09
 (Print) SHARIF A RABADI Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>09DRB 70331</u>	<u>TPS</u>		\$ <u>0</u>
	<u>CMF</u>		\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			\$ <u>20.00</u>

Hearing date 10/28/09
Sandy Handley 10/19/09
 Planner signature / date Project # 1003475

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ 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)
 ___ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers 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.

SHARIF A RABADI
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised 4/07

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

Application case numbers
09DRB - 70331
 ___ - ___
 ___ - ___

Sandy Audley 10/19/09
 Planner signature / date
 Project # 1003475

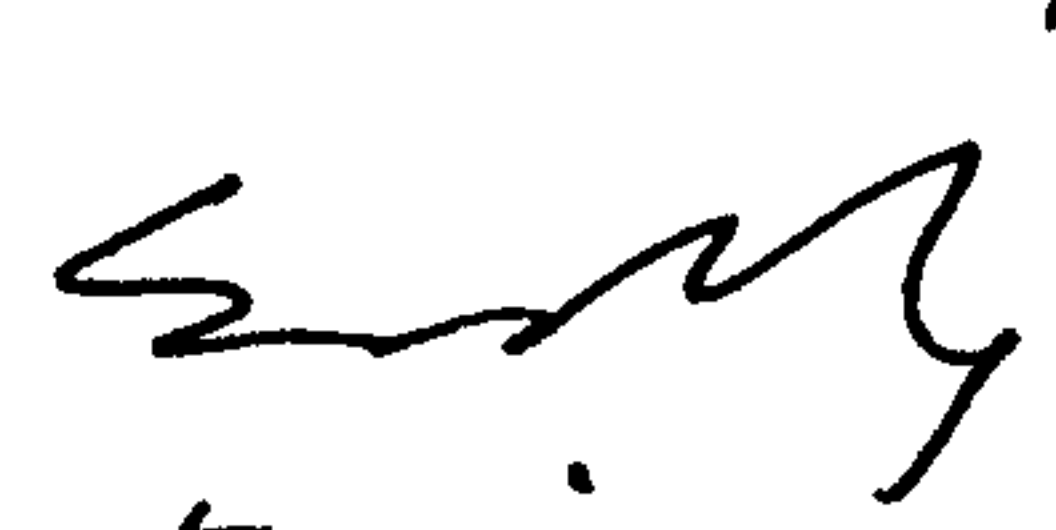
DRB chair
City of Albuquerque Planning Dept
Plaza Del Sol 2nd Floor West
600 2nd NW
Albuquerque, NM, 87102

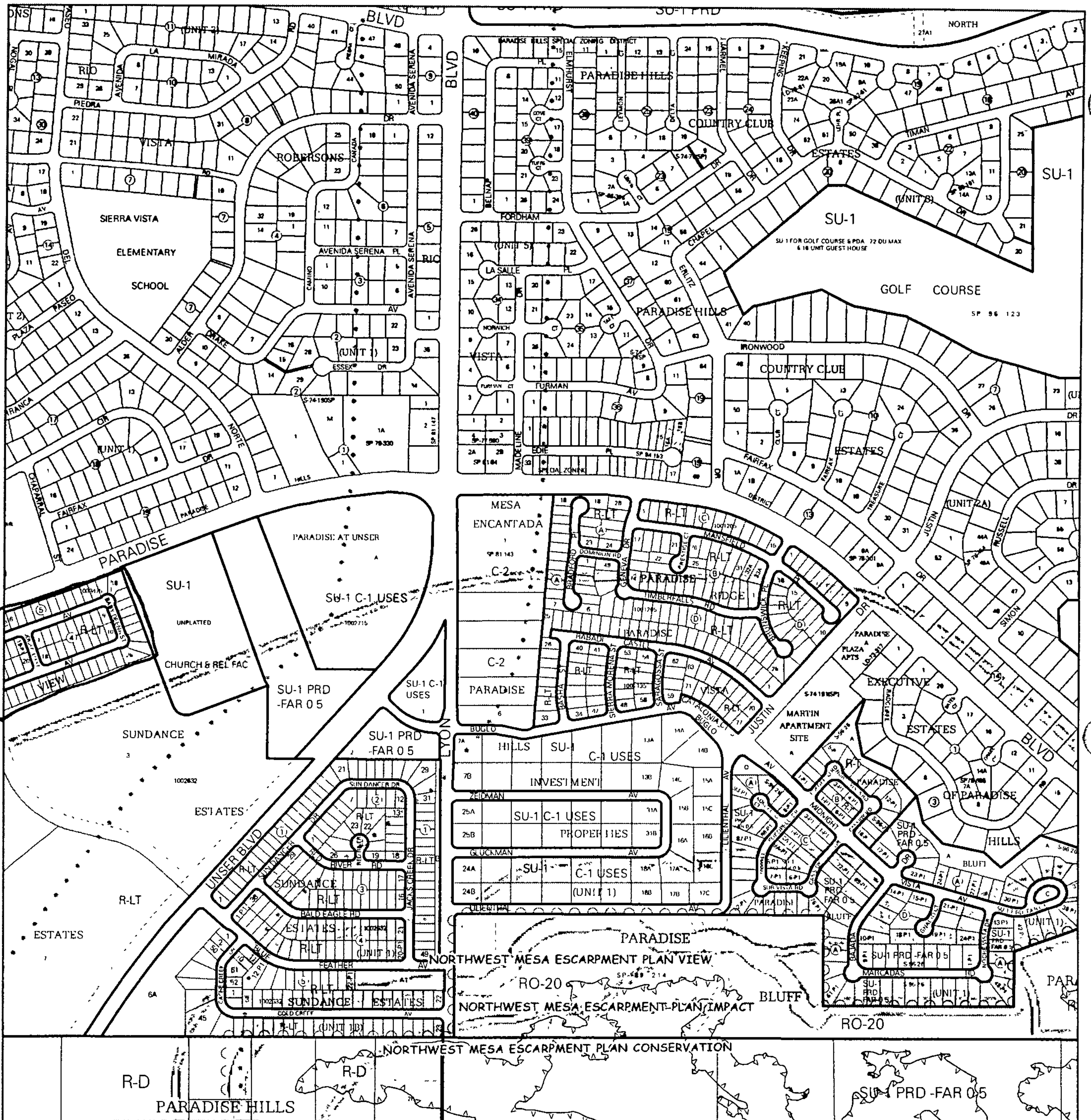
10/19/09

RE: EXTENSION FOR side walk improvement project
1003475.

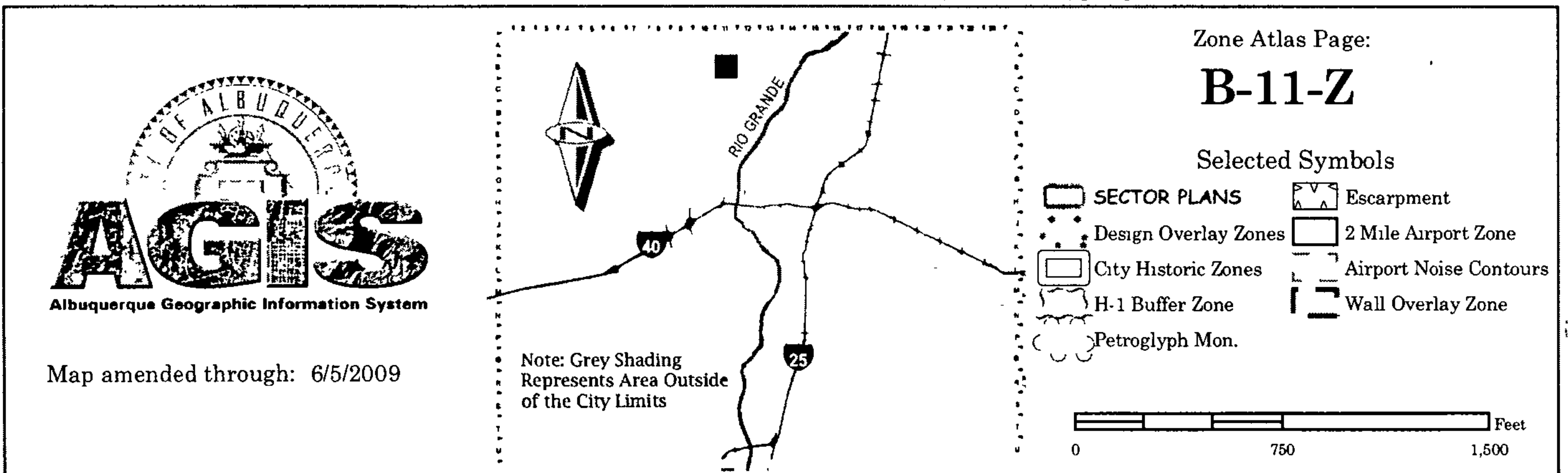
FELIX RABADI, requesting a Two year Extension for
Side walk improvement agreement on the above referenced
site.

This site is located on paradise Blvd. between James
Monroe mid school & Catholic Church ST. JUDE.


FELIX RABADI,



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

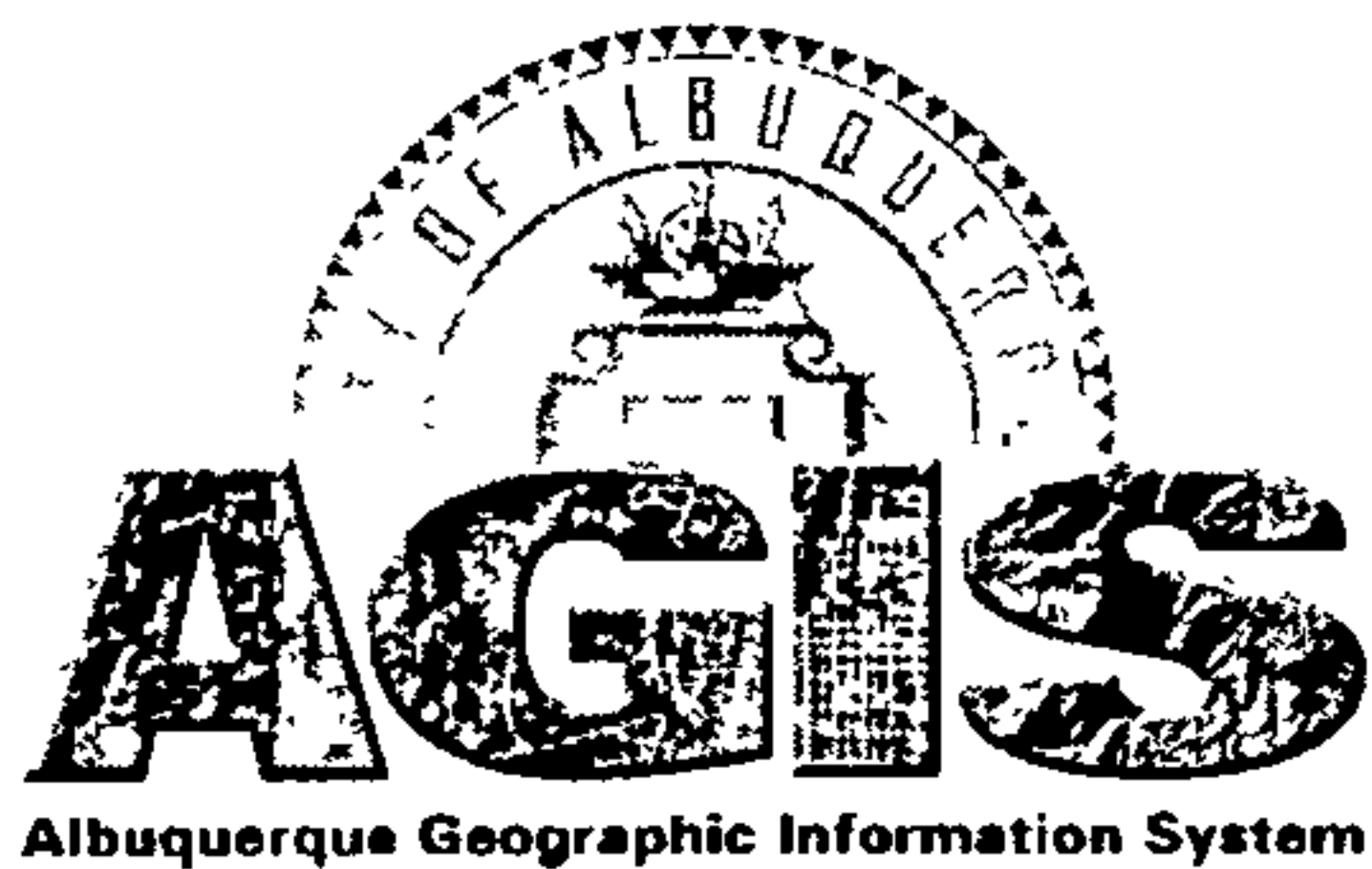


Zone Atlas Page:

B-11-Z

Selected Symbols

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

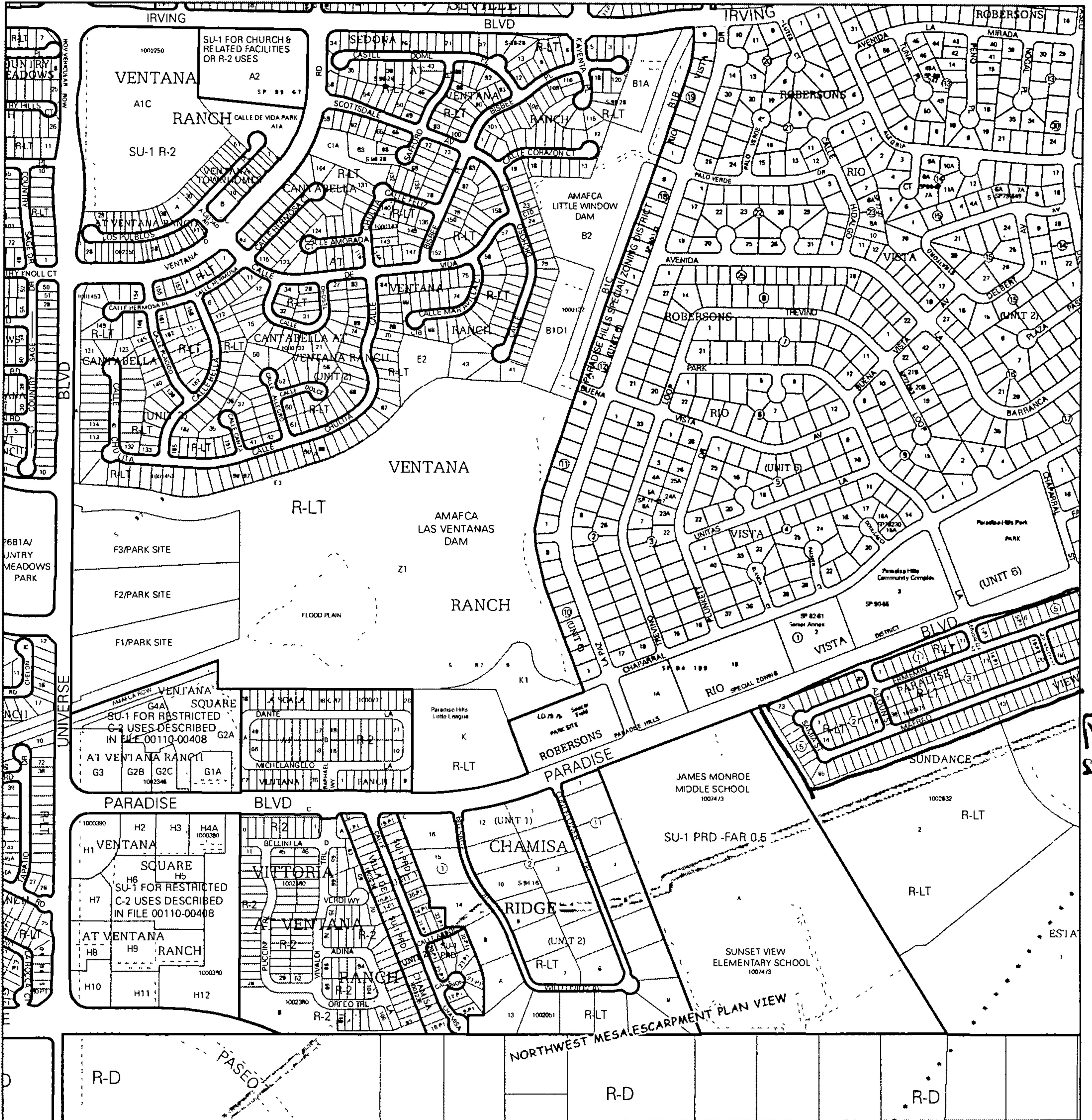


Albuquerque Geographic Information System


Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

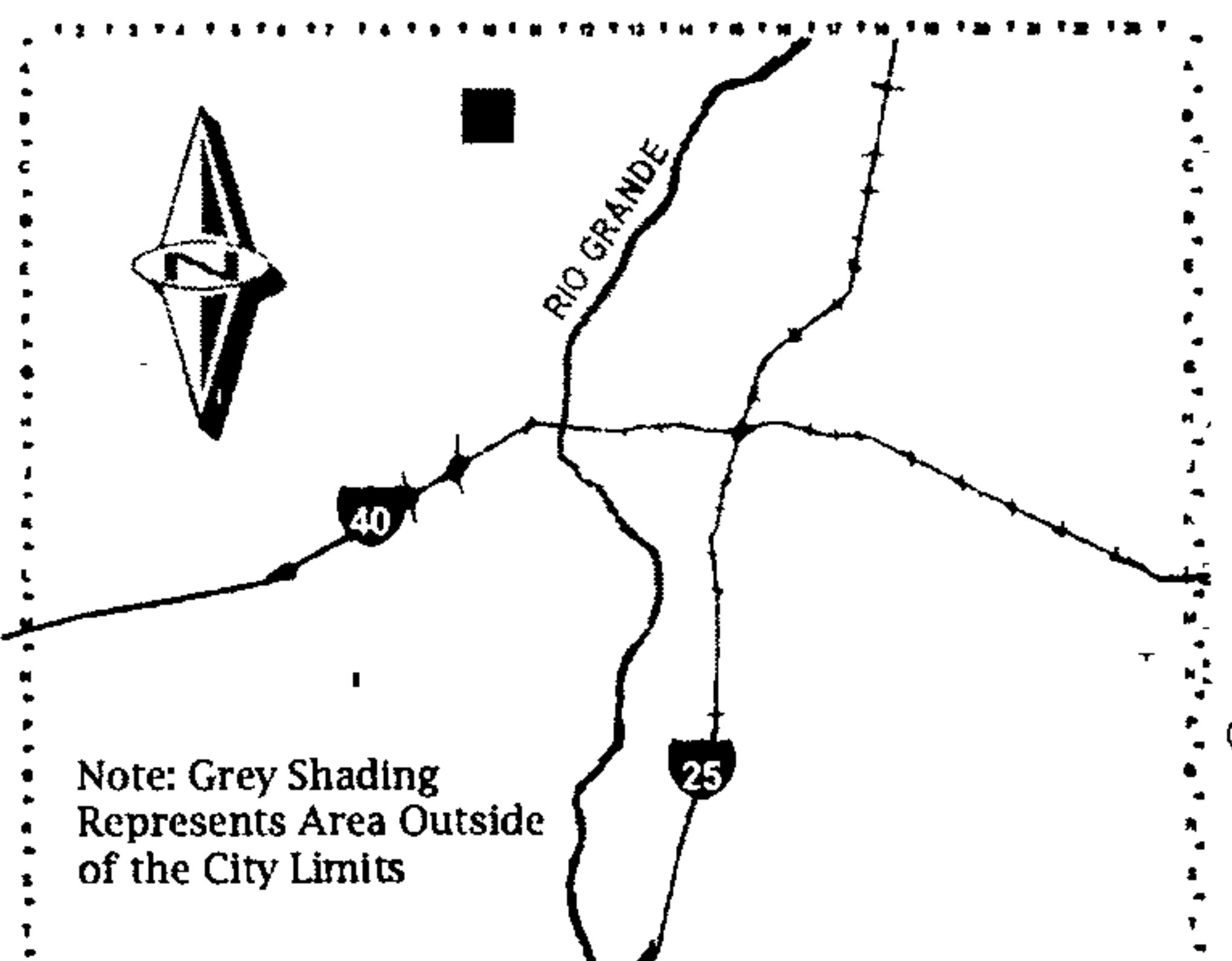
0 750 1,500 Feet



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



Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-10-Z

Selected Symbols

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

0 750 1,500 Feet

Current DRC
Project Number: _____

**FIGURE 12
INFRASTRUCTURE LIST**

Date Submitted: 3/8/2005
 Date Site Plan Approved: NA
 Date Preliminary Plat Approved: 3/16/05
 Date Preliminary Plat Expires: 3/16/06
 DRB Project No.: 1003475
 DRB Application No.: 04DRB-01694

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PARADISE VIEW SUBDIVISION

~~PROPOSED NAME OF PLAT-AND/OR SITE DEVELOPMENT PLAN~~

△ 11-1-06
△ 6-11-07

Unplatted Lands together with a Northerly Portion of Tract 2, Paragon Resources, Inc., Located on Paradise Blvd. NW,
between Coneflower Dr. NW and Lyon Blvd. NW

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

ORIGINAL

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		30' F-F	Art. Paving w/ C&G, 5' Bike Lane, 6' sidewalk- S side w/ transition	Paradise Boulevard, NW	Paradise Blvd. adjacent to NW Limit of Project	Paradise Blvd. adjacent to NE Limit of Project	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Samia Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Ajloun Street, NW	Mafraq Avenue, NW	Paradise Boulevard, NW	/	/	/
		40' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Park Lane, NW	Ermemin Avenue, NW	Paradise Boulevard, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Jerusalem Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Baby Deena Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Ermemin Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Baby Deena Street, NW	Mafrag Avenue, NW	Ermemin Avenue, NW	/	/	/
DRAINAGE									
		10' W x 2' H Channel	Sidewalk Culvert and Concrete Channel <i>(Deferred)</i>	Drainage Easement Lot 57, Bk 5	Mafrag Avenue, NW	Temp. Pond in Tracts 2 & 3, Sundance Estates to south	/	/	/
		10' W x 2' H Channel	Sidewalk Culvert and Concrete Channel <i>(Deferred)</i>	Drainage Easement Lot 26, Bk 5	Mafrag Avenue, NW	Temp. Pond in Tracts 2 & 3, Sundance Estates to south	/	/	/
		1- 0.9 AF & 1- 1.0 AF	Temp. Ponds and Channel	w/in Temporary Grading /Drainage Easements in adjacent Sundance Estates tracts to south			/	/	/

NOTES

- Offsite mitigation \$565.00/Lot can be applied to Transportation impact fees.
- Engineer's certification of Grading Plan is required prior to release of SIA & Financial Guarantee.

3. STREET LIGHTS FOR DPM
4. Punch list, which is attached, must be completed prior to release of Financial Guarantee.

AGENT/OWNER

 3.12.05
 Robert MacLake, PE, (Agent) NAME
 Wilson & Company, Inc., 4900 Lang Ave NE
 Albuquerque, NM 87109
 FIRM

AGENT/OWNER
 Sharif A. Rabadi NAME
 FIRM

SIGNATURE - date

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS


 DRB CHAIR - date 3/16/05

Christino Sandoval 3/16/05
 PARKS & GENERAL SERVICES - date


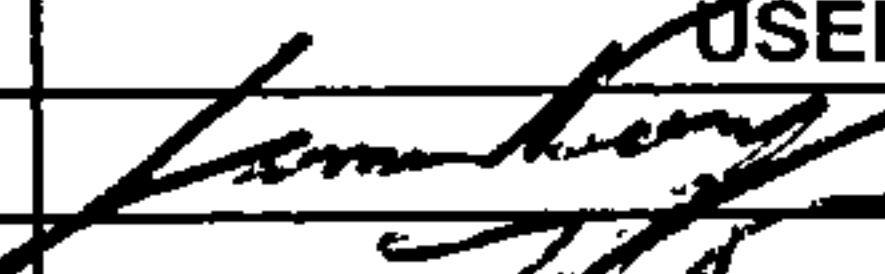
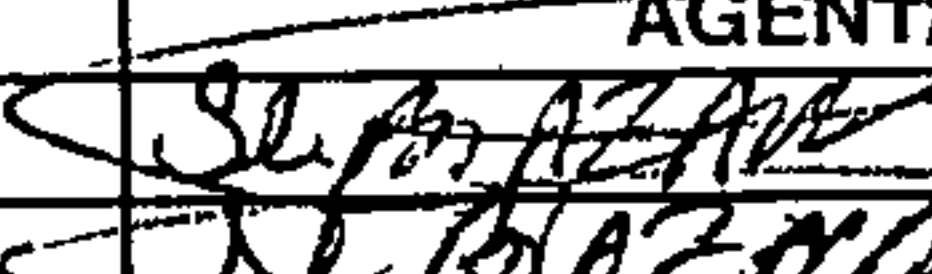
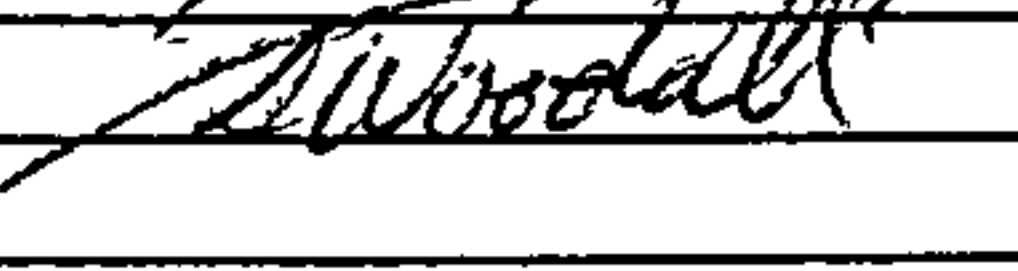
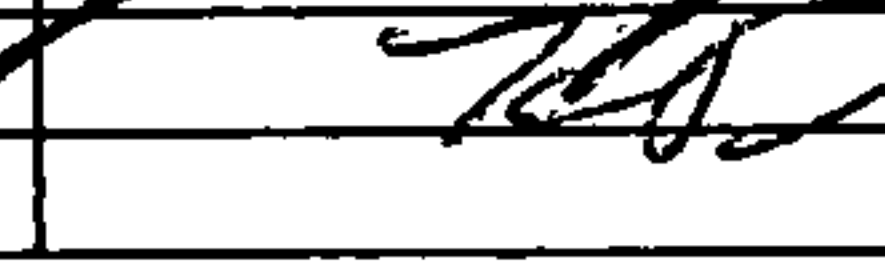
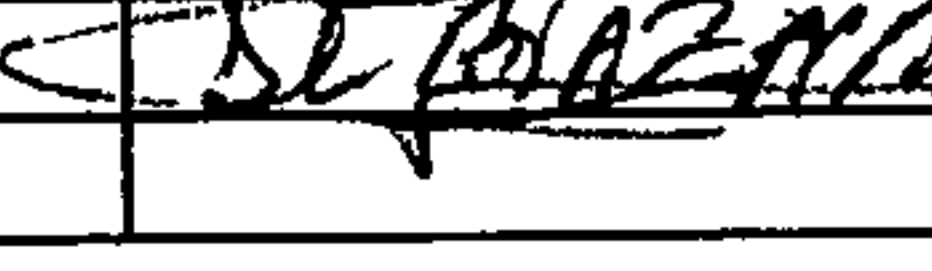

 TRANSPORTATION DEVELOPMENT - date 3-16-05

Bradley L. Bringham 3/16/05
 CITY ENGINEER - date


 UTILITY DEVELOPMENT - date 3/16/05


 Robert Gay, NEW MEXICO UTILITIES, Inc. - date 3-17-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	11-1-06			
2	6-11-07			

13. **Project # 1003238**
05DRB-01719 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD., CO., LLC request(s) the above action(s) for Lot(s) 12-A-P1, 13-A-P-1, 18-A-P1 thru 27-A-P1, **FLORAL MEADOWS**, zoned R-LT, located on INTERSTATE 40 NW, between RIO GRANDE BLVD NW and MONTOYA STREET NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156, 04EPC-00157, 04DRB-00661, 04DRB-0227, 05DRB-01489] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1004322**
05DRB-01712 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for the north 87 feet of Lot(s) 24 & the north half of Lot(s) 21, **LOS HERMANOS ADDITION**, zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). [REF: 05DRB 01143] (G-15) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA*] [*Deferred from 11/9/05*] (B-1011) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MISCELLANEOUS COMMENTS AND TO PLANNING FOR COPY OF FILED SIA AND TO RECORD.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

NOVEMBER 16, 2005

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:20 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002556**
05DRB-01636 Major-Vacation of Pub
Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] [Deferred from 11/16/05] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

FIGURE 18

3rd

EXTENSION AGREEMENT
"SIDEWALK DEFERRAL"
PROJECT NO. 760081

This Agreement made this 27th day of June, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Star Trust ("Developer"), whose address is 120 Wyoming SE Alb 87123 and whose telephone number is 440-6443 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 15th day of Nov 2005, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 11-17-05, at Book Misc. A 107, pages 666 through ---, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 15th day of May 2006; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated May 23rd 2007 recorded 5-23-2007, in Book Misc. A137, pages 5968 through ---, records of Bernalillo County, New Mexico, extending the construction deadline to May 1, 2008; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 15 day of November, 2009.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____



2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Loan Reserve Amendment No 3
Amount: \$ 102,874.31 Name of Financial Institution or Surety
providing Guaranty: Bank of Oklahoma
Date City first able to call Guaranty (Construction Completion
Deadline): 11-15-2009
If Guaranty other than a Bond, last day City able to call Guaranty
is: 01-15-2010
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: Star Trust

CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Name: SHARIF A RABADI
Title: Trustee
Dated: 6/23/08

[Signature]
City Engineer
Dated: 6-27-08

[Signature] 6-25-08

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 23rd day of June,
2008 by (name of person:) Sharif A. Rabadi, (title or
capacity, for instance, "President" or "Owner") trustee
of (Developer:) Star Trust

Ka B.
Notary Public Karen Bachechi

My Commission Expires:
3/16/09



OFFICIAL SEAL
KAREN BACHECHI
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires: 3/16/09

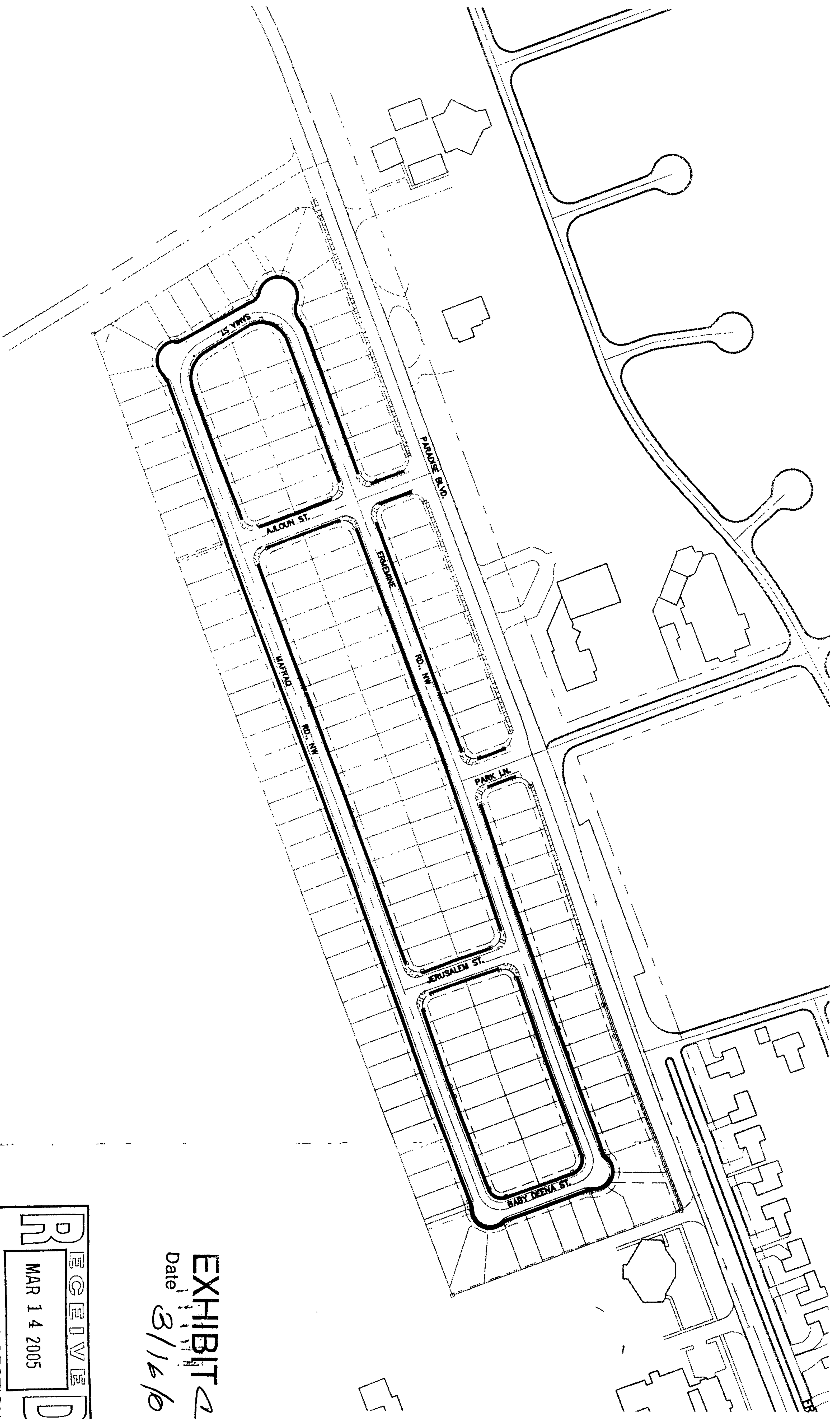
CITY'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 27th day of June,
2008 by Richard Duarte, City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Linda C. Jones
Notary Public

My Commission Expires:
10-27-08



—— 4' SIDEWALK TO BE DEFERRED
 —— 4' SIDEWALK TO BE CONSTRUCTED WITH ROADWAY

SCALE: 1" = 200'

EXHIBIT 2
 Date 8/16/05

RECEIVED
 MAR 14 2005
 HYDROLOGY SECTION

WILSON & COMPANY
 4400 LANG AVE. N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 (505) 344-4000

PARADISE VIEW SUBDIVISION
SIDEWALK DEFERRAL
EXHIBIT

DESIGN	NSM	RECA. NO.	122181078	DATE	OCT 2004
DRAWN	JAB	PROJECT NO.	N/A	SHEET NO.	1 OF 1
CHECK	NSM				

Current DRC
Project Number: _____

**FIGURE 12
INFRASTRUCTURE LIST**

Date Submitted: 3/8/2005
 Date Site Plan Approved: NA
 Date Preliminary Plat Approved: 3/16/05
 Date Preliminary Plat Expires: 3/16/06
 DRB Project No.: 1003475
 DRB Application No.: 04DRB-01694

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PARADISE VIEW SUBDIVISION

~~PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN~~

△ 11-1-06
 △ 6-11-07

Unplatted Lands together with a Northerly Portion of Tract 2, Paragon Resources, Inc., Located on Paradise Blvd. NW,
 between Coneflower Dr. NW and Lyon Blvd. NW

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

ORIGINAL

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Samia Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Ajloun Street, NW	Mafraq Avenue, NW	Paradise Boulevard, NW	/	/	/
		40' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Park Lane, NW	Ermemin Avenue, NW	Paradise Boulevard, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Jerusalem Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Baby Deena Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Ermemin Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Mafrag Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
WATER									
<input type="text"/>	<input type="text"/>	10" Dia. MP Line	Waterline w/ Appurtenances	200+/- LF in existing easement	Paradise Boulevard, NW	Utility Easement adjacent to west limit of project	/	/	/
<input type="text"/>	<input type="text"/>	24" Dia.	Butterfly Valve	Paradise Blvd. NW at 10" MP WL	Paradise Blvd. NW at jct. with easement	-	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	150 LF in easement	Utility Easement adjacent to west limit of project	Samia Street, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Samia Street, NW	Mafrag Avenue, NW	Ermemin Avenue, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Ajloun Street, NW	Mafrag Avenue, NW	Ermemin Avenue, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Park Lane, NW	Ermemin Avenue, NW	Paradise Boulevard, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Jerusalem Street, NW	Mafrag Avenue, NW	Ermemin Avenue, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Baby Deena Street, NW	Mafrag Avenue, NW	Ermemin Avenue, NW	/	/	/
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	6" Dia. Force Main	SAS lift station in 8' Dia. MH w/ Appurtenances	Utility Easement, Lot 18, Bk 5	east end of Mafrag Avenue, NW	Paradise Blvd., NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Samia Street, NW	Mafrag Avenue, NW	Ermemin Avenue, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Ajloun Street, NW	Mafrag Avenue, NW	Ermemin Avenue, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Ermemin Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Mafrag Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Baby Deena Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
DRAINAGE									
		10' W x 2' H Channel	Sidewalk Culvert and Concrete Channel <i>(Deferred)</i>	Drainage Easement Lot 57, Bk 5	Mafraq Avenue, NW	Temp. Pond in Tracts 2 & 3, Sundance Estates to south	/	/	/
		10' W x 2' H Channel	Sidewalk Culvert and Concrete Channel <i>(Deferred)</i>	Drainage Easement Lot 26, Bk 5	Mafraq Avenue, NW	Temp. Pond in Tracts 2 & 3, Sundance Estates to south	/	/	/
		1- 0.9 AF & 1- 1.0 AF	Temp. Ponds and Channel	w/in Temporary Grading /Drainage Easements in adjacent Sundance Estates tracts to south			/	/	/

NOTES

- Offsite mitigation \$565.00/Lot can be applied to Transportation impact fees.
- Engineer's certification of Grading Plan is required prior to release of SIA & Financial Guarantee.

3. STREET LIGHTS FOR DPM
4. Punch list, which is attached, must be completed prior to release of Financial Guarantee.
date Oct 5, 2006

AGENT/OWNER

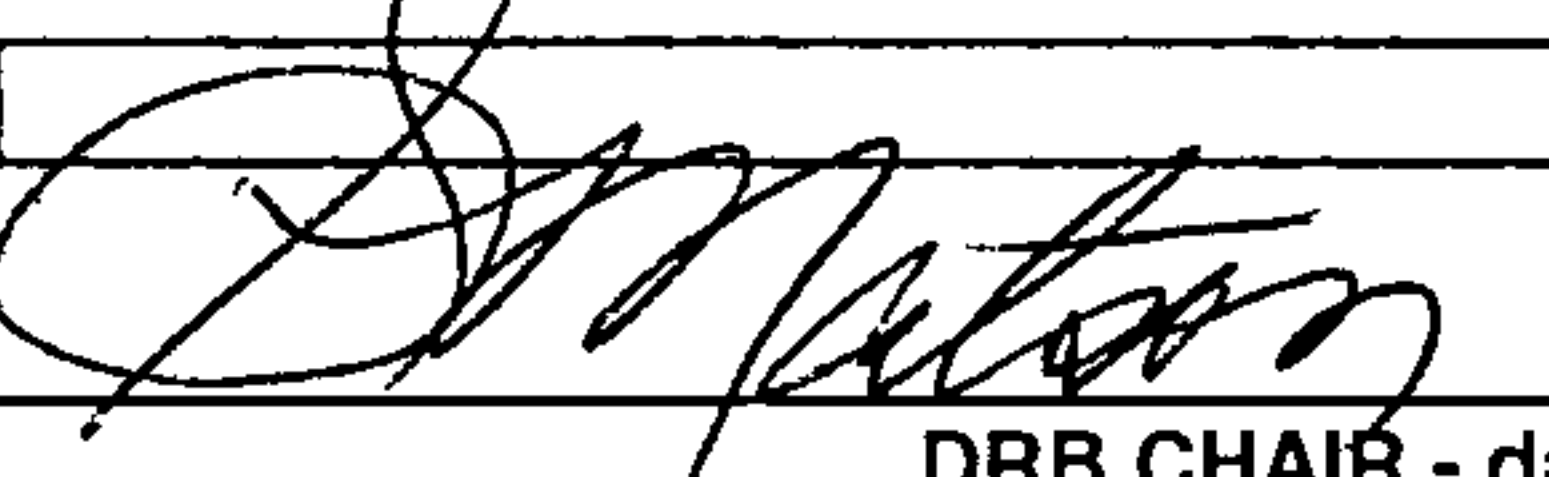


 3.12.05
 Robert MacLake, PE, (Agent) NAME
 Wilson & Company, Inc., 4900 Lang Ave NE
 Albuquerque, NM 87109
 FIRM


AGENT/OWNER
 Sharif A. Rabadi NAME
 FIRM

SIGNATURE - date

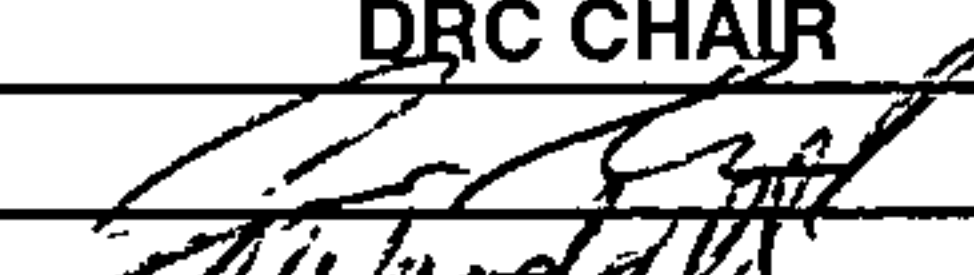

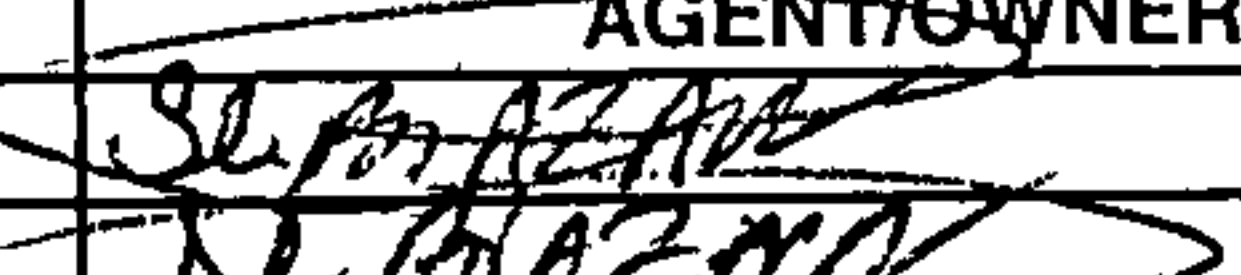



SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS


 DRB CHAIR - date 3/16/05

 TRANSPORTATION DEVELOPMENT - date 3-16-05

 UTILITY DEVELOPMENT - date 3/16/05

Christina Sandoval 3/16/05
 PARKS & GENERAL SERVICES - date
 Bradley H. Bingham 3/16/05
 CITY ENGINEER - date

 Robert Gay, NEW MEXICO UTILITIES, Inc. - date 3-17-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
<i>1</i>	11-1-06			
<i>2</i>	6-11-07			

DRB# 1003475

To : Distribution
From : Shawn Biazar (Advanced Engineering and Consulting, LLC)
Date : October 5, 2006
Re : **Punch List Items For Paving**
City Project # 760081

A final inspection for paving for the above project was conducted on Monday, October 02, 2006. Below is the punch list items for paving:

1. Adjust the manhole to match the grade near STA 12+60.
2. Wheel Chair Ramp is cracked, and ½ sidewalk needs to be replaced near Paradise Blvd., NW and Ajloun St., NW (STA 18+50 and STA 18+66).
3. Curb needs to be saw cut and filled with NP-1 sealer near STAs 15+75, 16+75, 22+00 and 23+43.
4. Concrete needs to be poured around manhole to match sidewalk grade near STA 23+00, also at wheelchair ramp, stone has to be cut and replaced between STA's 23+43.20 and 23+73.20 on Park Lane, NW.
5. Comments from Andrew Gallegos, Traffic Engineer:
 - The existing dashed yellow centerline from the western BOP to just west of Park should be changed to a solid double yellow line.
 - The plans called for installation of a streetlight on the SE quadrant of the Park/Paradise intersection. At the time of inspection, none of the components of the streetlight have been installed. The project should not be closed or approved and the financial guarantee should not be returned until the street light has been installed, inspected and accepted.
 - The site was very disorganized and dirty with lots of work still remaining. Therefore, the level of the completed work may not have warranted a final inspection.

Ponding at East end of Paradise Blvd.

Distribution:	Company:	Fax No:
Henry Blair.	COA-Inspector	924-3440
Felix Fabaidi	Owner	256-1514
Richard Zamora	Paving Inspector	rzamora@cabq.gov
Randy Pulliam	Albuquerque Asphalt	831-0811
Andrew Gallegos	COA-Traffic Engineer	857-8004

If you have any question regarding this matter, please do not hesitate to call me at 899-5570.



**FIGURE 12
INFRASTRUCTURE LIST**

Claire
Date Submitted: 3/8/2005

Date Site Plan Approved: NA
Date Preliminary Plat Approved: 3/16/05
Date Preliminary Plat Expires: 3/16/06
DRB Project No.: 1003475
DRB Application No.: 04DRB-01694

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PARADISE VIEW SUBDIVISION

~~PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN~~

△ 11-1-06

Unplatted Lands together with a Northerly Portion of Tract 2, Paragon Resources, Inc., Located on Paradise Blvd. NW,
between Coneflower Dr. NW and Lyon Blvd. NW

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		30' F-F	Art. Paving w/ C&G, 5' Bike Lane, 6' sidewalk- S side w/ transition	Paradise Boulevard, NW	Paradise Blvd. adjacent to NW Limit of Project	Paradise Blvd. adjacent to NE Limit of Project	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Samia Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Ajloun Street, NW	Mafraq Avenue, NW	Paradise Boulevard, NW	/	/	/
		40' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Park Lane, NW	Ermemin Avenue, NW	Paradise Boulevard, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Jerusalem Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Baby Deena Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Ermemin Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/

ORIGINAL

Curier DRC
Project Number: _____


Site Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Mafraq Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
WATER									
		10" Dia. MP Line	Waterline w/ Appurtenances	200+/- LF in existing easement	Paradise Boulevard, NW	Utility Easement adjacent to west limit of project	/	/	/
		24" Dia.	Butterfly Valve	Paradise Blvd. NW at 10" MP WL	Paradise Blvd. NW at jct. with easement	-	/	/	/
		8" Dia.	Waterline w/ Appurtenances	150 LF in easement	Utility Easement adjacent to west limit of project	Samia Street, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Samia Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Ajloun Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Park Lane, NW	Ermemin Avenue, NW	Paradise Boulevard, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Jerusalem Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
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SANITARY SEWER									
		6" Dia. Force Main	SAS lift station in 8' Dia. MH w/ Appurtenances	Utility Easement, Lot 18, Bk 5	east end of Mafraq Avenue, NW	Paradise Blvd., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Samia Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Ajloun Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Ermemin Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
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NOTES

- 1 Offsite mitigation \$565.00/Lot can be applied to Transportation impact fees.
- 2 Engineer's certification of Grading Plan is required prior to release of SIA & Financial Guarantee.

3. *STREET LIGHTS FOR DPM*
 4. *Punch list, which is attached, must be completed prior to release of Financial Guarantee.*

AGENT/OWNER

 3.12.05
 Robert MacLake, PE, (Agent) NAME
 Wilson & Company, Inc., 4900 Lang Ave NE
 Albuquerque, NM 87109
 FIRM

AGENT/OWNER
 Sharif A. Rabadi NAME
 FIRM

SIGNATURE - date

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DEVELOPMENT REVIEW BOARD MEMBER APPROVALS



 DRB CHAIR - date 3/16/05

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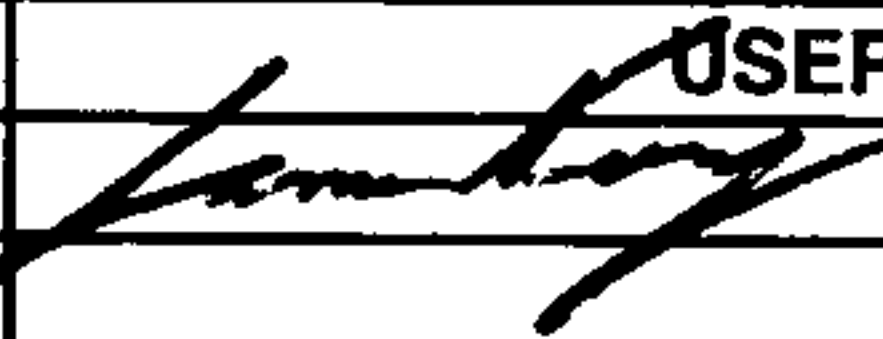
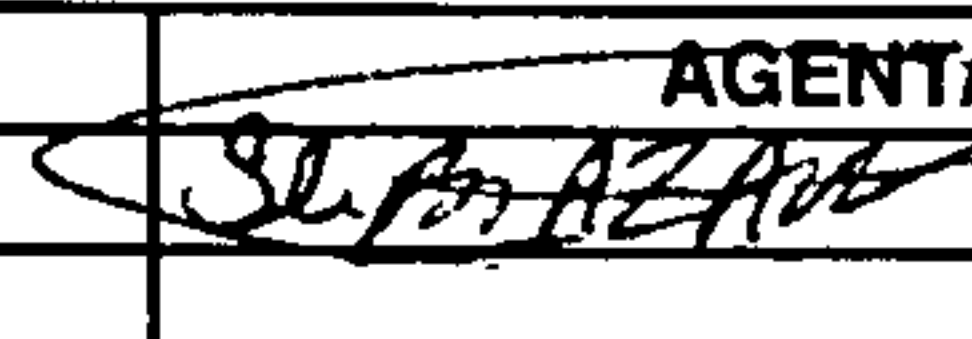

 TRANSPORTATION DEVELOPMENT - date 3-16-05

Bradley H. Brigham 3/16/05
 CITY ENGINEER - date


 UTILITY DEVELOPMENT - date 3/16/05


 Robert Gay, NEW MEXICO UTILITIES, Inc. - date 3-17-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	11-1-06			

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Randy Pulliam	Albuquerque Asphalt	831-0811
Andrew Gallegos	COA-Traffic Engineer	857-8004

If you have any question regarding this matter, please do not hesitate to call me at 899-5570.



10

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

PAID RECEIPT

APPLICANT NAME WILSON & CO. INC

AGENT FELIX RABADI

ADDRESS _____

PROJECT & APP # 1003475/05 DRB 01656

PROJECT NAME ~~Site~~ PARADISE VIEW SUBDIVISION

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions DEFERRAL

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

\$ _____ 441018/4971000 Public Notification

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

\$ 50.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

11/2/2005 10:14AM LOC: ANNX
RECEIPT# 00049189 WS# 006 TRANS# 0008
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$50.00
J24 Misc

\$50.00

CA \$50.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

... for Subdivision Purposes **P**

... for Building Permit

IP Master Development Plan

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

Supplemental form **Z**

ZONING & PLANNING

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Felix Robadi PHONE: 505-640-4443 ⁴⁴⁰⁻⁶⁴⁴³

ADDRESS: 4415 SHERRE DR NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

AGENT (if any): Wilson & Co Inc PHONE: 3484132

ADDRESS: 4900 LANG AVENUE FAX: 3484055

CITY: Alb. STATE NM ZIP 87109 E-MAIL: Jennifer.Whitey@wilsonco.com

DESCRIPTION OF REQUEST: subdivide existing 2 tracts into 163 residential lots

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. Unplatted in S10 & 11 + Tract 1 Sundance Est. Unit: _____

Subdiv. / Addn. 1 TBK. PARADISE VIEW SBDV.

Current Zoning: R-Lt Proposed zoning: No change

Zone Atlas page(s): B-10-2 B-11-2 No. of existing lots: 2 No. of proposed lots: 163

Total area of site (acres): 22.3422' 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. 101006547319240705 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Paradise boulevard

Between: James Monroe Mid School and Catholic Church

ST. JUDE

CASE HISTORY:

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

1003475, 04DRB-00842 (10) 04DRB 01694, 01695 & 01696,

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

SIGNATURE J Whitey DATE 10/25/05

(Print) Jennifer Whitey Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB - 11656</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 3500.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</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 <u>11/2/05</u>			Total <u>\$ 3520.00</u>

Ji Si 10/25/05
Planner signature / date

Project # 1003475

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.

Jennifer Whiteley Agent
 Applicant name (print)
J Whiteley
 Applicant signature / date
 10/25/05



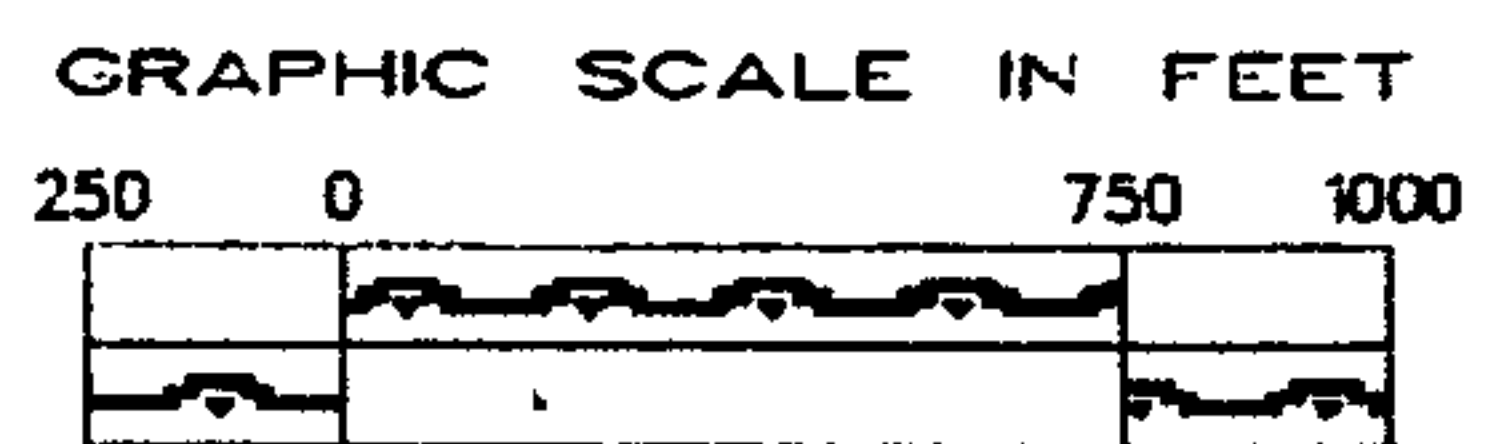
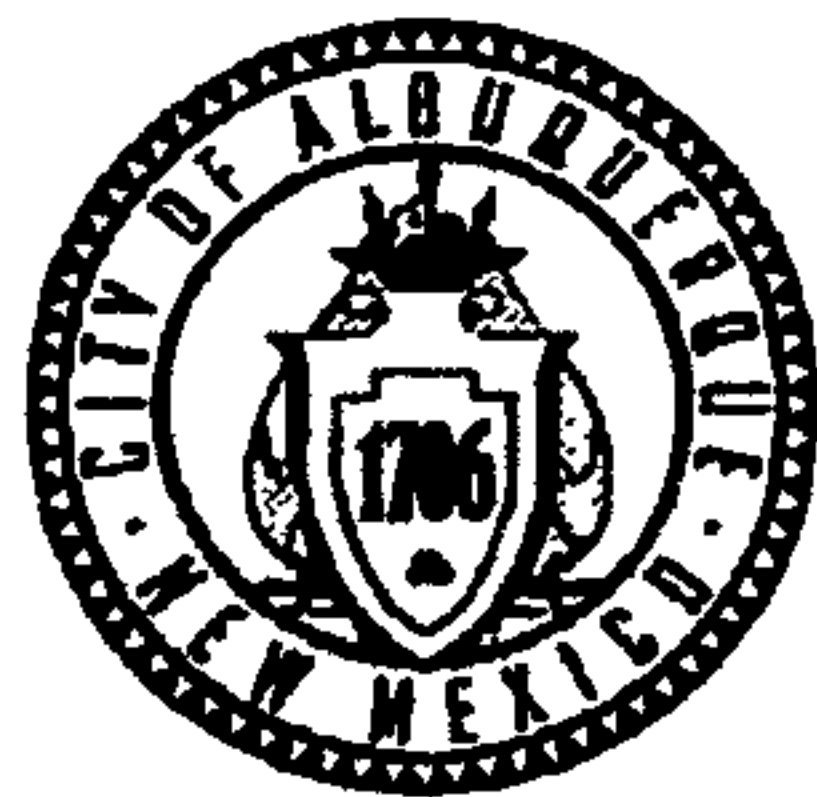
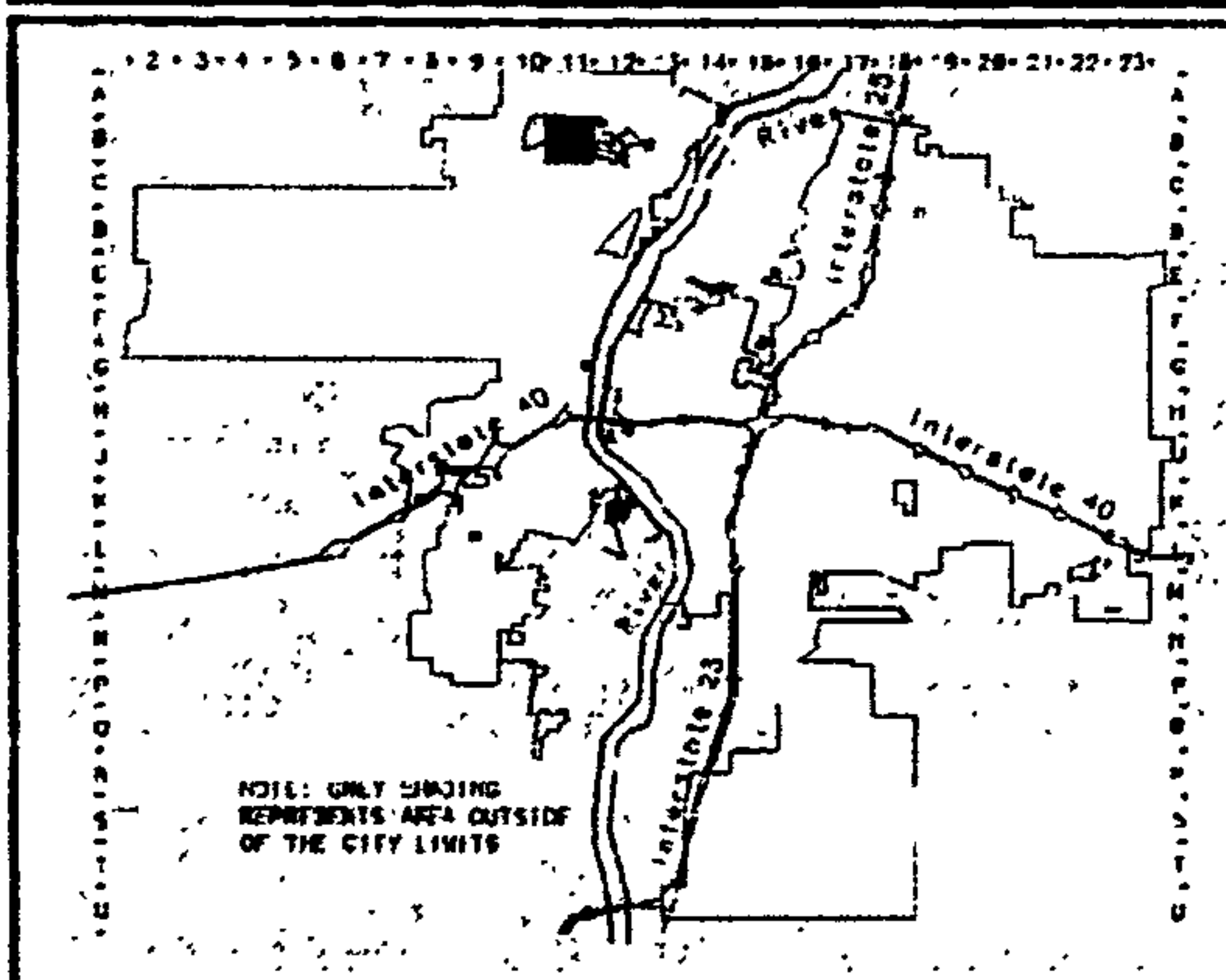
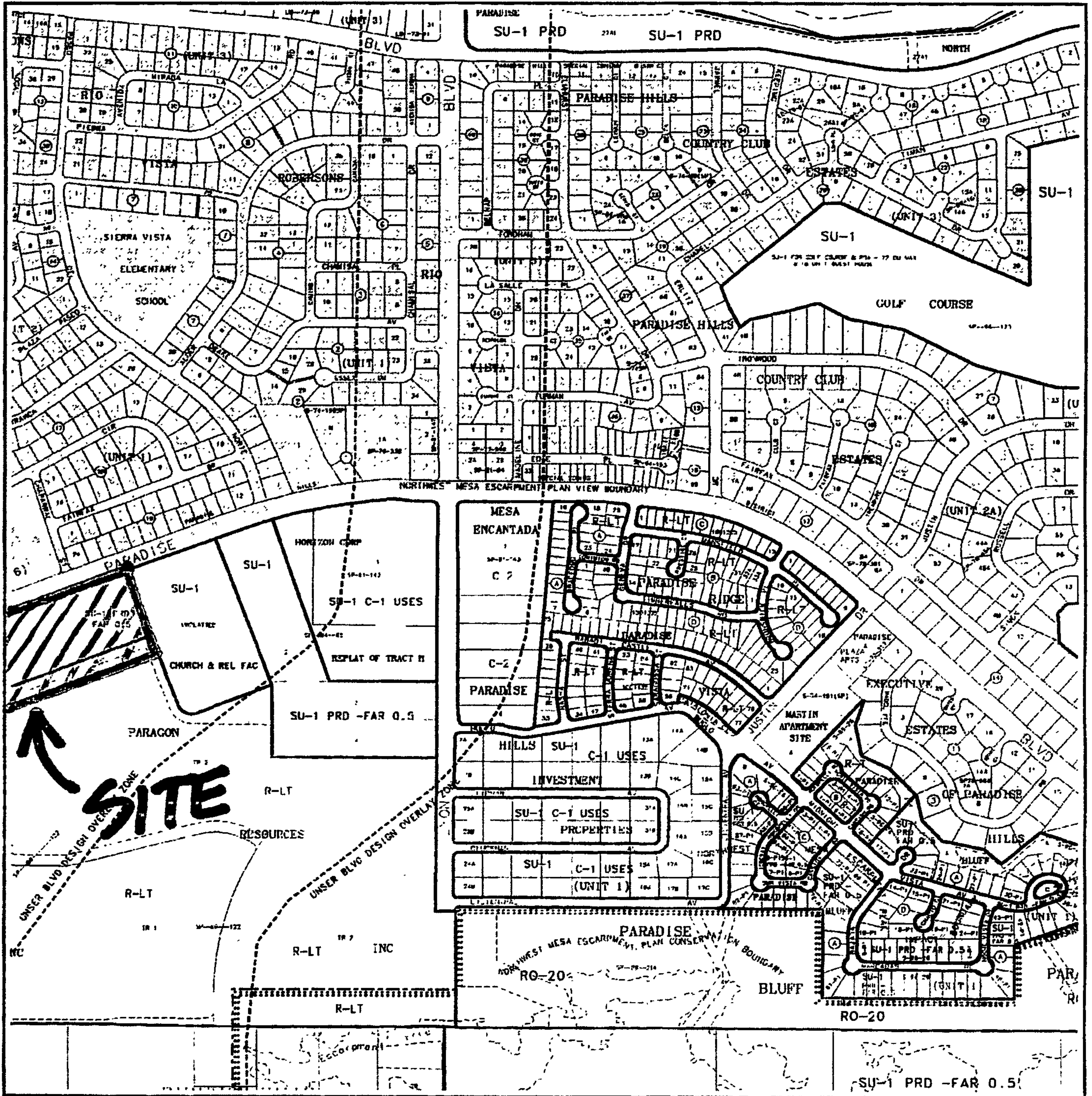
Form revised 3/03, 8/03 and 11/03

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

Application case numbers
 05DRB - 01656

Kim Sus Sus 10/25/05
 Planner signature / date

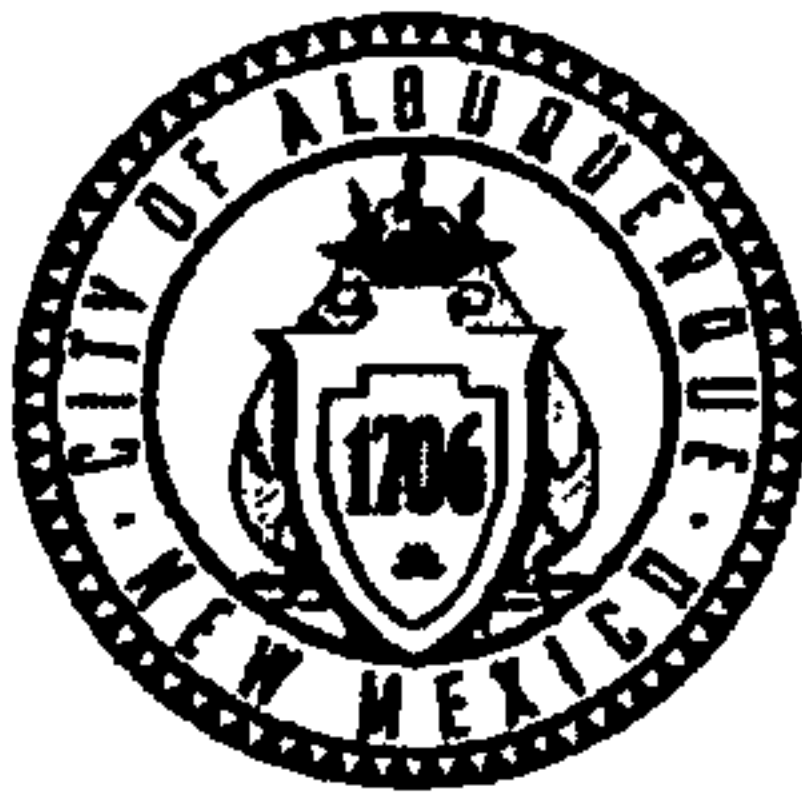
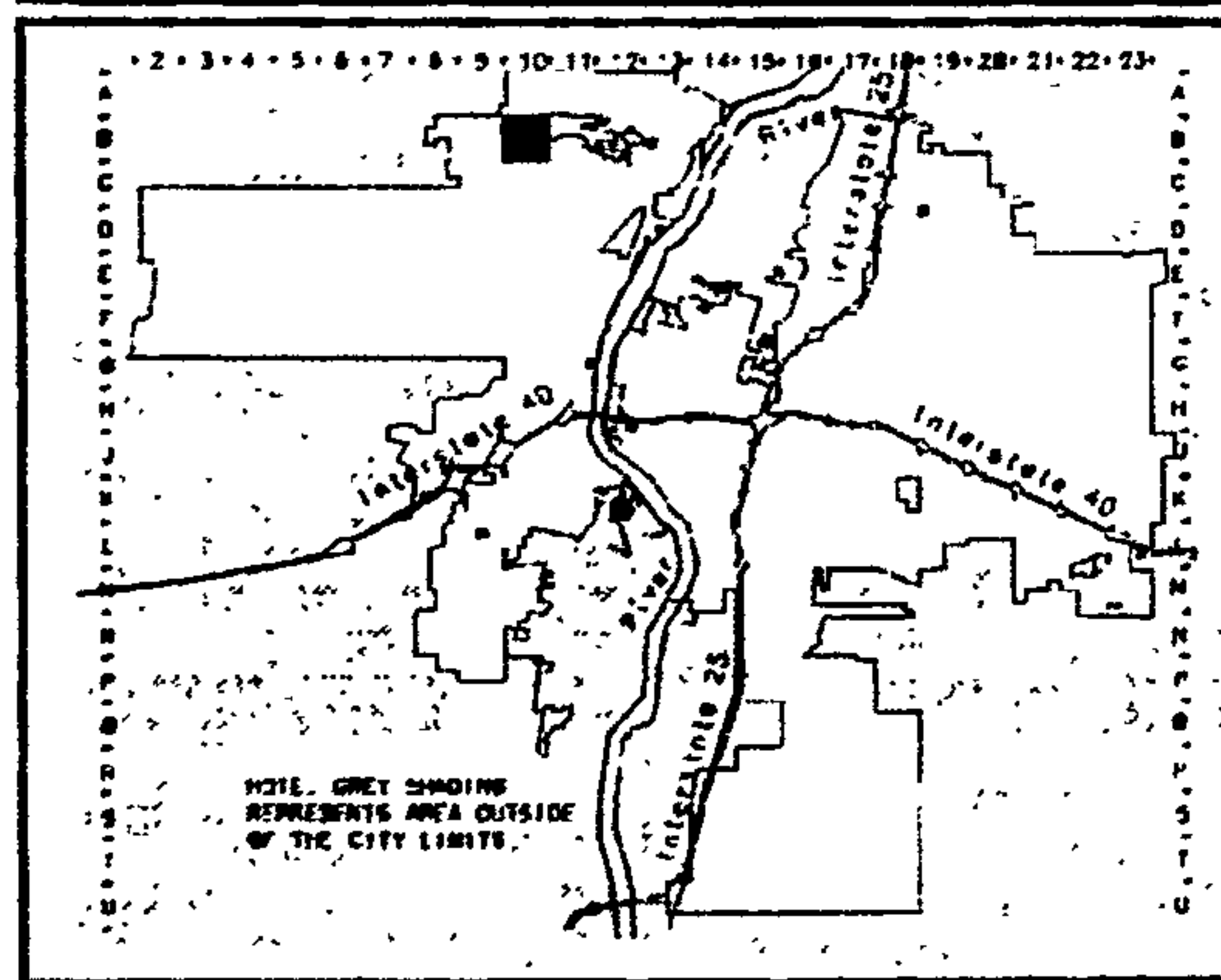
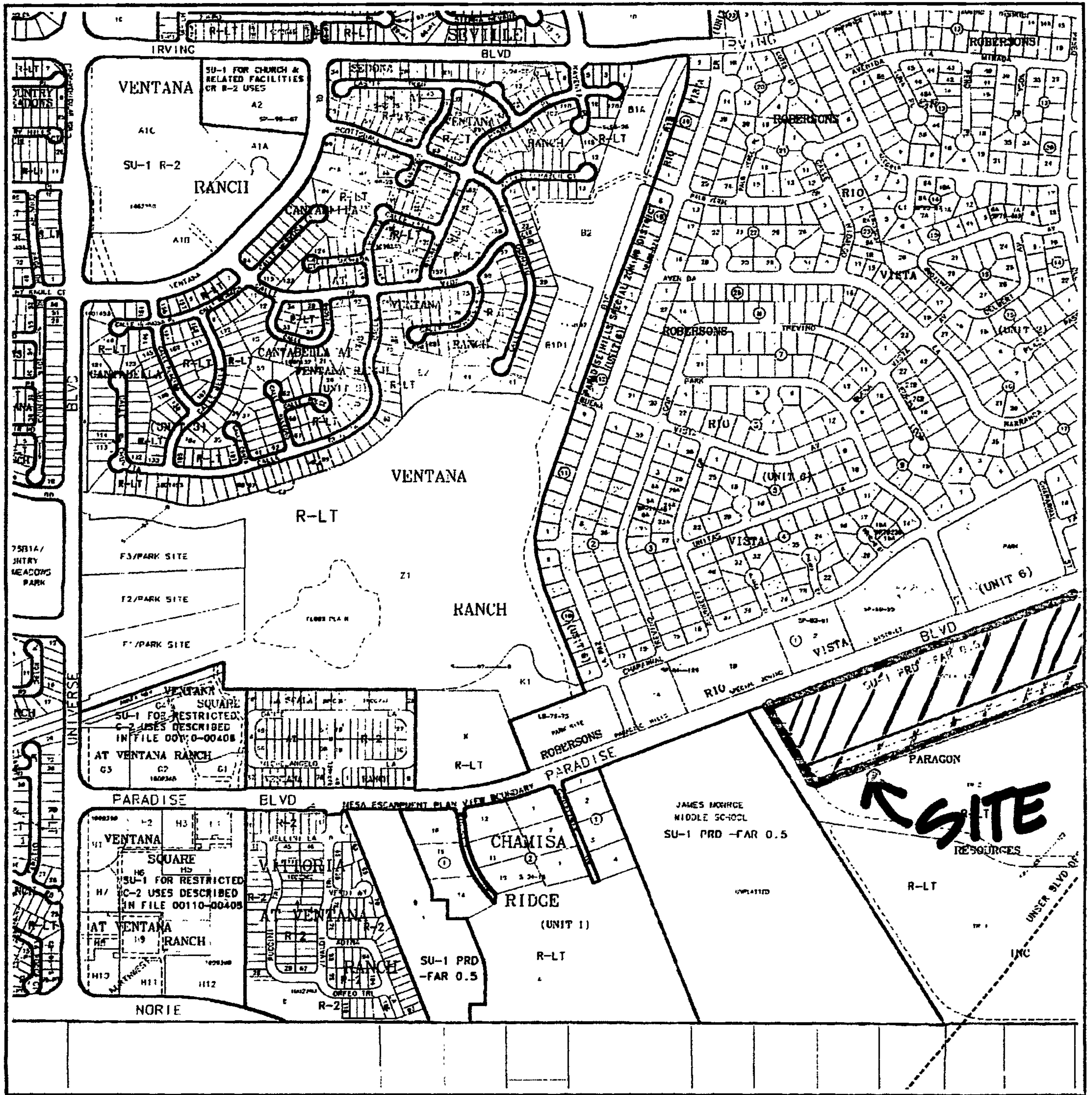
Project # 1003475



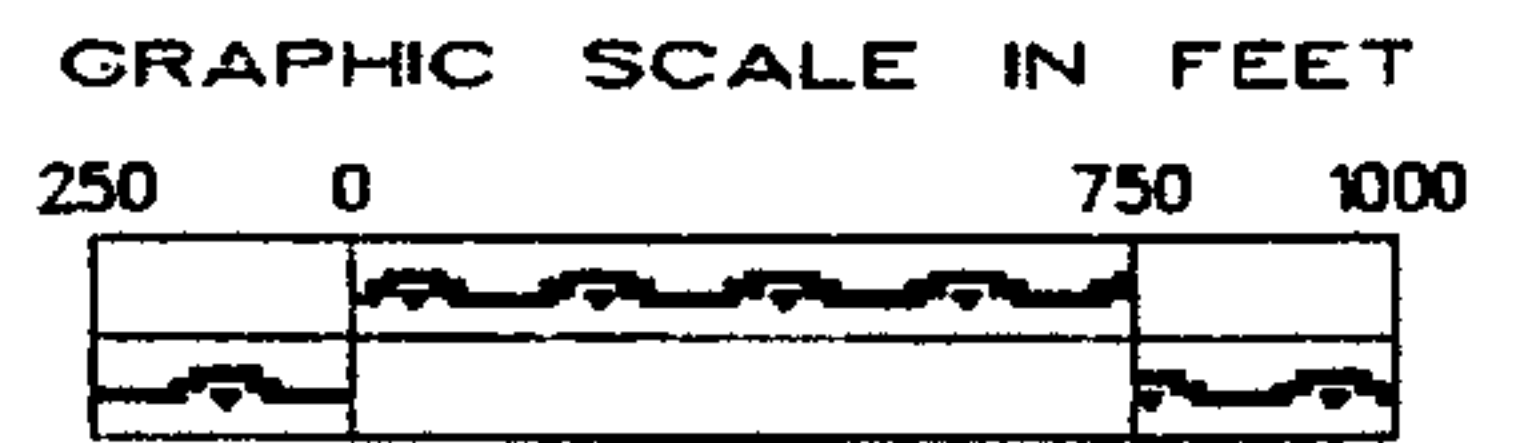
Zone Atlas Page
B-11-Z

A **G** **I** **S**
ANALYTIC GEOSPATIAL INFORMATION SYSTEM
PLANNING DEPARTMENT
 © Copyright 2004

Map Amended through October 05, 2004



A **G** **I** **S**
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

B-10-Z

Map Amended through October 05, 2004

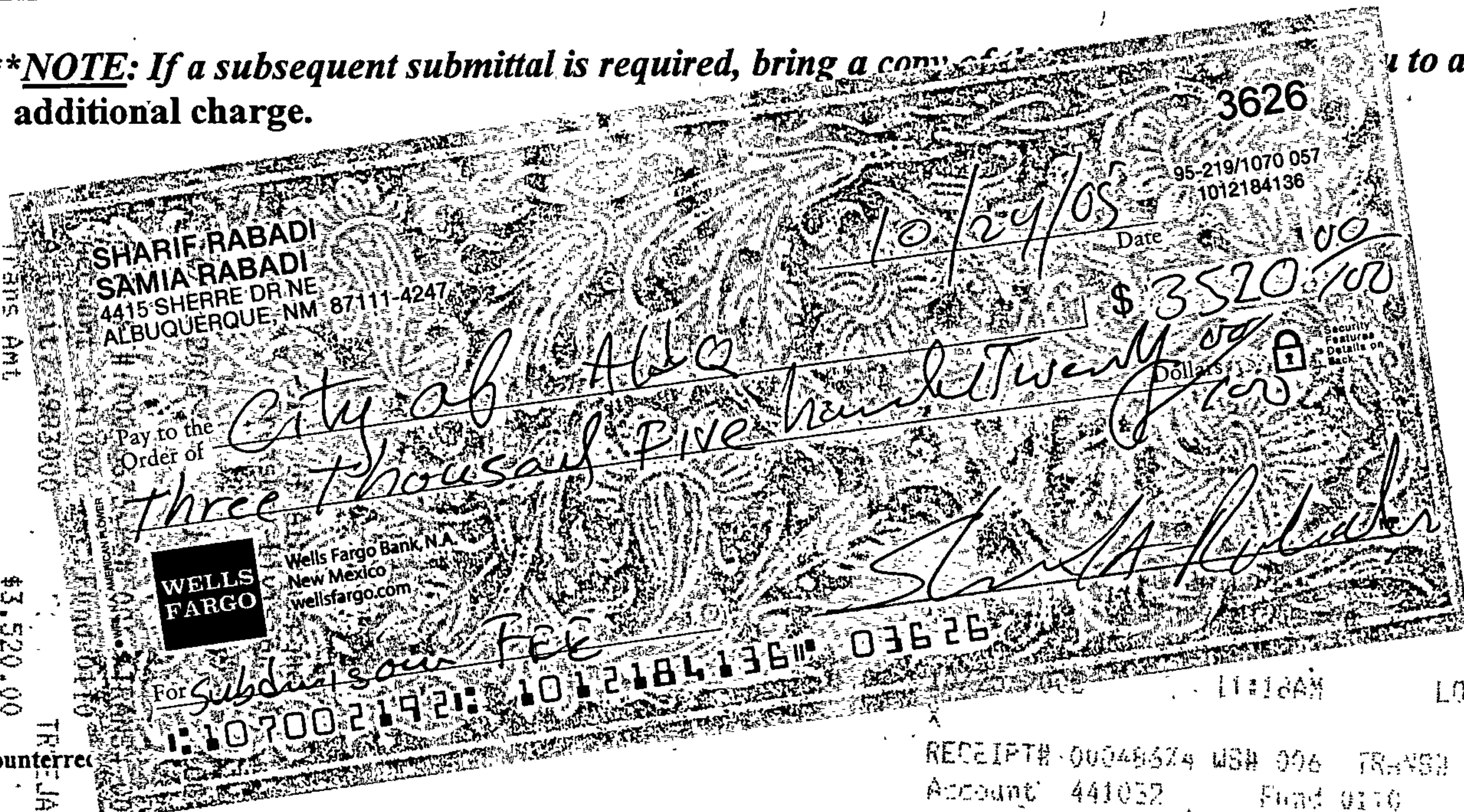
**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME FELIX RABADI
 AGENT Wilson & Co
 ADDRESS 4900 LANG
 PROJECT & APP # 1003475 / 05 DRB 01656
 PROJECT NAME PARADISE VIEW Subdivision

\$ 20.50 441032/3424000 Conflict Management Fee
 \$ 3500.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 3520.00 TOTAL AMOUNT DUE

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



CR
 J24 Misc
 TRANS AMT
 \$3,500.00
 \$3,520.00
 TRF-EJA
 Counterrec
 \$3,520.00
 \$0.00

RECEIPT# 00048674 USB 006 TR-VSB 0013
 Account 441032 Fund 0170
 Activity 3424000 TRF-EJA
 Trans Amt 13,520.00
 J24 Misc

\$0.00
 Thank You

Current DRC
Project Number: _____

**FIGURE 12
INFRASTRUCTURE LIST**

Claire

Date Submitted: 3/8/2005
 Date Site Plan Approved: NA
 Date Preliminary Plat Approved: 3/16/05
 Date Preliminary Plat Expires: 3/16/06
 DRB Project No.: 1003475
 DRB Application No.: 04DRB-01894

ORIGINAL

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PARADISE VIEW SUBDIVISION

~~PROPOSED NAME OF PLAT AND/OR DEVELOPMENT PLAN~~

Unplatted Lands together with a Northerly Portion of Tract 2, Paragon Resources, Inc., Located on Paradise Blvd. NW,
between Coneflower Dr. NW and Lyon Blvd. NW

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		30' F-F	Art. Paving w/ C&G, 5' Bike Lane, 6' sidewalk- S side w/ transition	Paradise Boulevard, NW	Paradise Blvd. adjacent to NW Limit of Project	Paradise Blvd. adjacent to NE Limit of Project	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Samia Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Ajloun Street, NW	Mafraq Avenue, NW	Paradise Boulevard, NW	/	/	/
		40' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Park Lane, NW	Ermemin Avenue, NW	Paradise Boulevard, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Jerusalem Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Baby Deena Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Ermemin Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Mafraq Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
WATER									
		10" Dia. MP Line	Waterline w/ Appurtenances	200+/- LF in existing easement	Paradise Boulevard, NW	Utility Easement adjacent to west limit of project	/	/	/
		24" Dia.	Butterfly Valve	Paradise Blvd. NW at 10" MP WL	Paradise Blvd. NW at jct. with easement	-	/	/	/
		8" Dia.	Waterline w/ Appurtenances	150 LF in easement	Utility Easement adjacent to west limit of project	Samia Street, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Samia Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Ajloun Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Park Lane, NW	Ermemin Avenue, NW	Paradise Boulevard, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Jerusalem Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		8" Dia.	Waterline w/ Appurtenances	Baby Deena Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
SANITARY SEWER									
		6" Dia. Force Main	SAS lift station in 8' Dia. MH w/ Appurtenances	Utility Easement, Lot 18, Bk 5	east end of Mafraq Avenue, NW	Paradise Blvd., NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Samia Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Ajloun Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Ermemin Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
		8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Mafraq Avenue, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/

ORIGINAL

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Baby Deena Street, NW	Mafraq Avenue, NW	Ermemin Avenue, NW	/	/	/
DRAINAGE									
		10' W x 2' H Channel	Sidewalk Culvert and Concrete Channel	Drainage Easement Lot 57, Bk 5	Mafraq Avenue, NW	Temp. Pond in Tracts 2 & 3, Sundance Estates to south	/	/	/
		10' W x 2' H Channel	Sidewalk Culvert and Concrete Channel	Drainage Easement Lot 26, Bk 5	Mafraq Avenue, NW	Temp. Pond in Tracts 2 & 3, Sundance Estates to south	/	/	/
		1- 0.9 AF & 1- 1.0 AF	Temp. Ponds and Channel	w/in Temporary Grading /Drainage Easements in adjacent Sundance Estates tracts to south			/	/	/

NOTES

- Offsite mitigation \$565.00/Lot can be applied to Transportation impact fees.
- Engineer's certification of Grading Plan is required prior to release of SIA & Financial Guarantee.
- STREET LIGHTS FOR DPM

AGENT/OWNER

 3.12.05
 Robert MacLake, PE, (Agent) NAME
 Wilson & Company, Inc., 4900 Lang Ave NE
 Albuquerque, NM 87109
FIRM

AGENT/OWNER
 Sharif A. Rabadi NAME
FIRM

SIGNATURE - date

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS


 3/16/05
 DRB CHAIR - date

Christina Sandorval 3/16/05
 PARKS & GENERAL SERVICES - date


 3-16-05
 TRANSPORTATION DEVELOPMENT - date

Bradley K. Bingham 3/16/05
 CITY ENGINEER - date


 3/16/05
 UTILITY DEVELOPMENT - date


 3-17-05
 Robert Gay, NEW MEXICO UTILITIES, Inc. - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wilson & Company
Latin America, LLC

File

12 January 2005

Jeffrey Jesionowski, EPC Chair
City of Albuquerque,
Plaza del Sol, 600 Second St. NW
Albuquerque, NM 87102

Re: **Project # 1003475, Paradise View Subdivision:
Withdrawal of request for EPC review of Paradise View- Site Development Plan
for Subdivision:
WCEA File: X4-210-012**

Dear Mr. Jesionowski:

This letter is to request withdrawal of Wilson & Company's request for EPC review and approval of Paradise View Site Development Plan for Subdivision (Project # 1003475 and scheduled to be heard at the 20 January, 2005 EPC meeting).

The Certificate of Zoning dated 5 January 2005 (File Z-94-83, final action dated 11 August 1994) certifies the zoning on the property as R-LT rather than SU1-PRD as previously described in the Zone Atlas. The owner's development plans comply with R-LT zone requirements and approval by the EPC of a Site Development Plan for Subdivision for this property is not required.

We will proceed with the submittal of Paradise View Subdivision to the City Design Review Board for approval of Vacation of Public Right-of-Way, Vacation of Easements, Preliminary Plat, and Temporary Sidewalk Deferral.

Thank you for your consideration of this matter and Planning staff's time and help in review of this application.

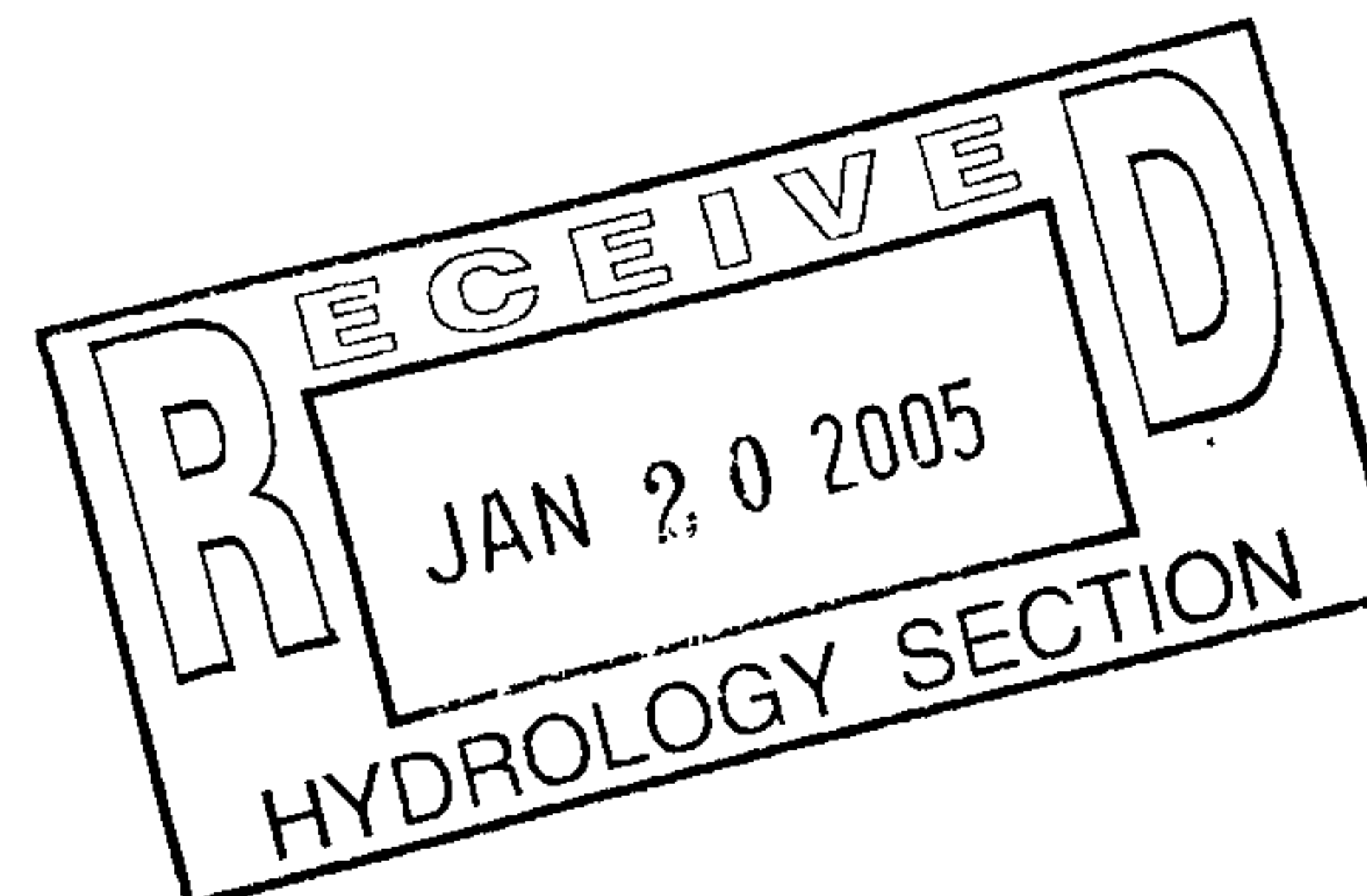
If you have questions regarding this request, please contact me at 348-4024. Thank you.

WILSON & COMPANY, INC.



Robert MacLake, P.E.

Copy to: Sheran Matson, AICP, DRB Chair



*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	2500	
CONNECTION TEL		93484055
SUBADDRESS		
CONNECTION ID		
ST. TIME	11/18 07:34	
USAGE T	00'55	
PGS.	2	
RESULT	OK	

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Robert Mankake FAX# 348-4055

PAGES (INCLUDING COVER SHEET) 2

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

#1003475

COMMENTS:

Planning comments only.

Project # 1003039

04DRB-01675 Major-Preliminary Plat Approval

04DRB-01676 Major-Vacation of Pub Right-of-Way

04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES**) zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] (C-20)

The perimeter wall exhibit does not clearly show where the wall is planned. The location portion of the exhibit needs better definition on wall placement. Is the retaining wall in a location next to the roads and below the screen wall? If so, a diagram needs to be included in the wall design showing the combined height and design.

The language on the plat for the vacation of a portion of Wilshire RD, NE should include the DRB Application # & exclude "in fee simple" language.

The signature of the owner should have typed information below the signature line identifying the person by name and title. The date of signature is also needed.

The current zoning is required per the Subdivision Ordinance on the preliminary plat under Subdivision Data.

Project # 1003475

04DRB-01694 Major-Vacation of Pub Right-of-Way

04DRB-01695 Major-Preliminary Plat Approval

04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] (B-10)

The perimeter wall design should indicate the cap & pilaster will project a minimum of 2" on the public side. Some of the information required on the submittal is missing. See the submittal requirement sheets for details.

The maximum height of the perimeter wall is 6 feet on the public side unless it is a combination of retaining wall & perimeter wall. Then 8 feet on the public side is the maximum height. The wall design indicates a height above 6 feet.

The wall design must receive approval before the preliminary plat is approved by DRB.

Section 14-16-2-22(A)(24) states that a Site Plan for Subdivision must be submitted to EPC. DRB cannot even hear the platting action until the SPS is approved by EPC & submitted to DRB for final signoff. There is no indication on the application that a zone change is being requested.

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

PAID RECEIPT

APPLICANT NAME Felix Rabade
AGENT Wilson & Company
ADDRESS _____
PROJECT & APP # 1003475
PROJECT NAME Paradise View

\$ _____ 441032/3424000 Conflict Management Fee

\$ 170⁰⁰ 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

\$ 170⁰⁰ 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

3/4/2005 11:53AM LOC: ANNX
RECEIPT# 00037439 WSH 008 TRANS# 0035
Account. 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$170.00
J24 Misc \$170.00
CK \$170.00
CHANGE \$0.00

Thank You

TIERRA WEST, LLC

#8

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

TO: Sheran Matson, DRB
COMPANY: City of Albuquerque
FAX #: 924-3864
TOTAL OF PAGE/S: 3
FROM: Bonny Dempnock for Vincent Carrica, P.E.
SUBJECT: Paradise View Subdivision
Concurrence of Offsite Ponding and Proposed Grades
JN: 22039 Paragon Properties
DATE: February 17, 2005

A hard copy will be sent via mail on February 18, 2005.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY – THURSDAY OR 8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU.

**CAPITAL ALLIANCE INVESTMENTS, LLC**

February 16, 2005

Ms. Sheran Matson, AICP, Chair

Development Review Board

City of Albuquerque

PO Box 1293

Albuquerque, NM 87103

**RE: Paradise View Subdivision
Concurrence of Offsite Ponding and proposed grades**

Dear Ms. Matson:

Capital Alliance Investments, LLC and Tierra West, LLC have been in communication with the engineers and the owner on the subject development. We initially had some concerns about the proposed grading of the Paradise View Subdivision due to large grade differences between their site and the proposed Sundance Estates Subdivision. The plans were recently revised by Wilson & Company and now reflects retaining walls that are between 2 to 4 feet in height, which is acceptable. We are in agreement with the offsite ponding for Paradise View being located on Sundance Estates. We are also in agreement with the required interim slope tie along the common property line and we have coordinated the storm sewer and sanitary sewer outfall locations, as well as the routing of the upland drainage basin (residential area of Bernalillo County).

We respectfully request that all the required preparation and recording of these agreements and the required easements be completed by the Owner of Paradise View Subdivision and their engineer and executed prior to the receipt of final plat approval from the Development Review Board. **We should further clarify that any measures, temporary or permanent, required to accommodate the needs of Paradise View Subdivision are at their own expense and effort.**





CAPITAL ALLIANCE INVESTMENTS, LLC

Ms. Sheran Matson
February 16, 2005
Page 2

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

Best Regards

CAPITAL ALLIANCE INVESTMENTS, LLC

A handwritten signature in black ink, appearing to read 'AUGUSTINE C. GRACE', written over a horizontal line.

AUGUSTINE C. GRACE, P.E.

LAND DEVELOPMENT MANAGER

cc: Ronald R. Bohannon, PE, Tierra West, LLC
Brad Bingham, PE, COA
Felix Rabadi
Robert McLake, PE, Wilson & Company



*** RX REPORT ***

RECEPTION OK

TX/RX NO	7352
CONNECTION TEL	505 858 1118
SUBADDRESS	
CONNECTION ID	
ST. TIME	02/17 15:37
USAGE T	00'50
PGS.	3
RESULT	OK

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego
Wilson & Company
Latin America, LLC

Ms SHERAN MATSON, CHAIR
CITY OF ALBUQUERQUE
DESIGN REVIEW BOARD

DRB # 1003475
PARADISE VIEW SUBDIVISION

THIS LETTER IS TO REQUEST DEFERRAL
OF THIS PROJECT TO THE ~~FEBRUARY 23, 2005~~
MEETING, AN ADDITIONAL DEFERRAL FEE
WILL BE PAID PRIOR TO ~~FEBRUARY 23, 2005~~
MARCH 9, 2005.

THANK YOU

ROBERT MACLURE



110
110
220
-50
\$170 - over

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

PAID RECEIPT

APPLICANT NAME Felix ZABADI

AGENT Wilson & Co

ADDRESS _____

PROJECT & APP # 1003475

PROJECT NAME PARADISE VIEW

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions *Deferral fee*

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

\$ _____ 441018/4971000 Public Notification

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

\$ 50.00 TOTAL AMOUNT DUE

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

DEFER TO 3.9.05 DRB

DUPLICATE
City Of Albuquerque
Treasury Division

2/23/2005 8:53AM LUCY ANN
RECEIPT# 00035883 WSP 006 TRANSR 0005
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$50.00
J24 Misc \$50.00
CK \$50.00
CHANGE \$0.00

Thank You

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego
Wilson & Company
Latin America, LLC

Ms. SHERAN MATSON, CHAIR
CITY OF ALBUQUERQUE
DESIGN REVIEW BOARD

DRB # 1003475
PARADISE VIEW SUBDIVISION

THIS LETTER IS TO REQUEST DEFERRAL
OF THIS PROJECT TO THE FEBRUARY 23, 2005
MEETING, AN ADDITIONAL DEFERRAL FEE
WILL BE PAID PRIOR TO FEBRUARY 23, 2005.

THANK YOU

ROBERT MACLECK



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

PAID RECEIPT

APPLICANT NAME Felipe Rabade
AGENT Wilson & Co
ADDRESS _____
PROJECT & APP # 1003475
PROJECT NAME Paradise View

\$ _____ 441032/3424000 Conflict Management Fee
\$ 110.00 441006/4983000 DRB Actions Referral
\$ _____ 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
\$ 110.00 TOTAL AMOUNT DUE

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

For 2/9 to 2/16/05 referral @ DRB

City Of Albuquerque
Treasury Division

2/15/2005 4:35PM LOC: A:NX
RECEIPT# 00036381 WS# 008 TRANS# 0054
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$110.00
J24 Misc \$110.00
CK \$110.00
CHANGE \$0.00

Thank You

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

PAID RECEIPT

X 11

APPLICANT NAME _____
AGENT Wilson & Company
ADDRESS _____
PROJECT & APP # 1003475
PROJECT NAME Paradise View Subdivision.

\$ _____ 441032/3424000 Conflict Management Fee
\$ 110.⁰⁰ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 110.⁰⁰ TOTAL AMOUNT DUE

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

SHARIF A. RABADI
SAMIA S. RABADI
4415 SHERRE NE
ALBUQUERQUE, NM 87111

195-660/1070
8090051931

DATE 1/31/05 1021

PAY TO THE ORDER OF City of Albu \$ 110.⁰⁰
One Hundred Ten and 00/100 City of Albuquerque
DOLLARS

BANK OF ALBUQUERQUE
Albuquerque, New Mexico
www.bankofalbuquerque.com

MEMO Wilson Facility

ECHELON GOLD 1/31/2005 3:33 PM
RECEIVED # 00037732 HW# 007 TRANS# 0033
Account # 41006 Fund 1103

MP 5L18

Counterrec + 1070066061 809005193 1021
CHANGE \$110.00
\$10.00
\$0.00

Thank You

WILSON & COMPANY

4900 LANG AVENUE NE, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 348-4000
 FAX (505) 348-4055

TRANSMITTAL

Date:	31 January 2005
Job No.:	X4-210-012
Re:	Paradise View Subdivision

To: Development Review Board
City of Albuquerque Planning Dept.
Plaza del Sol Building
505-924-3880

Attn: Sheran Matsen, Chair

WE ARE SENDING YOU Attached Under Separate Cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

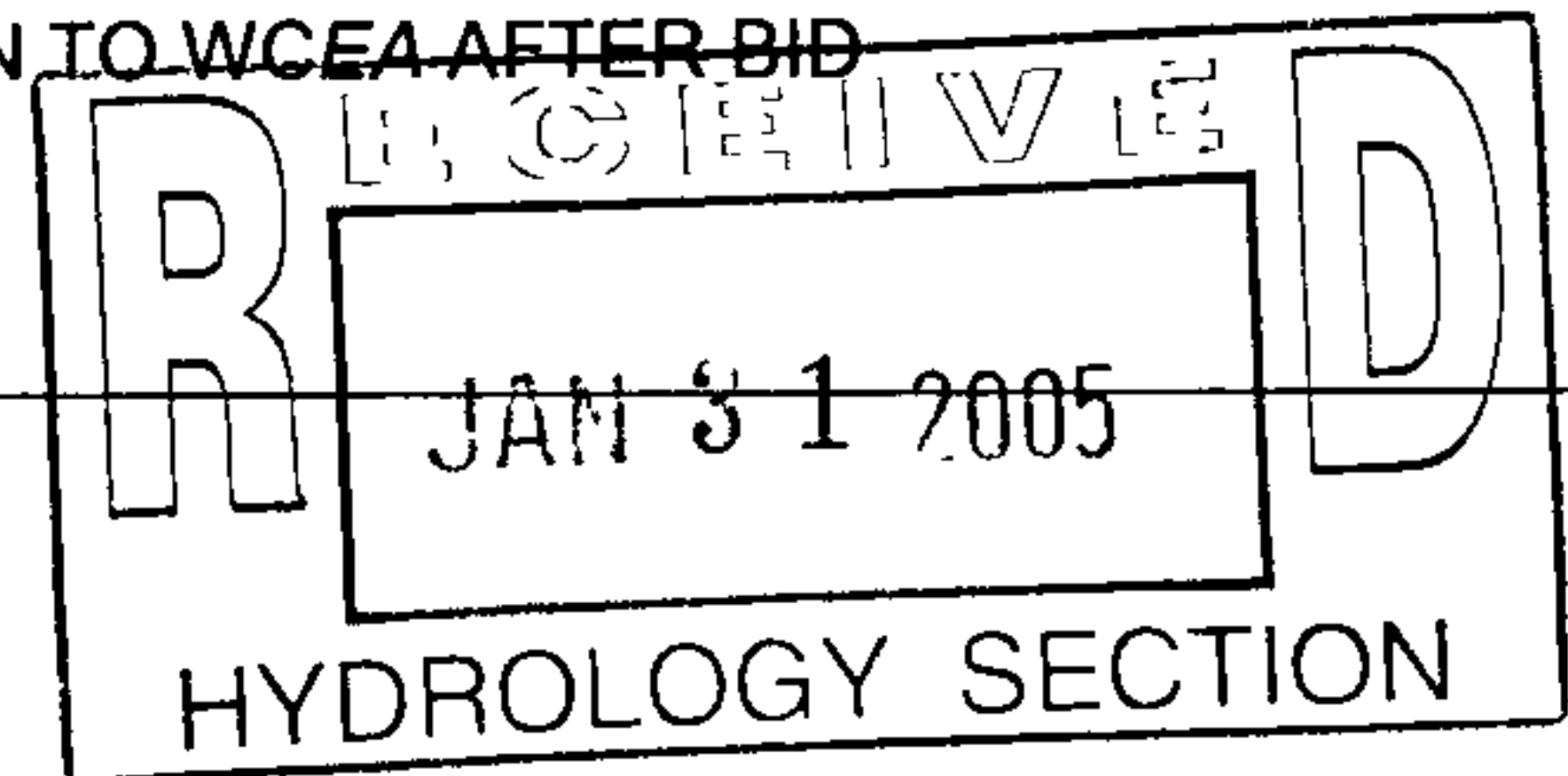
Copy of letter Change order Deferral Fee Payment

Copies	Date	Pages/Sheets	Description
1	1/31/05	1	Paradise View Subdivision- Project #1003475: \$110 check for deferral fee

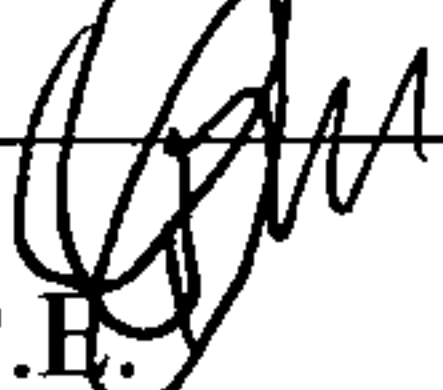
THESE ARE TRANSMITTED AS CHECKED BELOW:

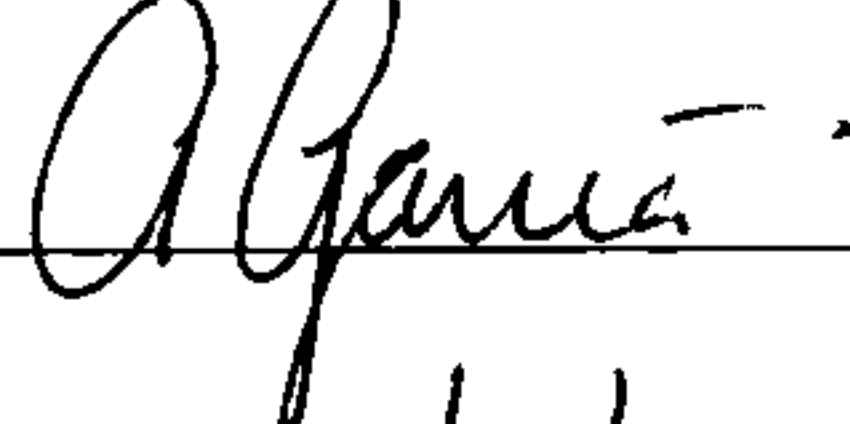
- For approval/signature
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____, 20__
- Approved as submitted
- Approved as noted
- Return _____ copies
- _____
- PRINTS ON LOAN - RETURN TO WCEA AFTER BID
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints

Remarks: Thank you.



COPY TO: _____

SIGNED Robert MacLake, P.E. 

RECIPIENT SIGNATURE: 

DATE: 1/31/05

Paradise Hills Civic Association

6001 Unitas Ct NW
Albuquerque, NM 87114
21 January 2005



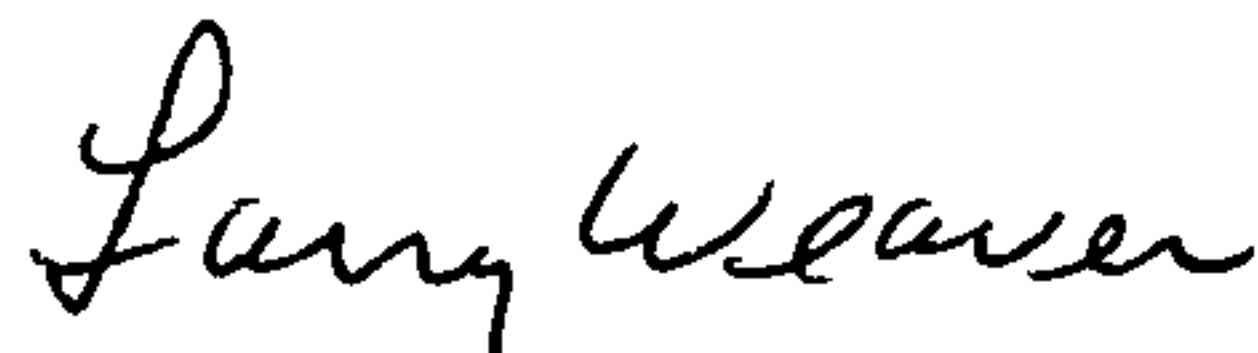
Ms. Sheran Matson
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

Dear Ms. Matson:

This is to inform members of the Development Review Board that the Paradise Hill Civic Association endorses the site development plan for Project # 1003475, a residential subdivision south of Paradise Boulevard between Coneflower Dr. NE and Lyon Blvd. NW.

Our organization has met twice with the developer, Felix Rabadi, and/or his agent, Wilson and Company. At our last meeting we requested realignment of the westernmost entrance to the development, one of two, so that it was aligned to Park Lane on the north side of Paradise Boulevard. We felt that with a full, instead of a T-intersection, that the intersection would be better suited for future signalization. It was pointed out to the developer and transportation planning that exiting from side streets (any) onto Paradise Boulevard was problematic during the am and pm rush hours. This is due to a combination of factors including commuter traffic to/from Ventana Ranch to the west, construction worker going and coming to work at Ventana Ranch and at the new The Trails subdivision, as well the high level of traffic generated by the James Monroe Mid School. Ultimately, traffic signals will be required at Paradise and Park as well as the entrance to the Mid School.

We met with Mr. Richard Dourte on January 19 and his department agreed to the realignment. The developer, Mr. Rabadi, was very accommodating with our request to relocate the entrance and recognized that its movement would also better meet the needs of residents of his development. He promised also that the development would be a high quality one. We hope that that is true and that the DRB will see that the plan to make it one is followed through. Other than the traffic concerns brought up here, our association does not foresee any other problems with the development



Larry Weaver
President

4
4
4
4
4



David J. Stallworth

01/21/05 01:27 PM

To: Claire A. Senova/PLN/CABQ@COA
cc: Sheran A. Matson/PLN/CABQ@COA, Kevin J. Curran/LEGAL/CABQ@COA
Subject: Project 1003475, Rabadi Subdivision proposal

Good afternoon, Claire:

At your request, here is an attachment containing the zoning certificate dated January 5 of this year. The applicant picked up the certificate on the 6th, so either him or his agent should have had enough common sense to amend the project description to avoid a possible error in notification. The reason that I am a little concerned is that this project involved facilitation with an affected neighborhood association, and they may have expected a hearing at the EPC level; I would not want to give them an opportunity to gripe about a possible procedural error. Hope this helps...

Thanx

DJS
x43940



zoningcert.jpg

*Sheran
I told David
we would announce
the change at the
meeting and on
the Action Sheet
H Claire*

**FIGURE 12
INFRASTRUCTURE LIST**

Date Submitted: 10/21/04
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1003475
 DRB Application No.: _____

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PARADISE VIEW SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Unplatted Lands together with a Northerly Portion of Tract 2, Paragon Resources, Inc., Located on Paradise Blvd. NW,
 between Coneflower Dr. NW and Lyon Blvd. NW

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		27' F-F	Art. Paving w/ C&G, 5' Bike Lane, 6' sidewalk- S side w/ transition	Paradise Boulevard, NW	Paradise Blvd. adjacent to NW Limit of Project	Paradise Blvd. adjacent to NE Limit of Project	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Amer Street, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Rabadi Street, NW	Samia Road, NW	Paradise Boulevard, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Omar Street, NW	Samia Road, NW	Paradise Boulevard, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Sharif Street, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Baby Deena Road, NW	Amer Street, NW	Sharif Street, NW	/	/	/
		28' F-F	Res. Paving w/ C&G, 4' Sidewalk Both Sides (deferred along lot fronts)	Samia Road, NW	Amer Street, NW	Sharif Street, NW	/	/	/

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
WATER									
<input type="text"/>	<input type="text"/>	10" Dia. MP Line	Waterline w/ Appurtenances	Rabadi Street, NW	Paradise Boulevard, NW	Utility Easement at south limit of project	/	/	/
<input type="text"/>	<input type="text"/>	24" Dia.	Butterfly Valve	Paradise Blvd. NW at 10" MP WL	Pardise Blvd. NW at Rabadi Road, NW	-	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Amer Street, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Omar Street, NW	Paradise Boulevard, NW	Baby Deena Road, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Sharif Street, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Baby Deena Road, NW	Amer Street, NW	Sharif Street, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline w/ Appurtenances	Samia Road, NW	Amer Street, NW	Sharif Street, NW	/	/	/
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	10" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Utility Easement, Lot 10, Bk 5	Northeast corner of Project	Paradise Blvd., NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Amer Street, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Rabadi Street, NW	Samia Road, NW	Paradise Boulevard, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Omar Street, NW	Samia Road, NW	Paradise Boulevard, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MHs & Appurtenances	Sharif Street, NW	Samia Road, NW	Baby Deena Road, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Baby Deena Road, NW	Amer Street, NW	Sharif Street, NW	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Sanitary Sewer w/ MH & Appurtenances	Samia Road, NW	Amer Street, NW	Sharif Street, NW	/	/	/

SIA Sequence #	CoA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
DRAINAGE									
		8' W x 2' H Channel	Sidewalk Culvert and Concrete Channel	Utility Easement Lot 49, Bk 5	Samia Road, NW	Temp. Pond in adjacent tract to south	/	/	/
		8' W x 2' H Channel	Sidewalk Culvert and Concrete Channel	Utility Easement Lot 49, Bk 5	Samia Road, NW	Temp. Pond in adjacent tract to south	/	/	/
		1- 0.9 AF & 1- 1.0 AF	Temp. Ponds	w/in Drainage/ Landscape Easements in adjacent tract to south			/	/	/

NOTES

- 1 _____
- 2 _____


AGENT/OWNER

Robert MacLake, PE (Agent)

NAME

Wilson & Company, Inc., 4900 Lang Ave NE
Albuquerque, NM 87109

FIRM

 29. Oct. 09

SIGNATURE - date

AGENT/OWNER

Sharf A. Rabadi

NAME

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

CITY ENGINEER - date

UTILITY DEVELOPMENT - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|--------------------------|--------------------------|---|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of.. |
| D | <input type="checkbox"/> | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

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

APPLICANT INFORMATION:

NAME: FELIX ZABADI PHONE: 505-266-2224
 ADDRESS: 4415 SHERRE NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): WILSON & COMPANY, INC. (ROBERT MACLAKE) PHONE: 348-4000
 ADDRESS: 4900 LANG AVE, NE FAX: 340-4055
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: rsmzlake@wilsonco.com

DESCRIPTION OF REQUEST: DRB PRELIMINARY PLAT REVIEW & APPROVAL, VACATION OF PUBLIC RIGHT-OF-WAY & LANDSCAPE & DRAINAGE EASEMENTS, SIDEWALK DEFERRAL

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. UNPLATTED LANDS TOGETHER W/ NORTHERLY PORTION OF TRACT 2, PARAGON RESOURCES Block: _____ Unit: _____
 Subdiv. / Addn. TOR Paradise View Subdivision
 Current Zoning: SU-1 PRD-FAR 0.5 Proposed zoning: _____
 Zone Atlas page(s): B-10-Z, B-11-Z No. of existing lots: 2 PARCELS No. of proposed lots: 166
 Total area of site (acres): 22.1 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101006547319240705 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD NW - SOUTH SIDE
 Between: EAST OF CONEFLOWER and WEST OF LYON

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# 1003475 SKETCH PLAT (WITHDRAWN) 04DRB 00842

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

SIGNATURE [Signature] DATE 10/25/04
 (Print) ROBERT MACLAKE, Wilson & Co. _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers

04DRB-01694
04DRB-01695
04DRB-01696

Action

<u>VRW</u>	<u>✓</u>	\$ <u>300.00</u>
<u>PP</u>	<u>SC(2)</u>	\$ <u>3245.00</u>
<u>TDS</u>	_____	\$ <u>0</u>
<u>AD Fee</u>	_____	\$ <u>75.00</u>
<u>CMF</u>	_____	\$ <u>20.00</u>

Hearing date 12-1-04

Total \$ 3640.00

Project # 1003475

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.

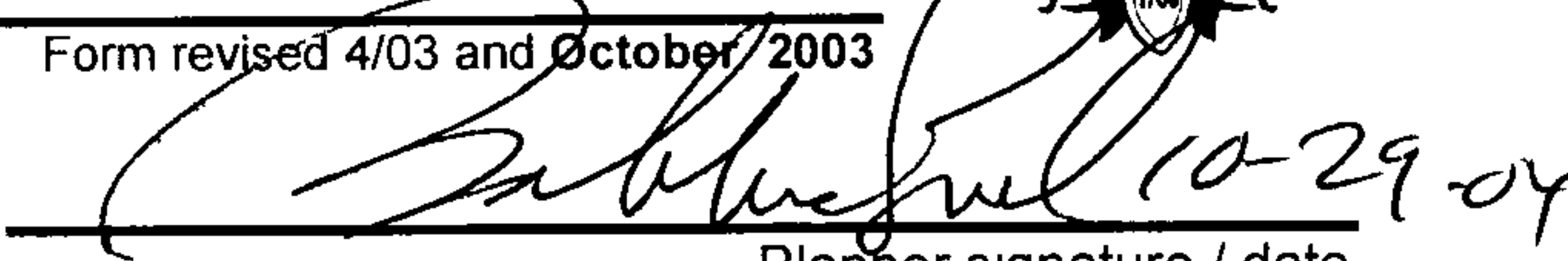
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

ROBERT MAC LAKE
 Applicant name (print)

 Applicant signature / date
20. Oct. 04



Form revised 4/03 and October 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|---------------|
| Application case numbers | |
| <u>04DRB -</u> | <u>-01694</u> |
| <u>04DRB -</u> | <u>-01695</u> |
| <u>04DRB</u> | <u>-01696</u> |


 Planner signature / date
10-29-04
Project # 1003475

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls **3 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
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

ROBERT MAC LAKE
 Applicant name (print)
Robert Mac Lake 29 Oct 04
 Applicant signature / date



Form revised 9/01, 8/03, 9/03 and 8/04

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|--|
| Application case numbers | |
| 04DRB-_____ - 9695 | |
| _____ - _____ | |
| _____ - _____ | |

[Signature]
 Planner signature / date
Project # 1003475

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: ROBERT MACLAKE Date of request: 29/01/04 Zone atlas page(s): B-10-Z, B-11-Z

CURRENT:
Zoning SH-1-PED. FAR 0.5

Legal Description - UNPLATTED LANDS & NORTHERLY
Lot or Tract # PORTION OF TRACT 2 Block # PARADISE RESOURCES

Parcel Size (acres / sq.ft.) 22.1 ACRES

Subdivision Name PARADISE VIEW SUBDIVISION

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

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

of units - 166 LOTS SINGLE FAMILY DETACHED
Building Size - _____ (sq. ft.) HOUSES

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

Applicant or Representative [Signature] Date 29.01.04

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes:

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

[Signature]
TRAFFIC ENGINEER

10/29/04
DATE

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

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

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME PARADISE VIEW SUBDIVISION

AGIS MAP # _____

LEGAL DESCRIPTION UNPLATTED LANDS TOGETHER WITH THE NORTHERLY PORTION OF TRACT 2 PARAGON RESOURCES

X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, ^{will be} ~~was~~ submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 10/29/04 [date]

Robert MacLack
ROBERT MAC LAKE
Applicant / Agent

29. Oct 04
Date

Brad Byle
Hydrology Division Representative

Date

X WATER AND SEWER AVAILABILITY STATEMENT

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

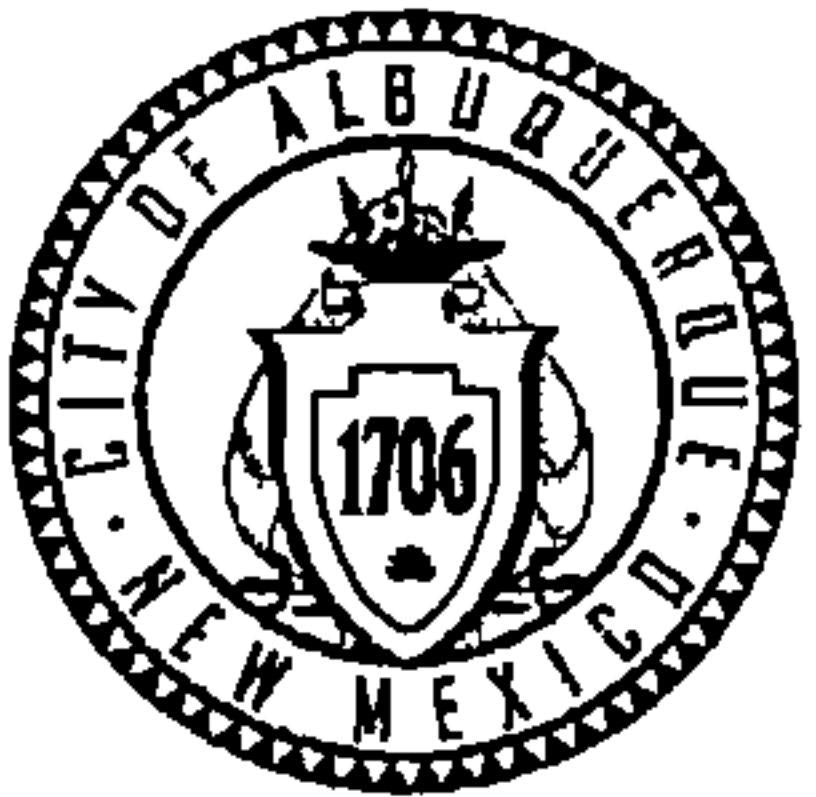
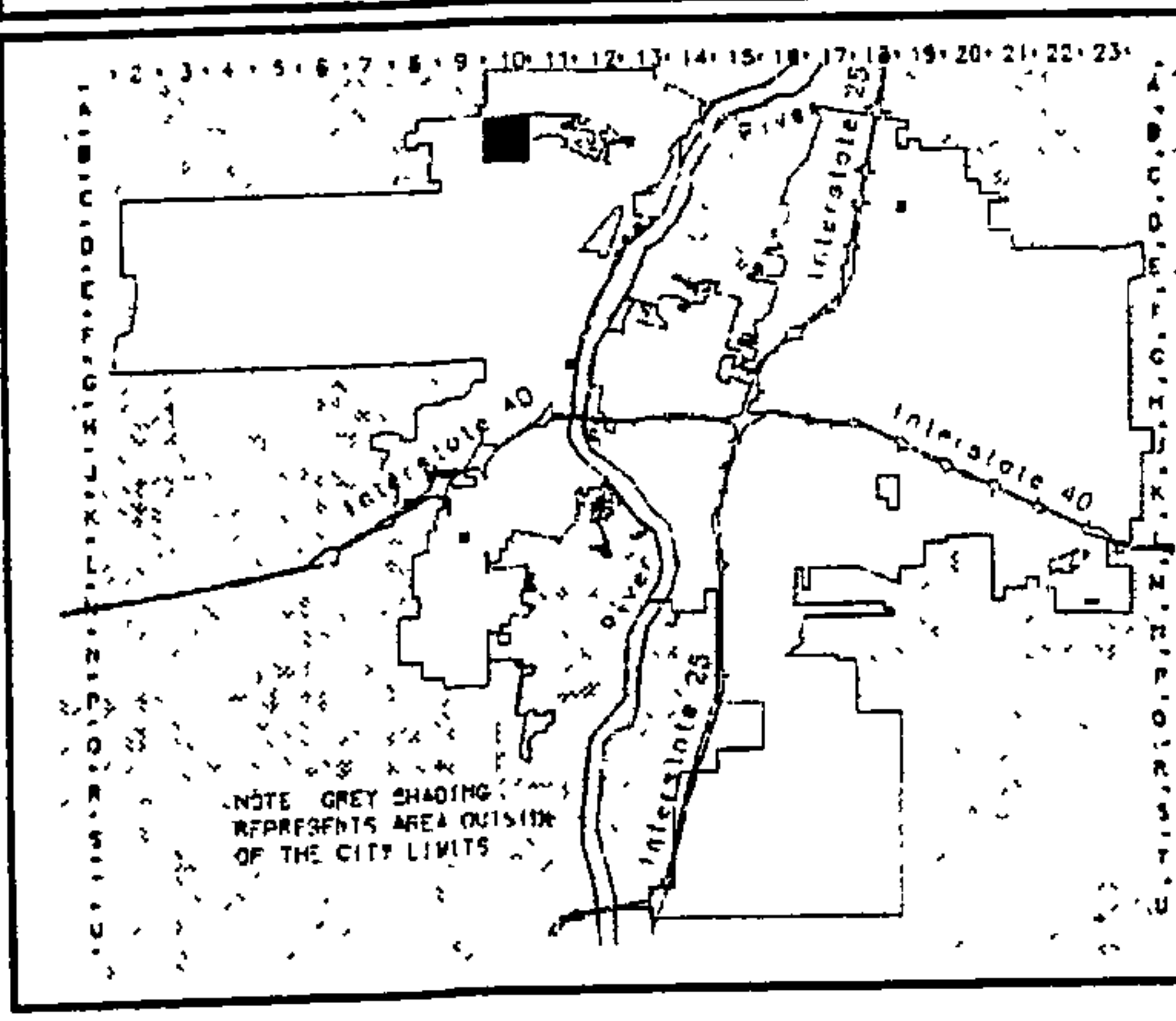
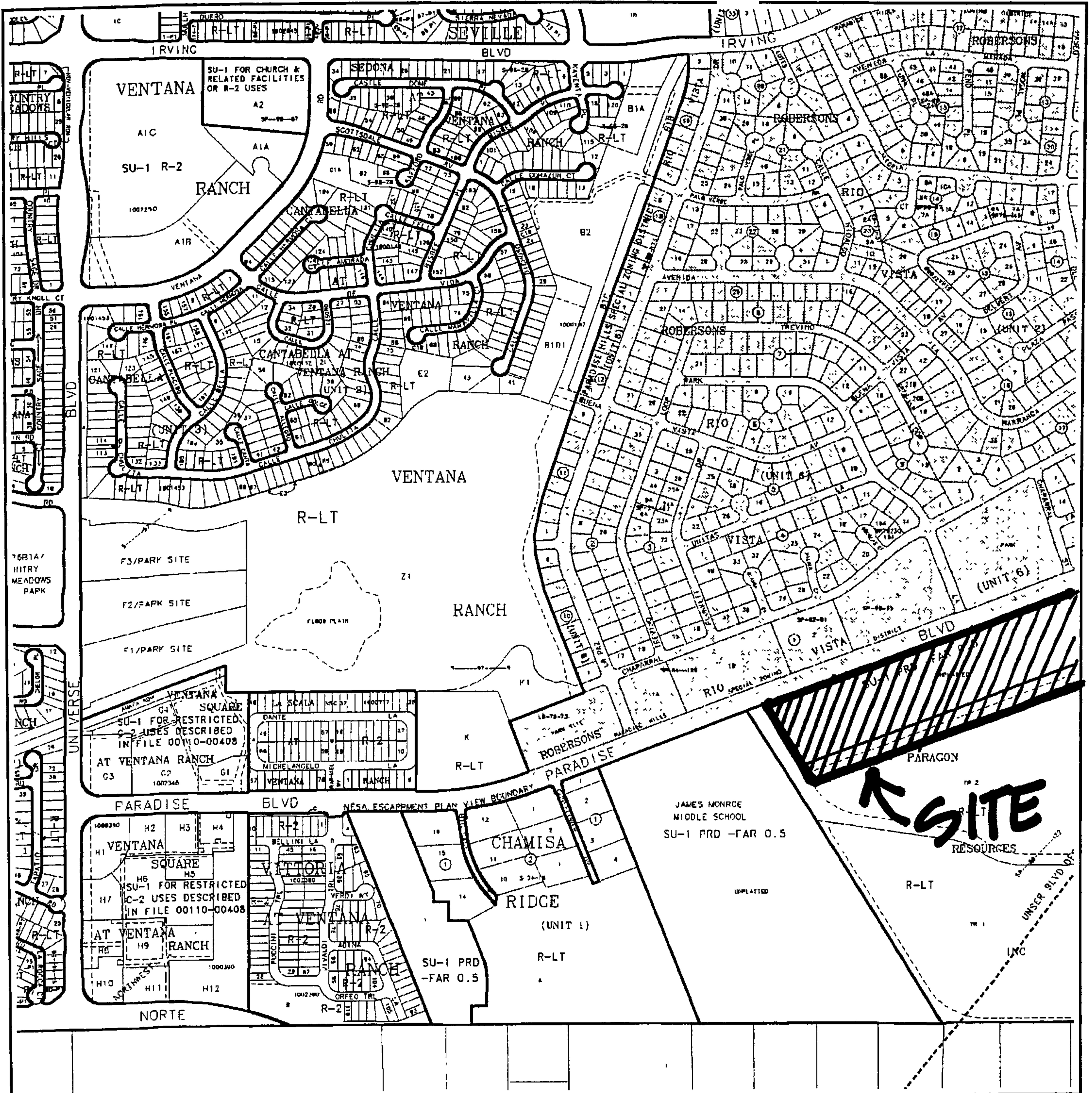
Robert MacLack
ROBERT MAC LAKE
Applicant / Agent

29. Oct. 04
Date

N/A - NEW MEXICO UTILITIES
Utilities Division Representative

Date

DRB# 04-01695
Proj # 1003475

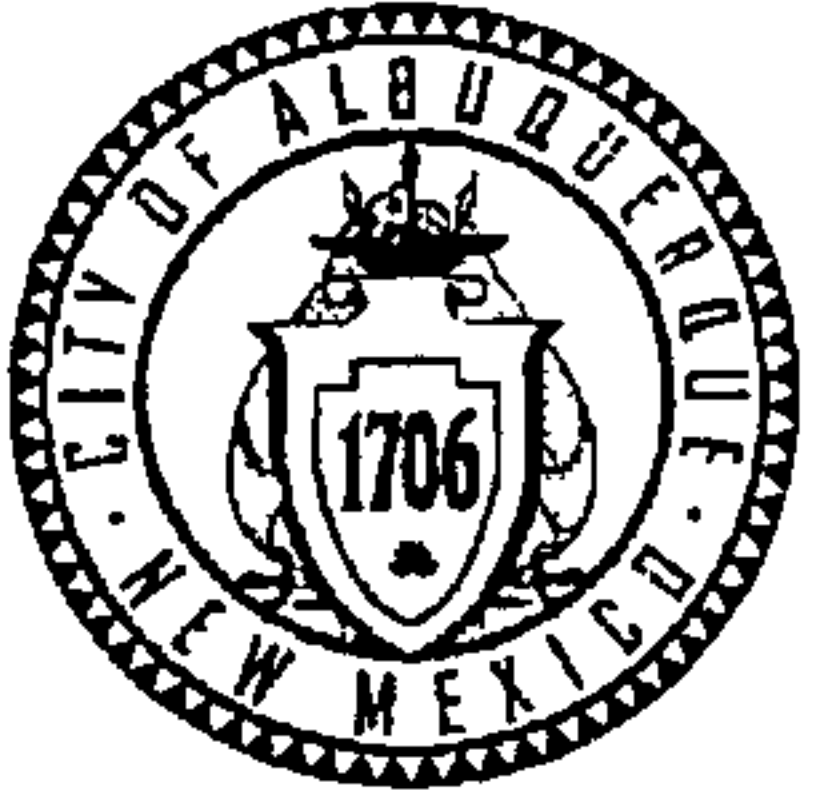
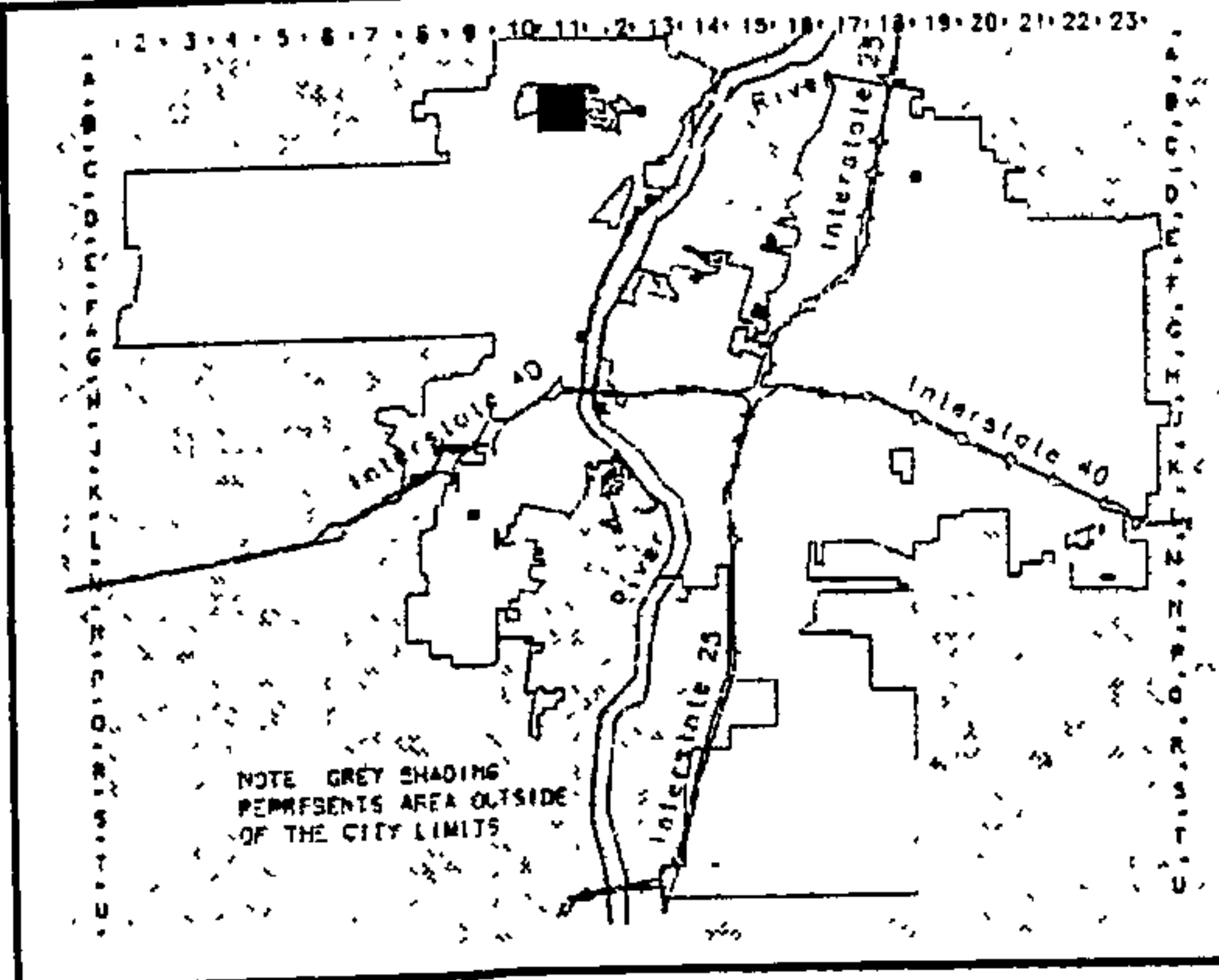
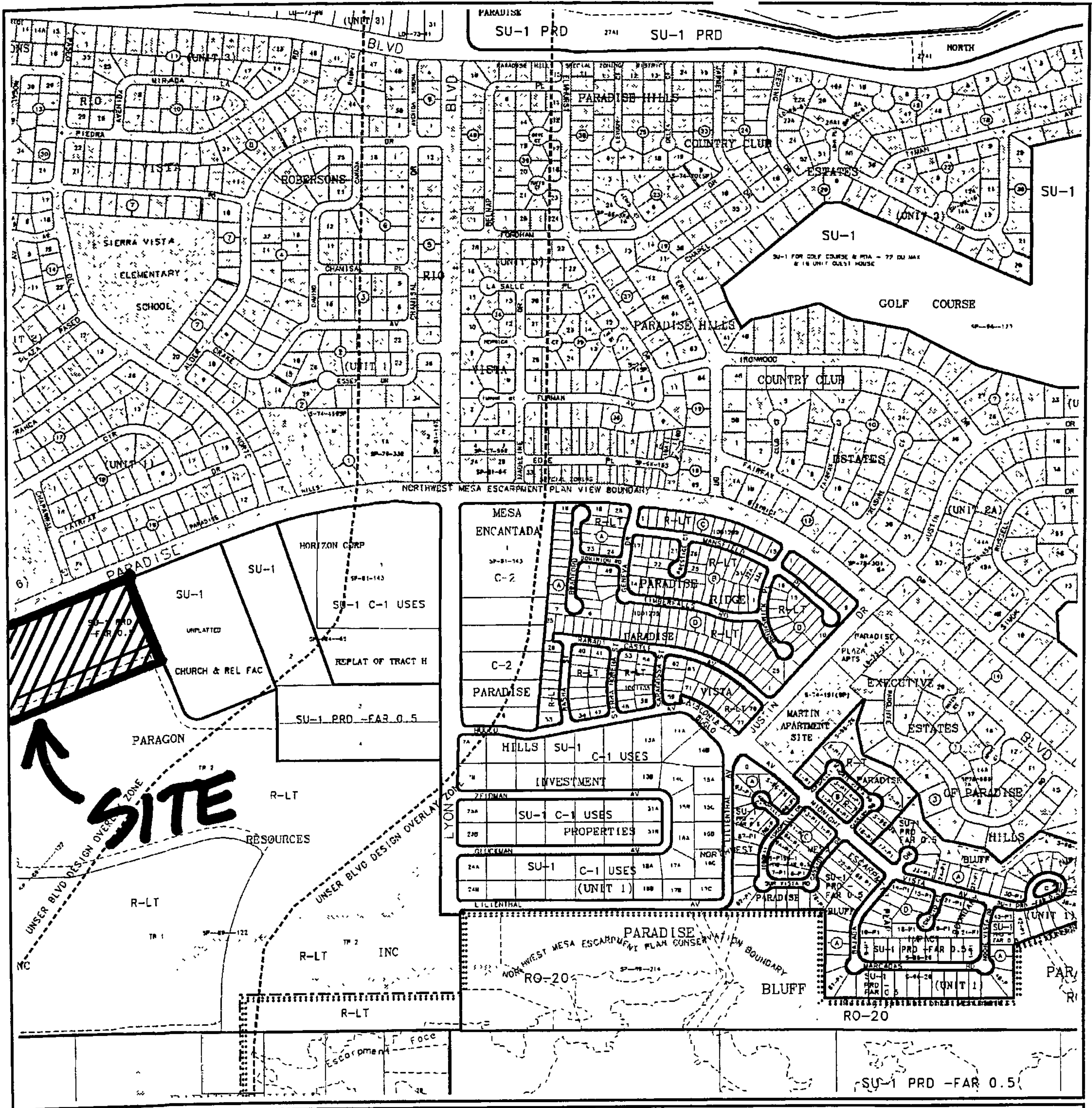


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Zone Atlas Page

B-10-Z

Map Amended through October 05, 2004



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Map Amended through October 05, 2004

WILSON & COMPANY

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wilson & Company
Latin America, LLC

25 October 2004

Sheran Matson, DRB Chair
City of Albuquerque,
Plaza del Sol, 600 Second St. NW
Albuquerque, NM 87102

Re: **Project # 1003475, 04DRB-00842 Preliminary Plat- Major Subdivision**
Paradise View Subdivision Preliminary Plat Review Request:
WCEA File: X4-210-012

Dear Sheran:

Enclosed please find required submittals for the Preliminary Plat- Paradise View Subdivision and request for Vacation of Public Right-of-Way and Vacation of Easements for DBR review and approval.

Previously, Paradise View Subdivision was submitted for Sketch Plat review (May 2, 2004 DRB #1003475), deferred, and later withdrawn from the DRB's June 23 meeting agenda. The withdrawal allowed time for the owner to negotiate a purchase agreement for the tract comprising the southern five acres of the currently proposed Paradise View Subdivision.

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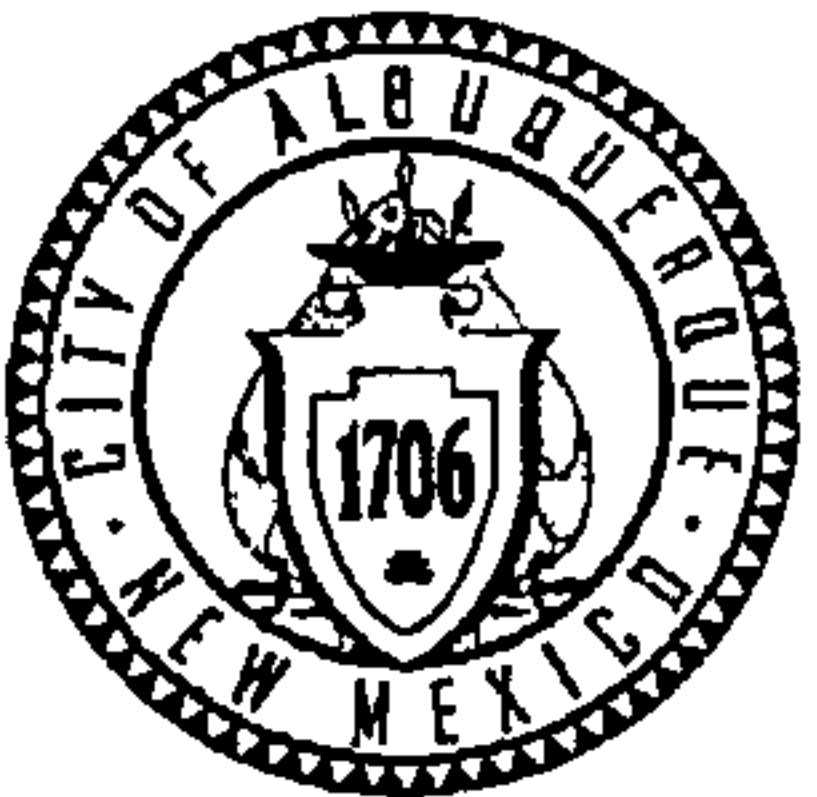
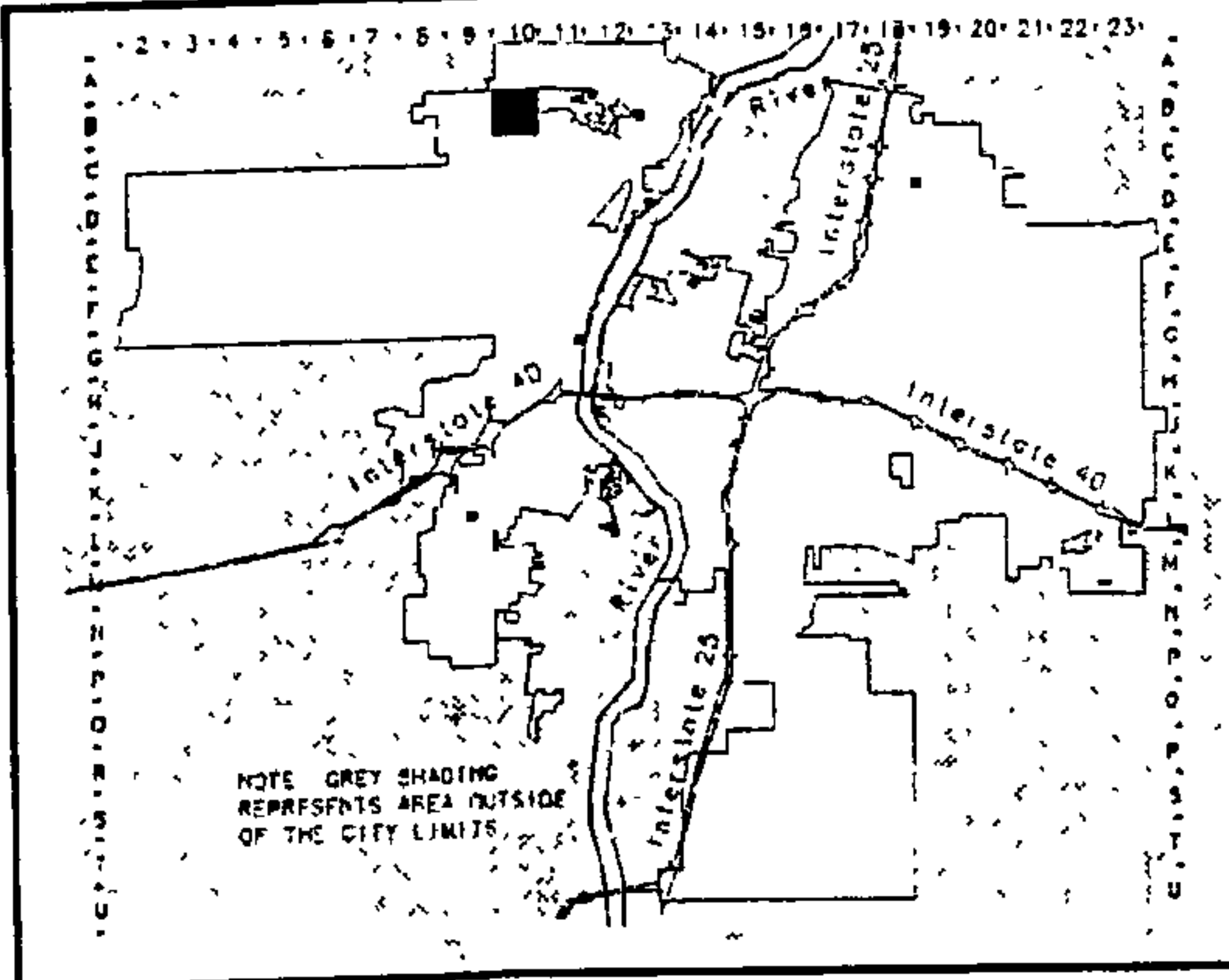
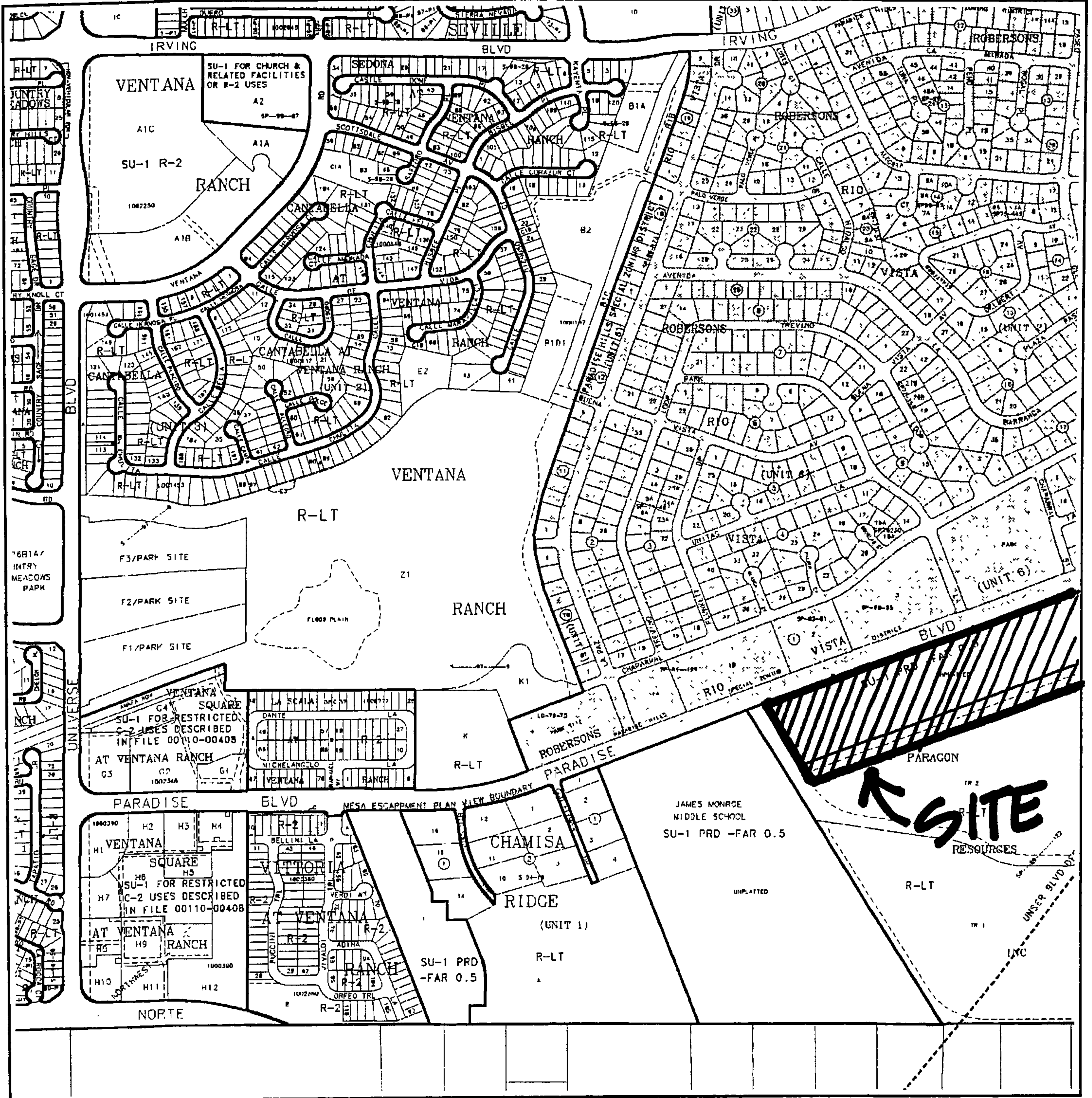
If there is any question regarding this request, please contact me at 348-4024. Thank you.

WILSON & COMPANY, INC.



Robert MacLake, P.E.





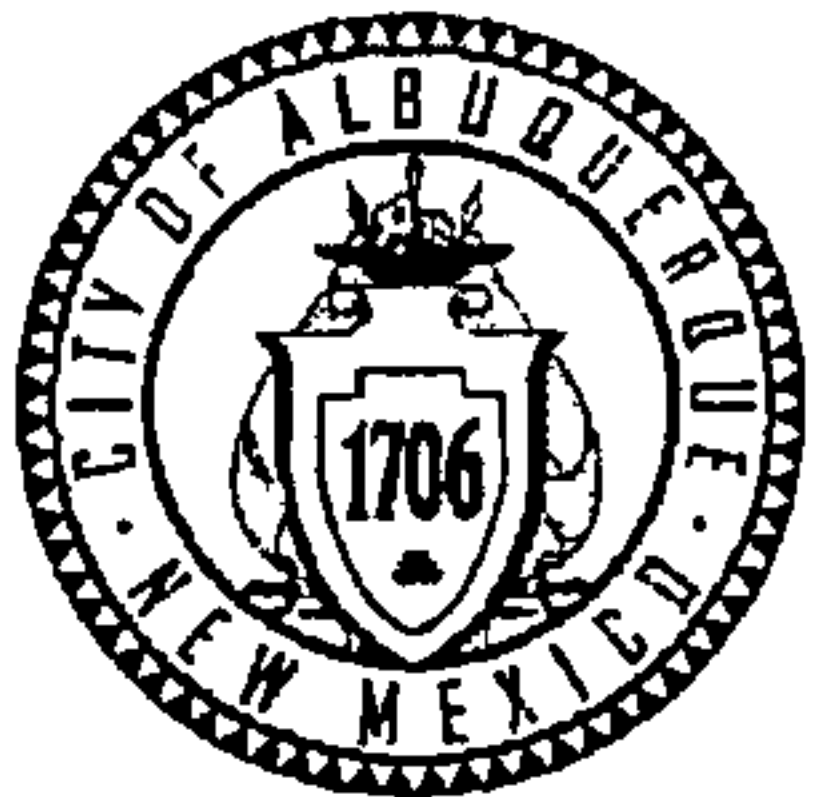
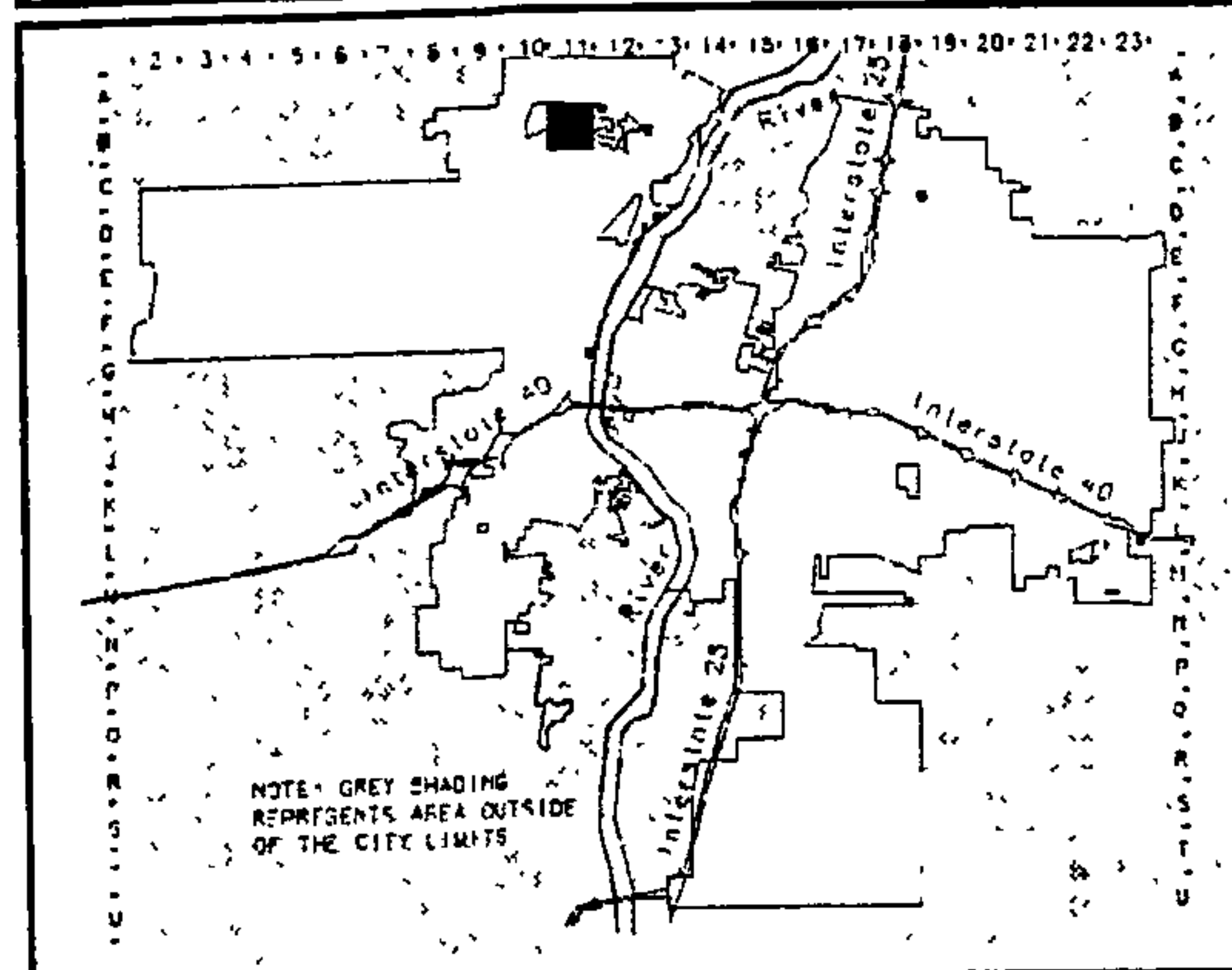
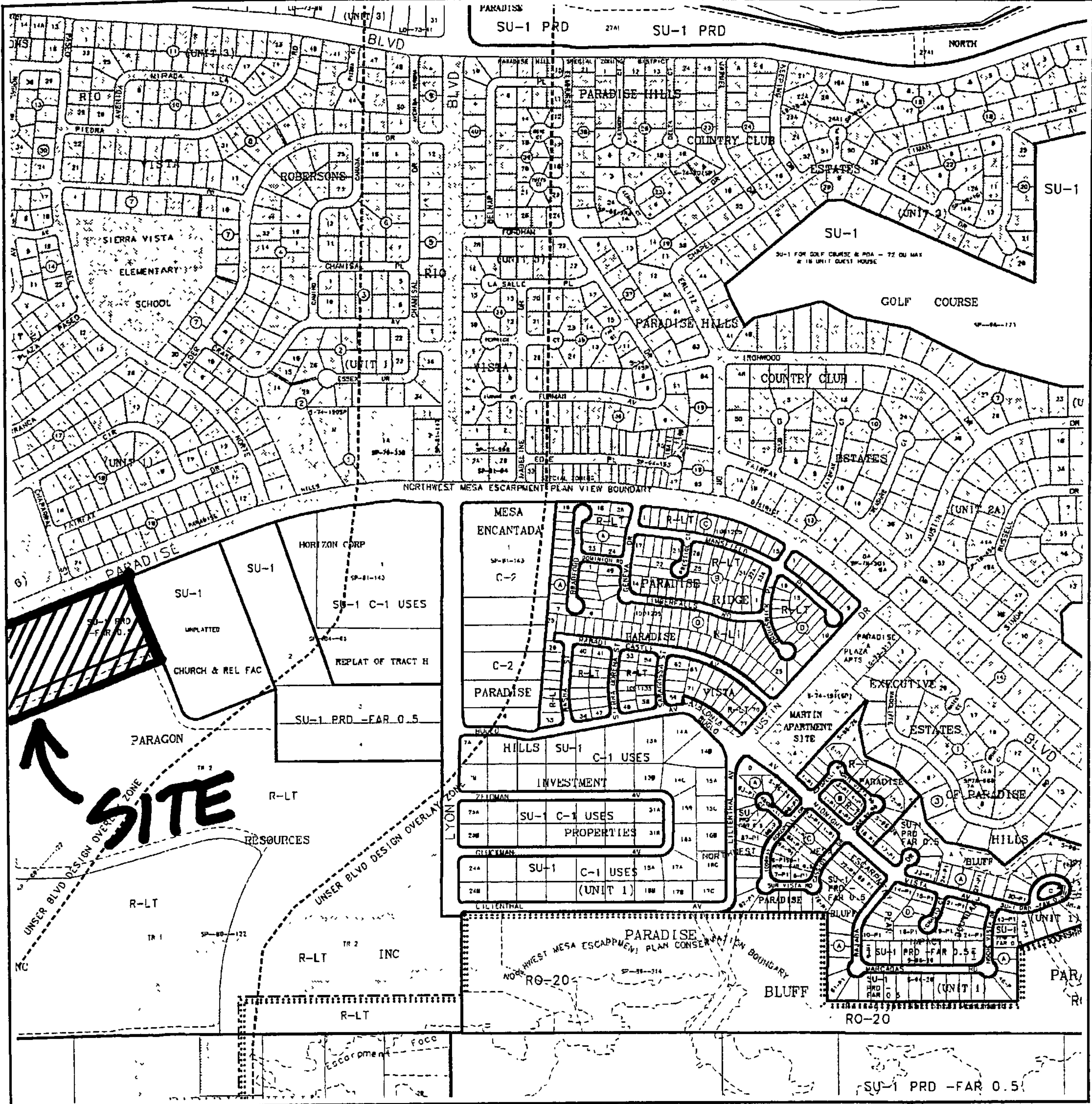
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Map Amended through October 05, 2004



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Map Amended through October 05, 2004



Planning Department
Office of Neighborhood Coordination
Albuquerque, New Mexico

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

CORRECTED COPY

Date: October 20, 2004

CONTACT NAME: Renee McCoury
COMPANY / AGENCY: Wilson & Company, Inc.
ADDRESS / ZIP: 4900 Lange Ave NE / 87109
PHONE / FAX: 348-4042 Cell: 804-7062 Fax 348-4055

Thank you for your inquiry of 10/20/04 requesting names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at:
Unplatted Lands, Together With a Northerly Portion of Tract 2, Paragon Resources, Inc. located on Paradise Blvd. NW, between Coneflower Dr. NW and Lyon Blvd NW

Zone Map page(s) B-10-Z and B-11-Z

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

Paradise Hills Civic Assoc. (R)
Larry Weaver 898-8640
6001 Unitas Ct NW / 87114

Tom Anderson 897-2593
10013 Plunkett Dr NW / 87114

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

Sincerely,

Julia King
OFFICE OF NEIGHBORHOOD COORDINATION

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

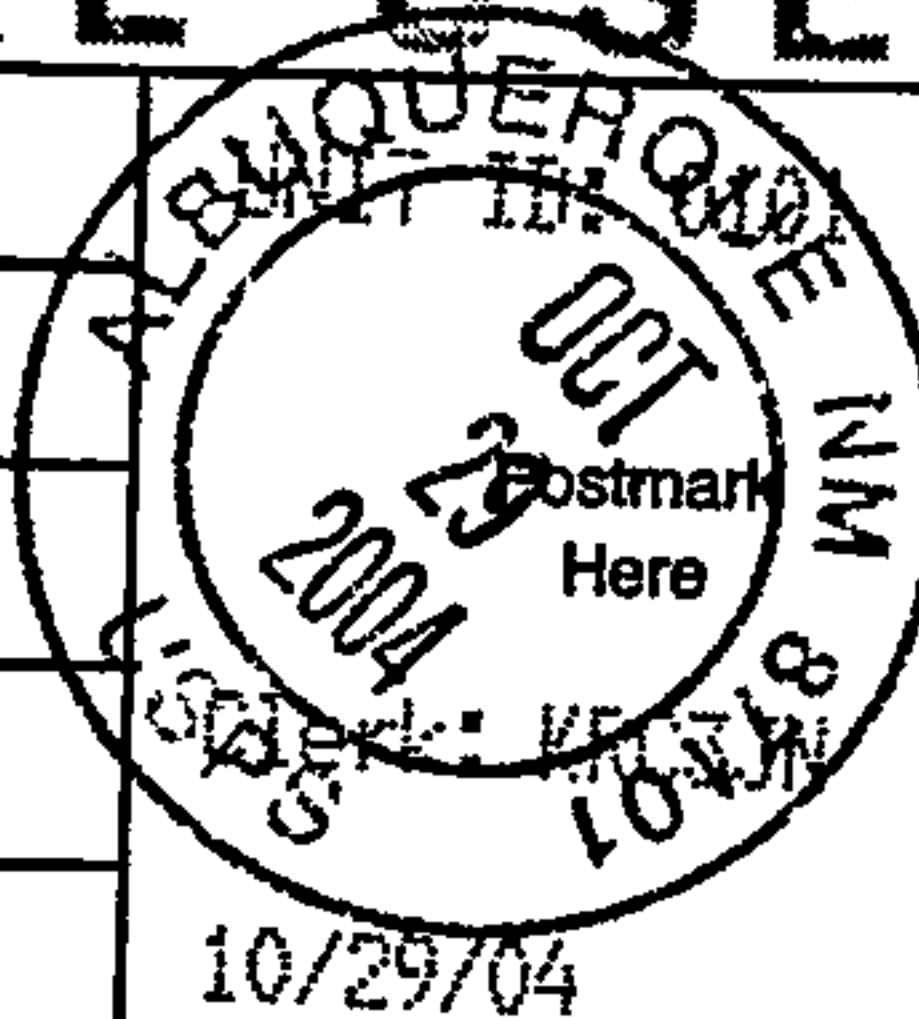
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Return Receipt Fee (Endorsement Required)		1.75
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.65



Sent To PARADISE HILLS CIVIC ASSN.
TOM ANDERSON
 Street, Apt. No.;
 or PO Box No. 10013 PENNICKT DR NW
 City, State, ZIP+4
ALBUQUERQUE NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

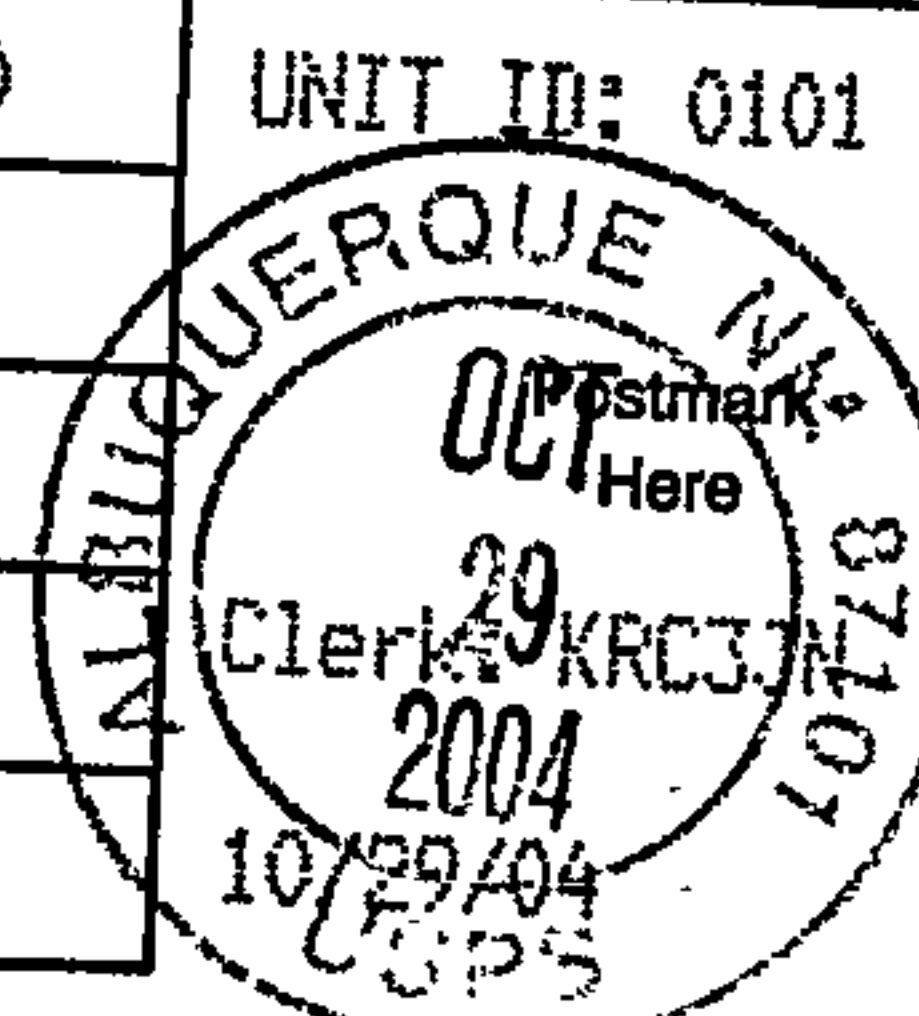
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Sent To PARADISE HILLS CIVIC ASSN.
HARRY WEAVER
 Street, Apt. No.;
 or PO Box No. 6001 UNITAS COURT NW
 City, State, ZIP+4
ALBUQUERQUE, NM, 87114

PS Form 3800, June 2002 See Reverse for Instructions

WILSON & COMPANY

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

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Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wilson & Company
Latin America, LLC

25 October 2004

Paradise Hills Civic Association

Tom Anderson
10013 Plunkett Dr. NW
Albuquerque, NM 87114

Re: Preliminary Plat and Vacation of Public Easements- Paradise View Subdivision-
(Unplatted Lands together with a Northerly portion of Tract 2, Paragon Resources,
Inc., Located on Paradise Boulevard, NW, between Coneflower Dr., NW and Lyon
Blvd. NW)
WCEA File: X4-210-012

Dear Mr. Anderson:

This letter is to inform the Paradise Hills Civic Association that Wilson & Company, Inc., acting as agent for the owners of the above referenced property, have submitted the Preliminary Plat – Paradise View Subdivision and request for Vacation of Public Right-of-Way and Vacation of Easement to the City of Albuquerque Design Review Board for their review and approval.

The plat when finalized will create 166 residential lots from two existing tracts (please see enclosed sketch). The right-of-way vacation enables replacement of a jog in the south Paradise Boulevard right-of-way line with a continuous curved transition and retains sufficient right-of-way for the proposed Paradise Blvd. construction. Vacating a portion of the existing landscape and drainage easements previously platted allows combining the two tracts for subdivision into lots and street right-of-way. The vacated drainage easement is replaced by new easements in the proposed plat.

Please contact the City of Albuquerque Design Review Board at 924-3861 or DRB's meeting agenda site at <http://www.cabq.gov/planning/drb/drbage.html> to confirm the hearing date.

Please contact me at 348-4000 if you have any questions. Thank you.

WILSON & COMPANY, INC.

Robert MacLake, P.E.





**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

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WILSON & COMPANY, INC.

Robert MacLake, P.E.





Water and Sanitary Sewer Availability

October 18, 2004

Mr. Dennis D. Brand
Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM 87109

Re: Paradise View Subdivision currently an unplatted
22.1078 acre tract.

Dear Mr. Brand:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

A handwritten signature in black ink, appearing to read "Bob Gay", is written over the typed name and title.

Bob Gay
Vice President/General Manager



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October 18, 2004

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Bob Gay
Vice President/General Manager

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

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Salina
San Bernardino
Wilson & Company
Latin America, LLC

25 October 2004

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City of Albuquerque,
Plaza del Sol, 600 Second St. NW
Albuquerque, NM 87102

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WCEA File: X4-210-012

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If there is any question regarding this request, please contact me at 348-4024. Thank you.

WILSON & COMPANY, INC.



Robert MacLake, P.E.



**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

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25 October 2004

Paradise Hills Civic Association

Tom Anderson
10013 Plunkett Dr. NW
Albuquerque, NM 87114

Re: Preliminary Plat and Vacation of Public Easements- Paradise View Subdivision-
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WILSON & COMPANY, INC.


Robert MacLake, P.E.





Planning Department
Office of Neighborhood Coordination
Albuquerque, New Mexico

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CORRECTED COPY

Date: October 20, 2004

CONTACT NAME: Renee McCoury
COMPANY / AGENCY: Wilson & Company, Inc.
ADDRESS / ZIP: 4900 Lange Ave NE / 87109
PHONE / FAX: 348-4042 Cell: 804-7062 Fax 348-4055

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Zone Map page(s) B-10-Z and B-11-Z

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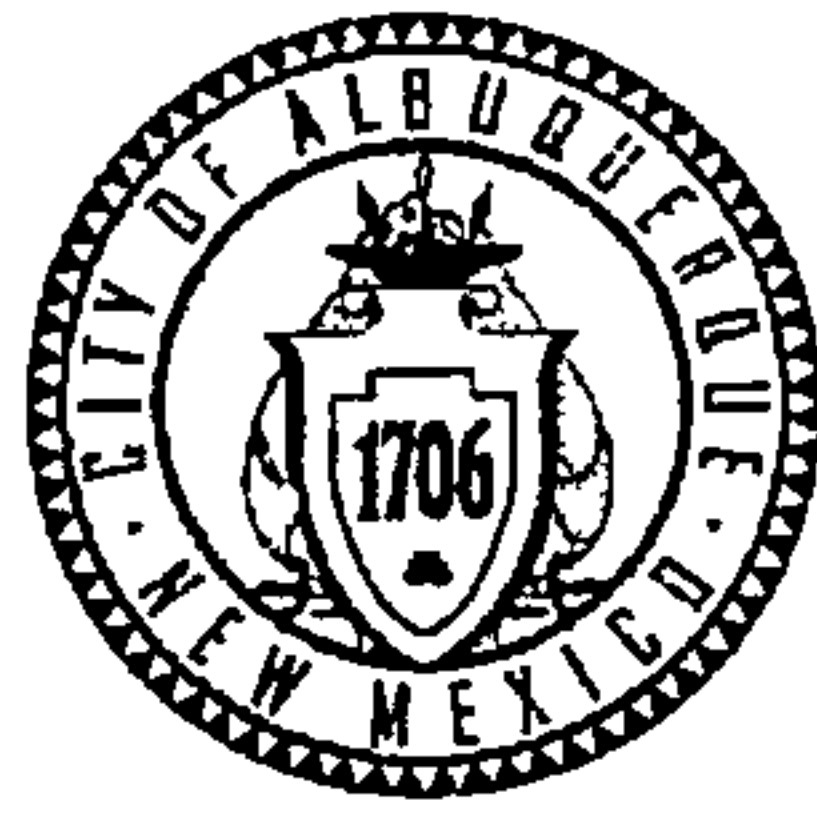
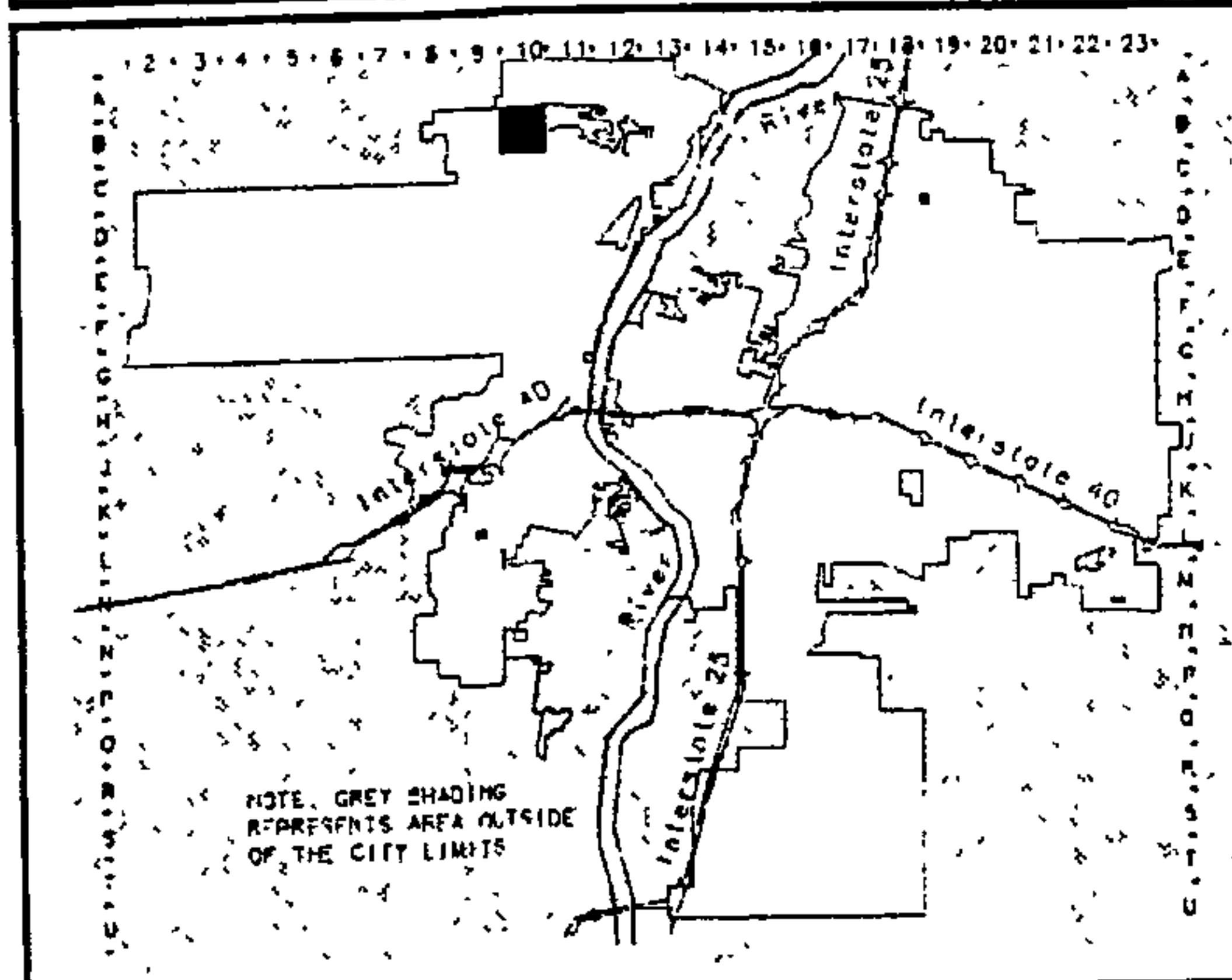
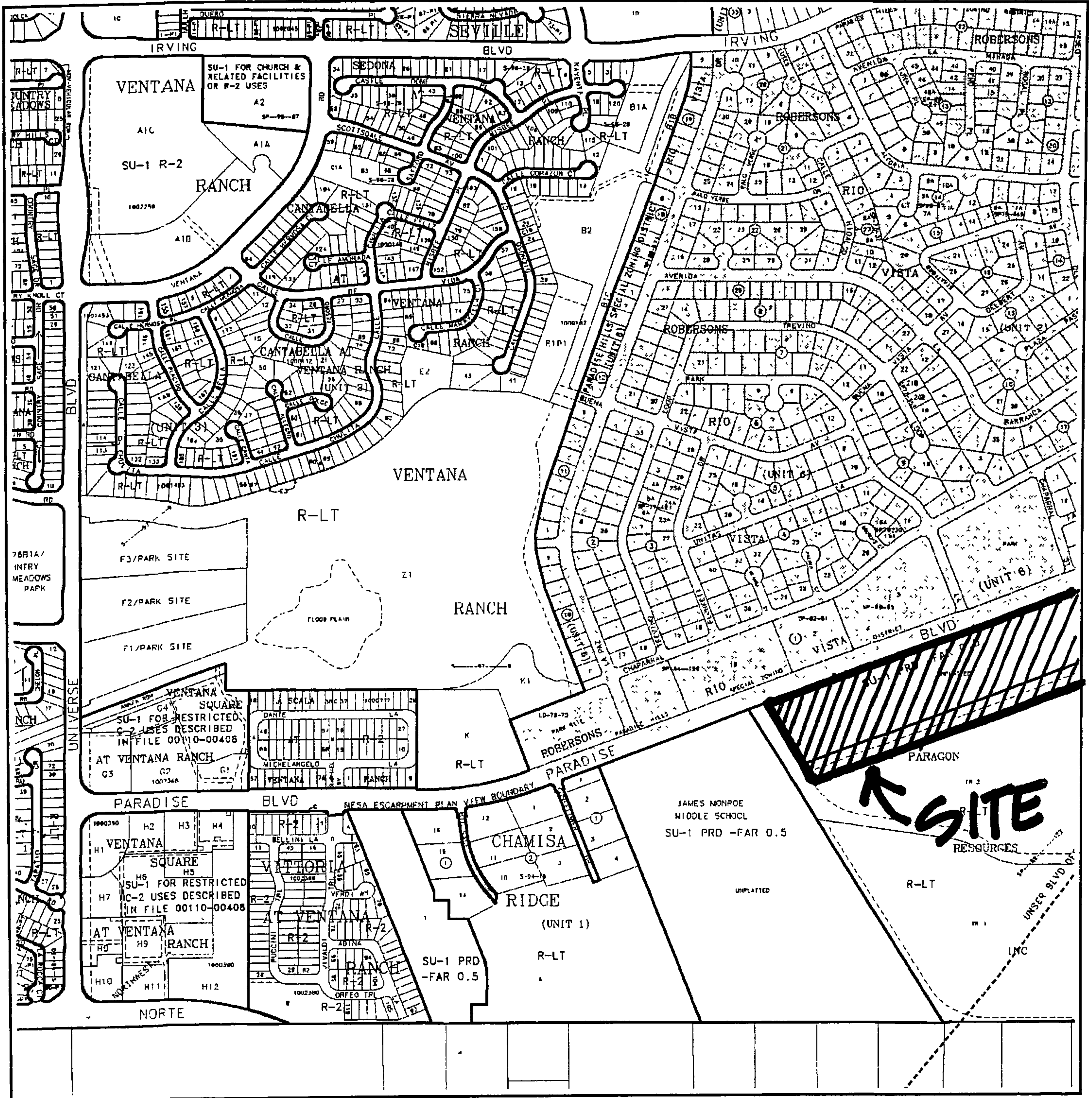
Tom Anderson 897-2593
10013 Plunkett Dr NW / 87114

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Sincerely,

Julia King
OFFICE OF NEIGHBORHOOD COORDINATION

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



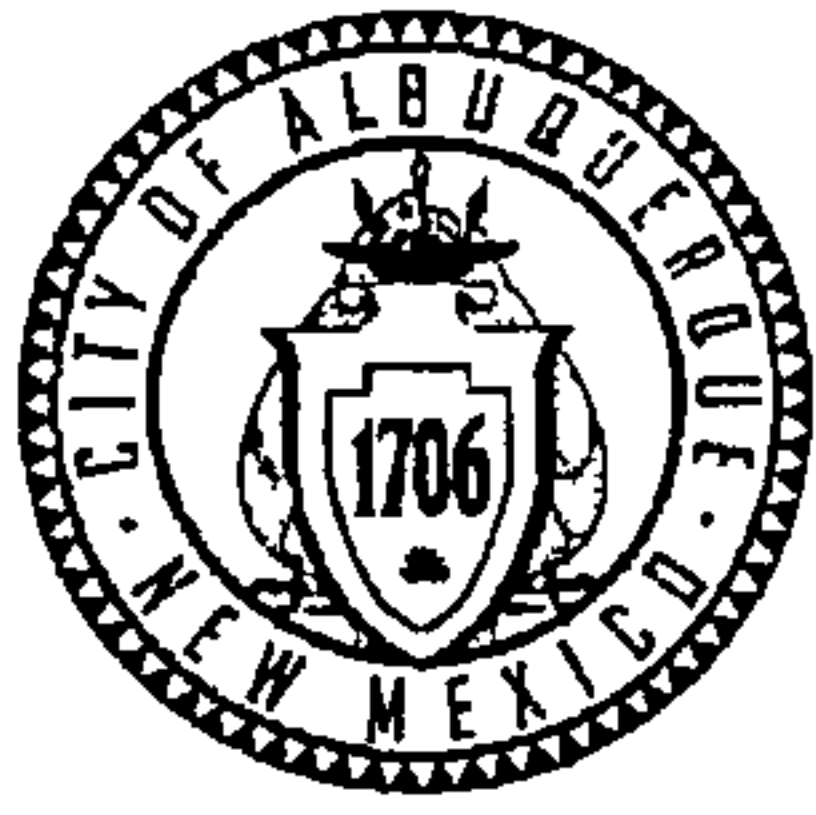
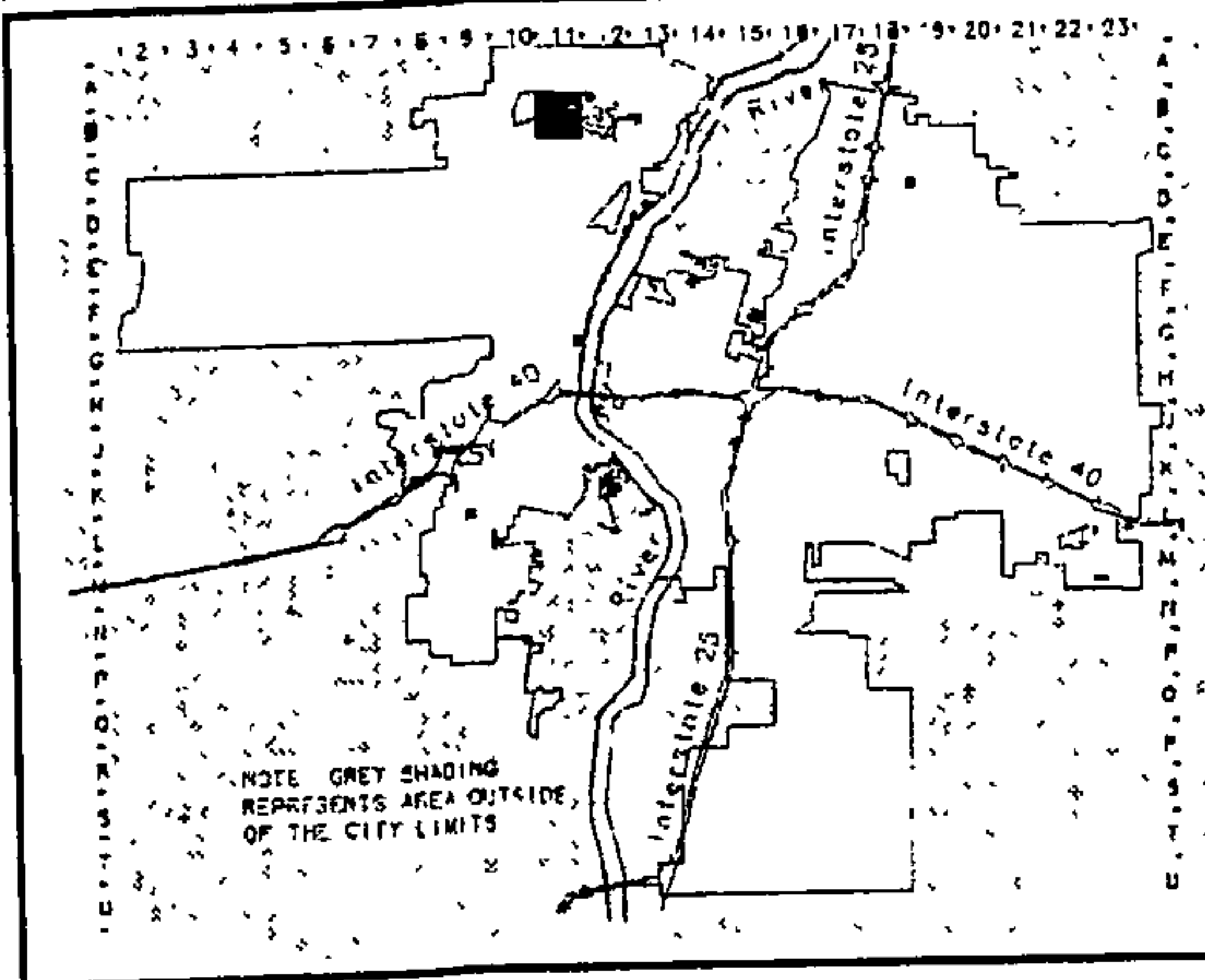
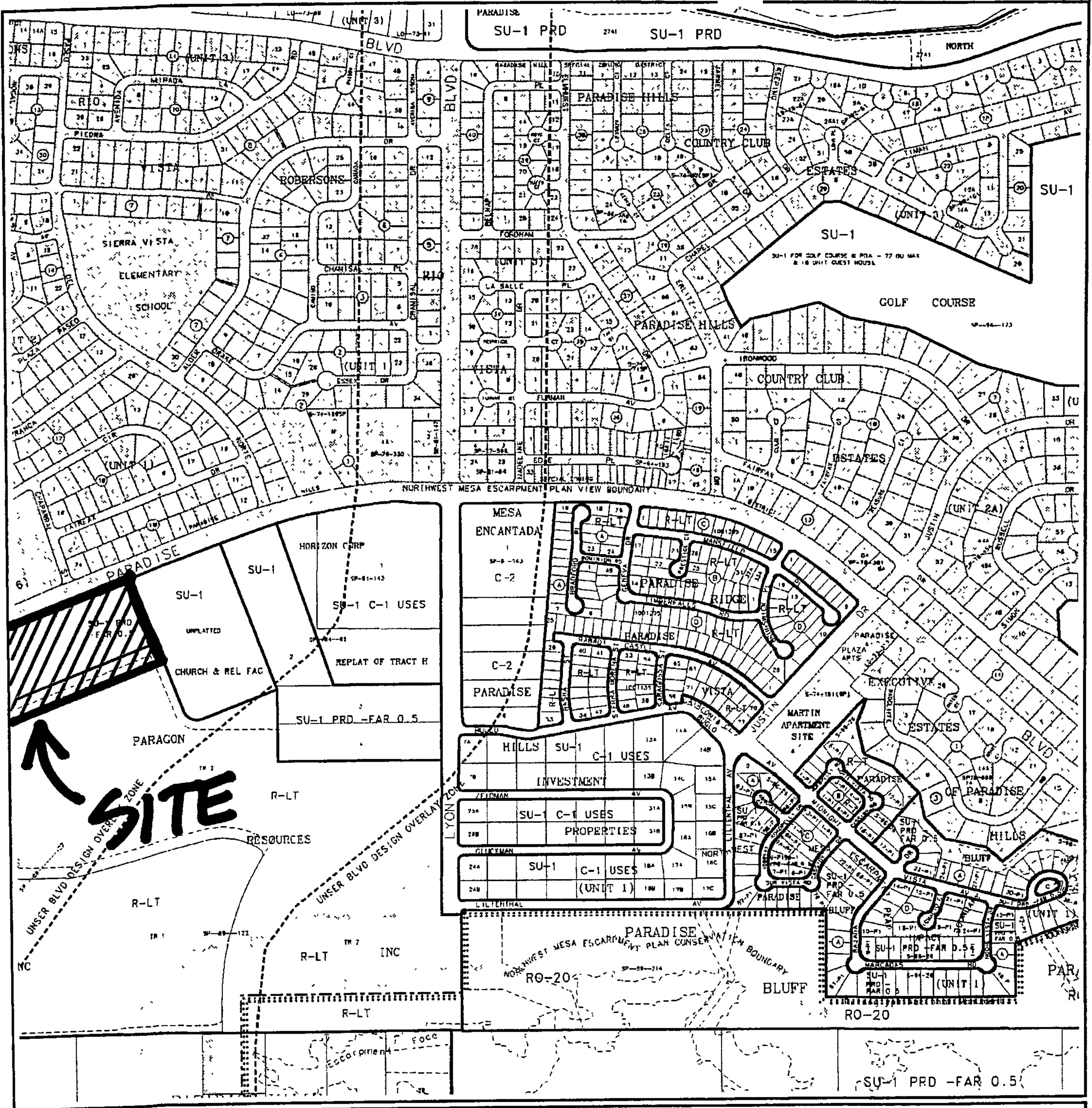
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Map Amended through October 05, 2004



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PLANNING DEPARTMENT

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Map Amended through October 05, 2004

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

PAID RECEIPT

APPLICANT NAME Felix RABADI
AGENT Wilson & Co
ADDRESS 4900 Long Ave NE
PROJECT & APP # 100 3475/04DRB 01694/01695/01696
PROJECT NAME PARAGON Resources

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 3545.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

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

\$ 3640.00 TOTAL AMOUNT DUE

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

SHARIF A. RABADI
SAMIA RABADI
4415 SHERRE NE
ALBUQUERQUE, NM 87111

95-219 57
1070
1012184136

Date 10/20/04 3033

Pay to the Order of City of Albu \$ 3640⁰⁰/_{xx}

Three thousand six hundred forty and no hundredths Dollars

WELLS FARGO
Wells Fargo Bank, N.A.
1800 Eubank NE
Albuquerque, NM 87112
wellsfargo.com

Memo Fees for parking S A Rabadi

Count 1070021921012184136 03033

City Of Albuquerque
Treasury Division

10/29/2004 1:13PM LOC: ANNX
RECEIPT# 00030970 US# 008 TRANS# 0023
Account 441018 Fund 0110
Activity 4971000 TRSKAL
Trans Amt \$3,640.00
J24 Misc \$75.00
CK \$3,640.00
CHANGE \$0.00

Thank You

City Of Albuquerque
Treasury Division

10/29/2004 1:12PM LOC: ANNX
RECEIPT# 00030969 US# 008 TRANS# 0023
Account 441008 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$3,640.00
J24 Misc \$3,545.00

Thank You

City Of Albuquerque
Treasury Division

10/29/2004 1:12PM LOC: ANNX
RECEIPT# 00030968 US# 008 TRANS# 0023
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$3,640.00
J24 Misc \$20.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 11-13-04 To 12-1-04

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

29 Oct 04
(Date)

I issued 1 signs for this application, 10-29-04, [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003475

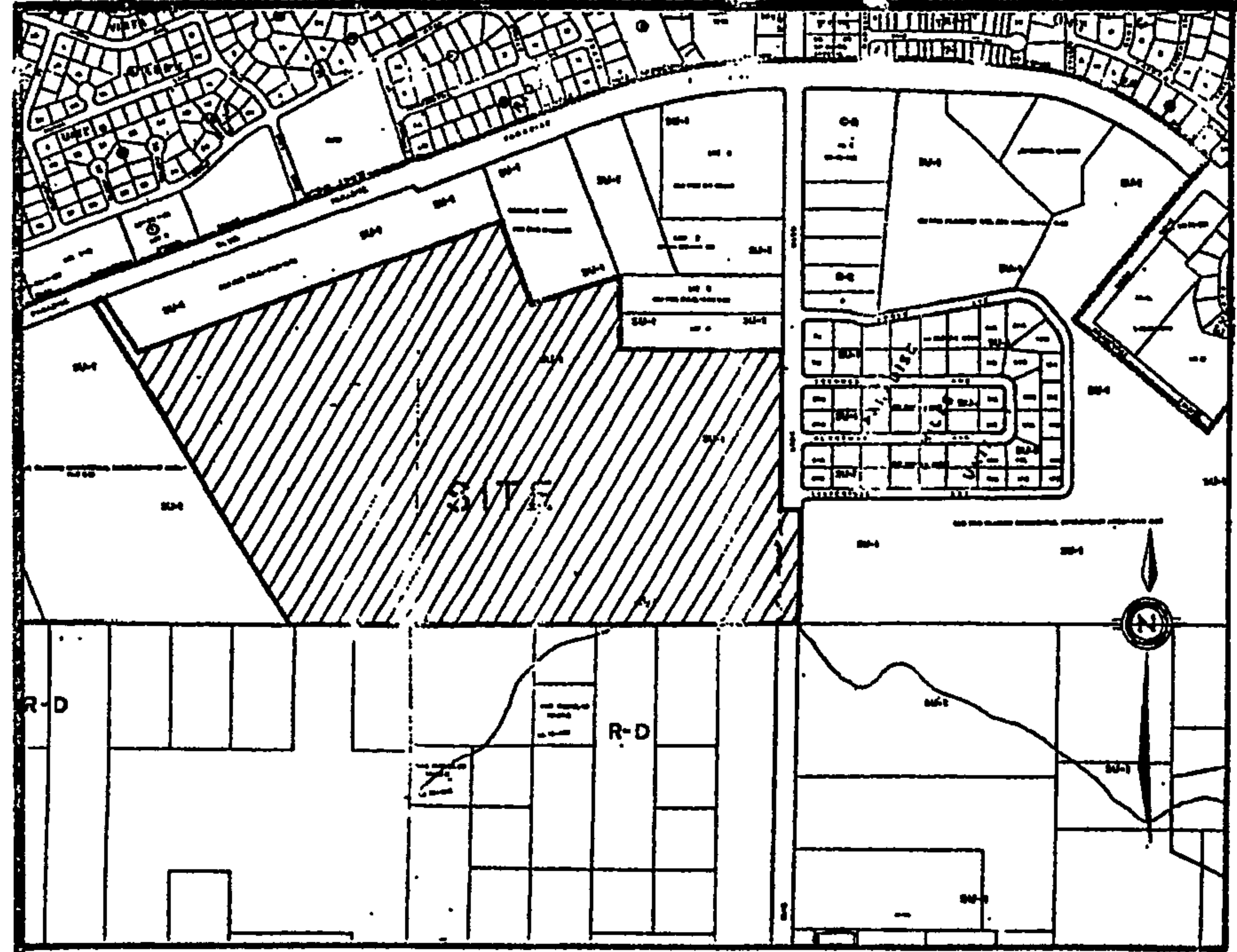
LANDS OF PARAGON RESOURCES, INC.

TOWN OF ALAMEDA GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

MARCH, 1989

State of New Mexico County of Bernalillo This instrument was filed for record on 93 APR 2 1989 C39

RESERVED FOR COUNTY CLERK



VICINITY MAP ZONE ATLAS B-11,12

LEGAL DESCRIPTION. That certain parcel of land situate within the Town of Alameda Grant, Bernalillo County, New Mexico and within the "projection" of Sections 10 and 11, Township 11 North, Range 2 East, N.M.P.M.; being an unplatted portion of the City of Albuquerque, New Mexico and further described by metes and bounds as follows:

Beginning at a point on the westerly line of the parcel herein described, an aluminum survey cap stamped "41200 PT 31 LS6544 1984" which bears New Mexico State Plane Coordinates X=353,841.937 and Y=1,530,307.386, Central Zone, and a Delta Alpha of -00°16'55", whence the City of Albuquerque ACS Station 2-B10, having New Mexico State Plane Coordinates X=357,343.73 and Y=1,527,976.48, Central Zone, and a Delta Alpha of -00°16'30" bears N 57°48'03" W, 4376.11 feet; and whence the record position of the southeast corner of Rio Vista Subdivision, Unit 6, an subdivision in Bernalillo County, New Mexico filed in the office of the County Clerk of Bernalillo County, New Mexico on March 7, 1973, Book D6, Page 131 (a point on the southerly right-of-way line of Paradise Boulevard NW) bears N 50°47'37"E, 1198.99 feet (said beginning point is also on the easterly line of the "Albuquerque Public Schools Tract" (an unrecorded property referred to on zoning and other instruments); thence from said point of beginning,

N 31°28'49" W 386.67 feet to the northwest corner of the parcel herein described, said point being the northeast corner of the aforementioned "Albuquerque Public Schools Tract" and a point on the southerly right-of-way line of Paradise Boulevard NW; thence with the southerly right-of-way line of Paradise Boulevard NW,

N 69°15'32" E, 87.53 feet to a point; thence leaving the right-of-way of Paradise Boulevard NW,

S 31°28'49" E, 386.76 feet to a point; thence,

N 69°19'16" E, 1994.39 feet to a point on the unplatted "Catholic Church" property (an unrecorded property referred to on zoning and other instruments); thence with the property of the "Catholic Church Site"; thence,

S 20°41'26" E, 399.81 feet to a Point of Curvature; thence,

Southeasterly, 117.81 feet along the arc of a curve bearing to the left (said arc having a radius of 75.00 feet, a central angle of 90°00'00" and a chord which bears S 63°41'26" E, 106.07 feet) to a point of tangency; thence,

N 69°18'34" E, 424.76 feet to a point, said point being an interior point on the subdivision "Replat of Tract H" 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 February 16, 1984, Book C23, Page 57; thence with the perimeter of said "Replat of Tract H",

S 00°14'41" W, 382.84 feet to a point; thence,

S 89°41'18" E, 874.64 feet to a point on the westerly right-of-way line of Lyon Boulevard NW as the same is shown and designated on the plat "Unit 1 of Paradise Hills Investment Properties, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 1966, Book D3, Page 136; thence leaving the "Replat of Tract H" subdivision and with the westerly right-of-way line of Lyon Boulevard NW, S 00°18'07" W, 831.09 feet to a point, said point being the southwest corner of the aforesaid plat "Unit 1, Paradise Hills Investment Properties"; thence leaving the westerly right-of-way line of Lyon Boulevard NW,

N 89°54'12" E, 105.49 feet to the easterly right-of-way line of Lyon Boulevard NW; thence leaving the boundary of the plat "Unit 1, Paradise Hills Investment Properties",

S 00°15'17" W, 622.88 feet to the southeast corner of the parcel herein described, a point on the presumed "projected" section line between Sections 11 and 14, T 11 N, R 2 E, N.M.P.M.; thence with said "projected" section line,

N 89°49'25" W, 2057.65 feet to a point, said point presumed to be the "projected" section corner common to Sections 10, 11, 14 and 15, T 11 N, R 2 E, N.M.P.M.; thence with the presumed "projected" section line common to Sections 10 and 15, T 11 N, R 2 E, N.M.P.M.,

N 89°49'53" W, 660.66 feet to the southwest corner of the parcel herein described and the southeast corner of the "Albuquerque Public Schools Tract"; thence,

N 31°28'49" W, 1601.16 feet to the northwest corner and place of beginning of the parcel herein described.

Said parcel contains 121.775 Acres, more or less.

Table with 2 columns: SUBDIVISION DATA and APPROVALS. Rows include SUBDIVISION CASE NO., GROSS SUBDIVISION ACREAGE, ZONE ATLAS INDEX NO., NO. OF EXISTING TRACTS, NO. OF TRACTS CREATED, DATE OF SURVEY, and SUBDIVISION PLAT CONDITIONS.

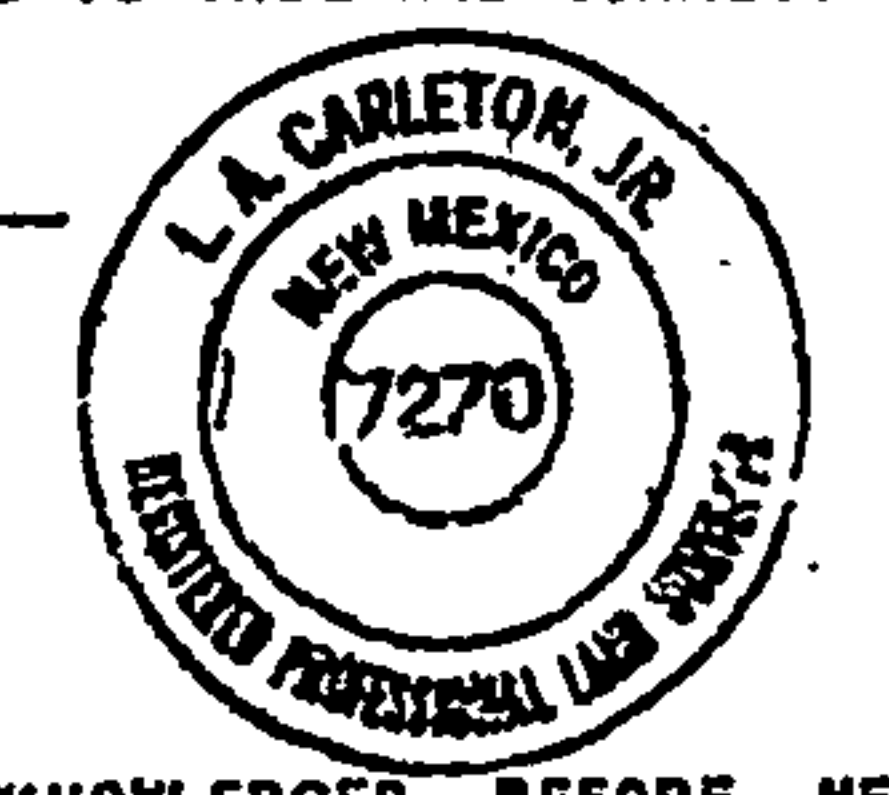
Table of approvals with columns for Agency, Date, and Signature. Agencies include City Planner, Parks and Recreation, Traffic Engineer, City Engineer, Flood Control Authority, Water Utilities, Property Management, and Public Service Company.

- NOTES: 1. THE PURPOSE OF THIS PLAT IS TO PLAT A PORTION OF PROPERTY WHICH HAS RECEIVED CITY OF ALBUQUERQUE SITE PLAN APPROVAL PER CASE NO. Z-85-144. 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). 3. DISTANCES ARE GROUND DISTANCES. 4. UNLESS INDICATED OTHERWISE CORNERS ESTABLISHED BY THIS PLAT ARE MARKED WITH A NO. 5 REBAR AND CAP STAMPED "LS 7270." 5. GRANT OF EASEMENT TO MOUNTAIN BELL TELEPHONE, GAS COMPANY OF NEW MEXICO AND PUBLIC SERVICE COMPANY OF NEW MEXICO MAY BE REQUIRED AT TIME OF FUTURE PLATTING AND/OR DEVELOPMENT INCLUDING THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) AND THE RIGHT TO TRIM INTERFERING TREES. 6. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE, WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC. 7. ALL APPLICABLE PROVISIONS OF THE NORTHWEST MESA ESCARPMENT PLAN WILL BE FOLLOWED.

FREE CONSENT THE SUBDIVISION SHOWN HEREON IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY GRANT LANDSCAPE, ACCESS, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PARAGON RESOURCES INC., A NEW MEXICO CORPORATION BY: J.B. MULCOCK, JR., PRESIDENT DATE: 4/13/89 STATE OF NEW MEXICO) SS COUNTY OF BERNALILLO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF APRIL, 1989 BY J.B. MULCOCK, JR., PRESIDENT OF PARAGON RESOURCES, INC., A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION BY: Catherine D. Sanchez NOTARY PUBLIC MY COMMISSION EXPIRES: 06/20/89

SURVEYOR'S CERTIFICATION: I, L. A. CARLETON, JR., HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



STATE OF NEW MEXICO) SS COUNTY OF SANDOVAL) THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF MARCH, 1989 BY L.A. CARLETON, JR. BY: Richard D. Quintana NOTARY PUBLIC - NEW MEXICO MY COMMISSION EXPIRES: 3-25-99

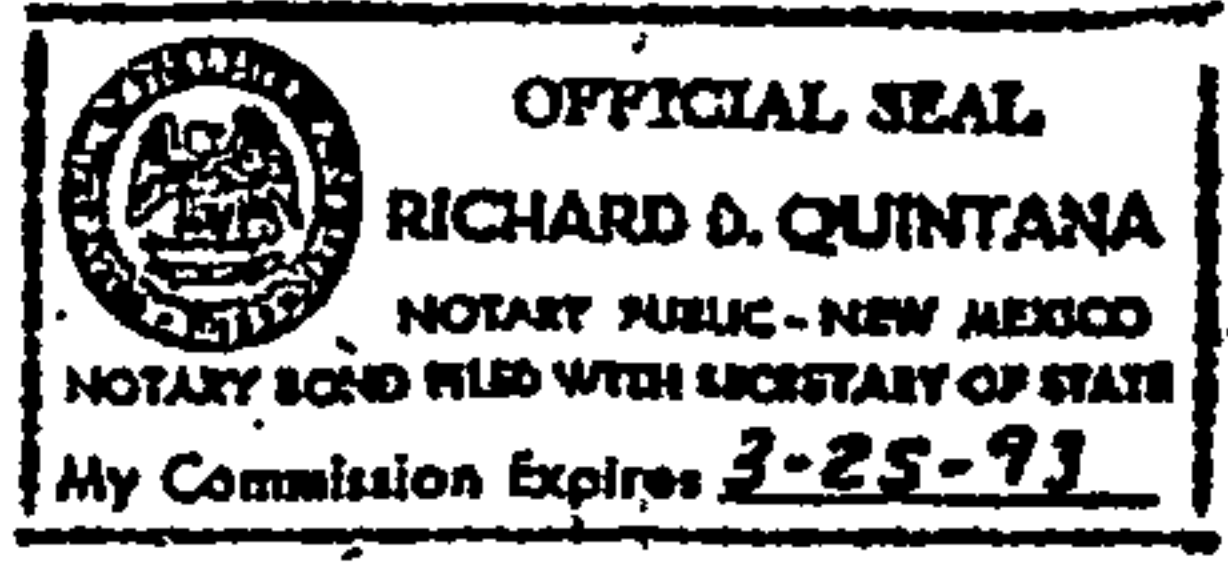


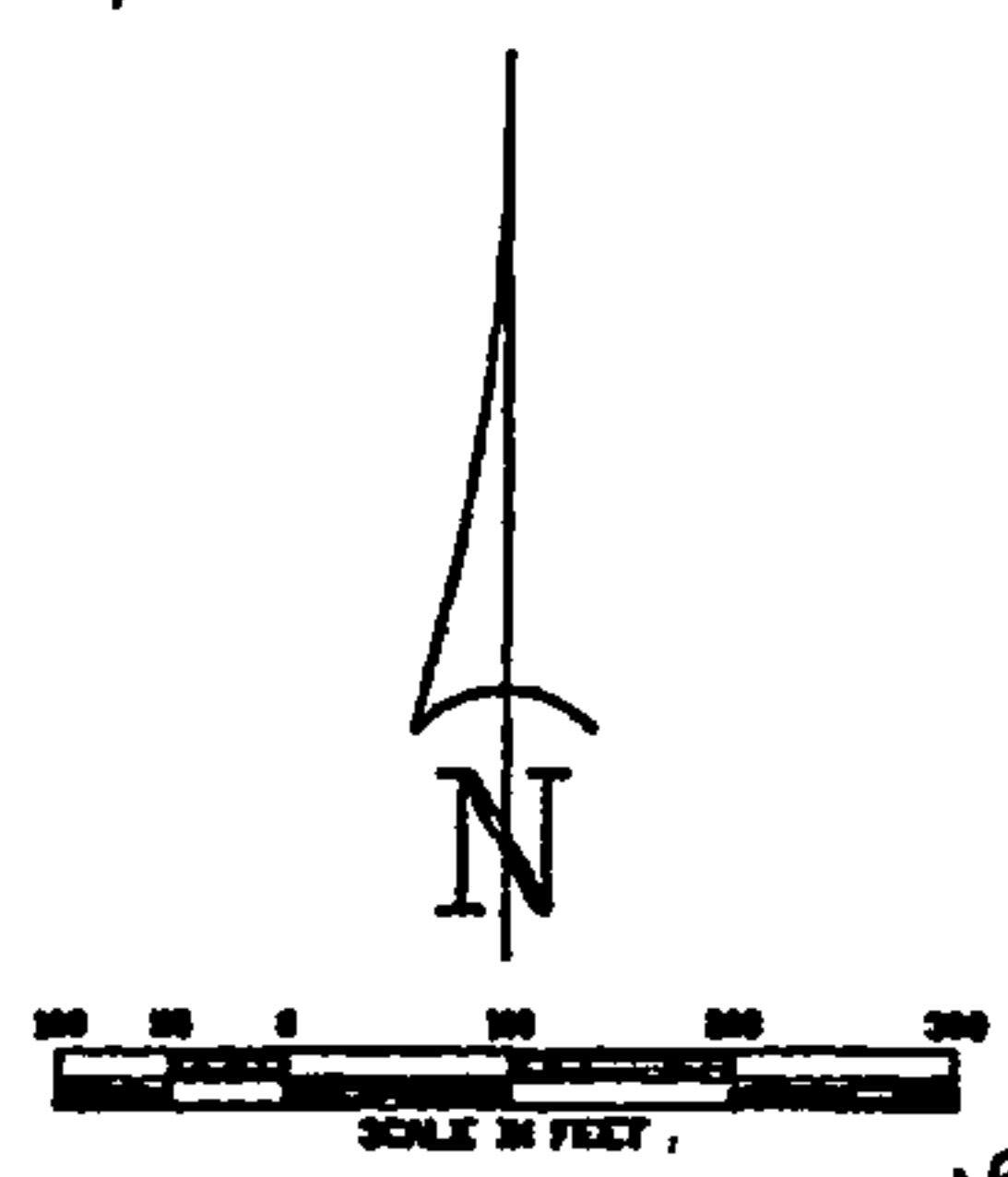
Table with 2 columns: DATE, SCALE, and OTHER. Rows include MARCH, 1989, N/A, C.A.S., and 73-66-025.

C39-28(2)

BULK LAND PLAT
TRACTS 1 AND 2
 LANDS OF PARAGON RESOURCES, INC.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 1989

State of New Mexico }
 County of Bernalillo } SS
 This instrument was filed for record on
 031 APR 28 1989 C39
 of records of said County File 28242
 Clerk & Recorder
 Deputy Clerk
 RESERVED FOR COUNTY CLERK

8038557



- MONUMENTATION LEGEND**
- FND. * 4 REBAR
 - ⊙ FND. * 5 REBAR
 - FND. * 4 REBAR W/CAP * 7915
 - SET W/ * 5 REBAR W/CAP * 7972

NOTICE OF SUBDIVISION PLAT CONDITIONS

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY OF ALBUQUERQUE AND THE ALBUQUERQUE METROPOLITAN AREA FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, DEVELOPMENT, ZONING, SITE DEVELOPMENT, PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT REGULATIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

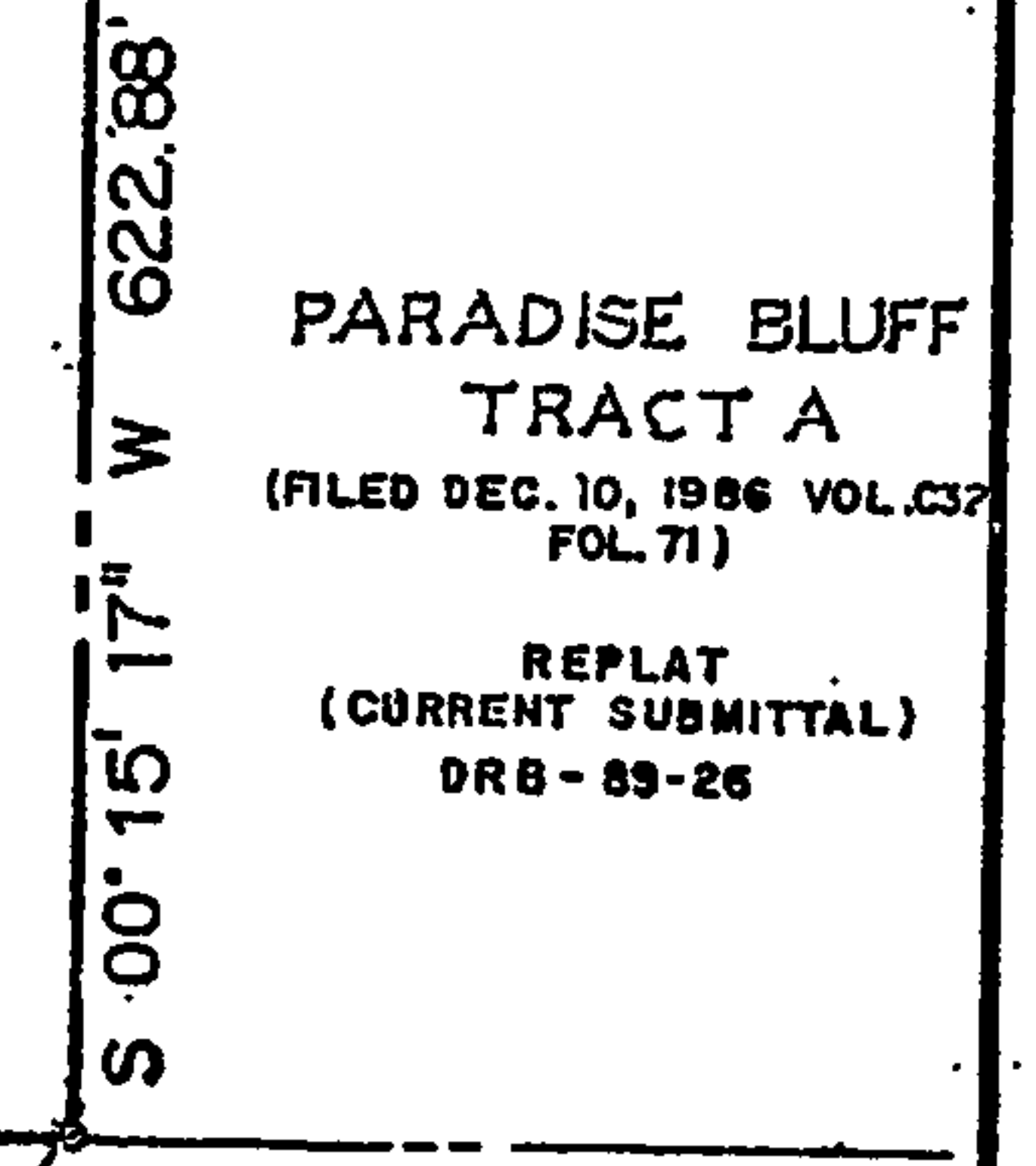
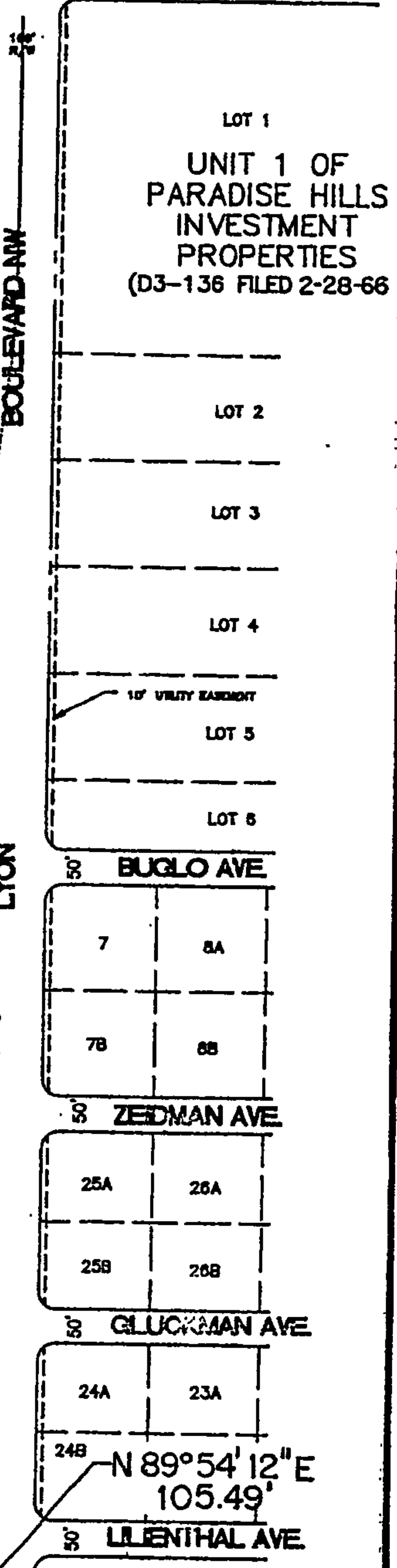
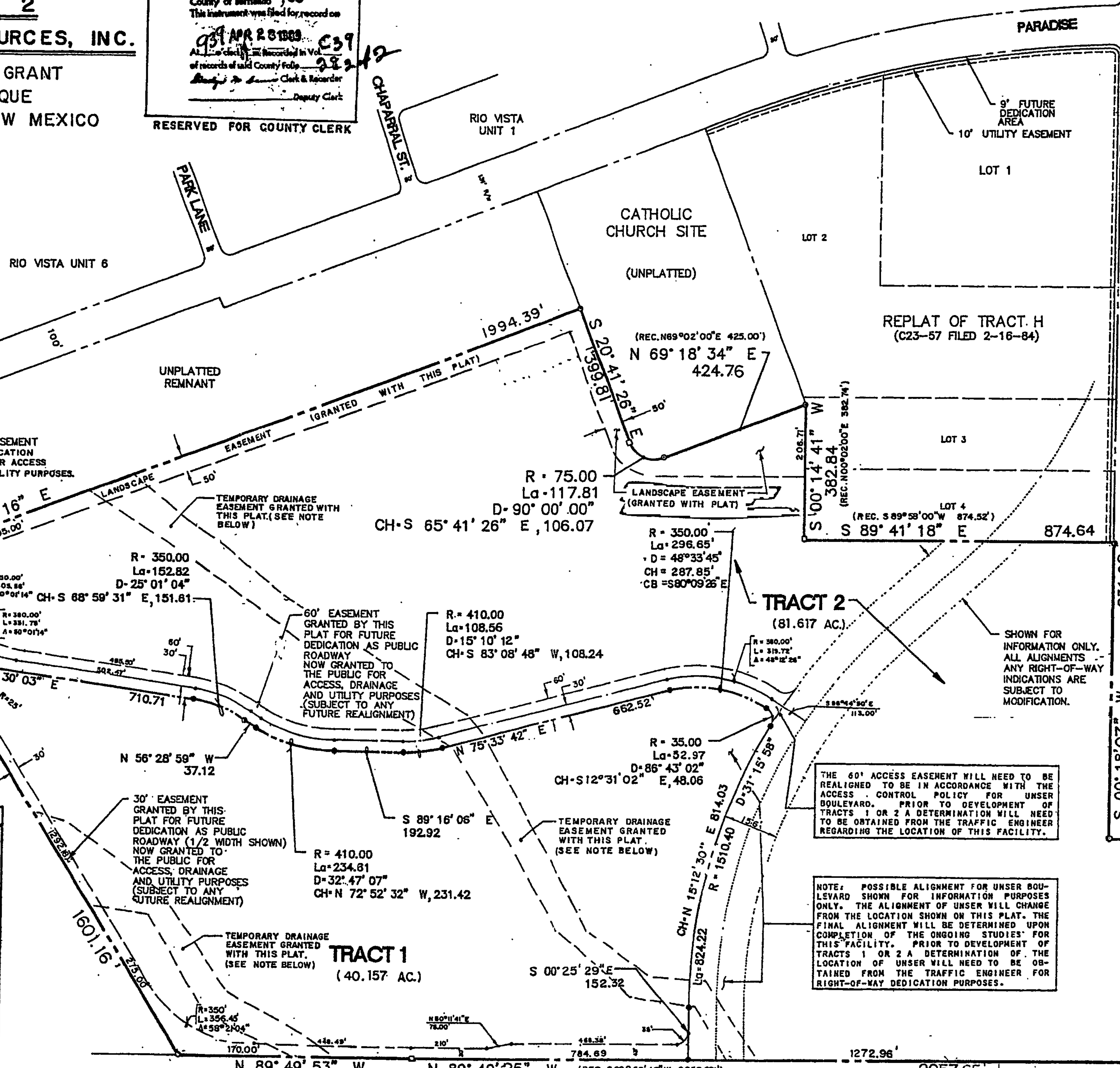
THE CITY OF ALBUQUERQUE (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY OF ALBUQUERQUE MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO: THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS AND ELEVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

SHEET 2 OF 2

DATE	MAR. 1989
SCALE	1" = 200'
DRAWN BY	C. A. S.
CHECKED BY	C. A. S.
DATE	73-68-025

C39-28(2)



DRAINAGE NOTE:
 "TEMPORARY" DRAINAGE EASEMENTS ARE SUBJECT TO ADJUSTMENT IN SIZE, DIMENSION AND LOCATION AS PLANS AND DESIGN BECOME MORE FIRM. DELETION OF ANY TEMPORARY EASEMENT SHALL DEPEND ON THE CITY AND AMAFCA BOTH BEING CONVINCED THAT SUCH EASEMENT IS NO LONGER REQUIRED ACCORDING TO CITY AND A.M.A.F.C.A. POLICIES.

THE 60' ACCESS EASEMENT WILL NEED TO BE REALIGNED TO BE IN ACCORDANCE WITH THE ACCESS CONTROL POLICY FOR UNSER BOULEVARD. PRIOR TO DEVELOPMENT OF TRACTS 1 OR 2 A DETERMINATION WILL NEED TO BE OBTAINED FROM THE TRAFFIC ENGINEER REGARDING THE LOCATION OF THIS FACILITY.

NOTE: POSSIBLE ALIGNMENT FOR UNSER BOULEVARD SHOWN FOR INFORMATION PURPOSES ONLY. THE ALIGNMENT OF UNSER WILL CHANGE FROM THE LOCATION SHOWN ON THIS PLAT. THE FINAL ALIGNMENT WILL BE DETERMINED UPON COMPLETION OF THE ONGOING STUDIES FOR TRACTS 1 OR 2. A DETERMINATION OF THE LOCATION OF UNSER WILL NEED TO BE OBTAINED FROM THE TRAFFIC ENGINEER FOR RIGHT-OF-WAY DEDICATION PURPOSES.

TRACT 2
 SP-81-240
 (C18-157
 FILED 0-17-81)

RECORD THE (TRACT 2) TO CLOSING COVER SHEET 18/14, T 11 MAR 2 E. WITH TOWN OF ALAMEDA GRANT 8 23 14 64' N 2222 22' NOTATED IN THIS BERNALILLO MAP

**WILSON
& COMPANY.**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wilson & Company
Latin America, LLC

21 June 2004

Sheran Matson, DRB Chair
City of Albuquerque,
Plaza del Sol, 600 Second St. NW
Albuquerque, NM 87102

Re: **Project # 1003475, 04DRB-00842 Minor-Sketch Plat or Plan**
Paradise View Sketch Plat Review Withdrawal:
WCEA File: X4-210-012

Dear Sheran:

This letter is to request withdrawal of Project #1003475*, currently scheduled to be heard as Item #24 on the Design Review Board's 23 June 2004 agenda. The project will be resubmitted after legal and easement issues with the owner of an adjacent property are resolved. My apologies for the inconvenience this may have caused.

Please contact me at 348-4000 if you have any questions. Thank you.

WILSON & COMPANY, INC.


Robert MacLake, P.E.

*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)

cc: file X4-210-012



**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

#19

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wilson & Company
Latin America, LLC

15 June 2004

Sheran Matson, DRB Chair
City of Albuquerque,
Plaza del Sol, 600 Second St. NW
Albuquerque, NM 87102

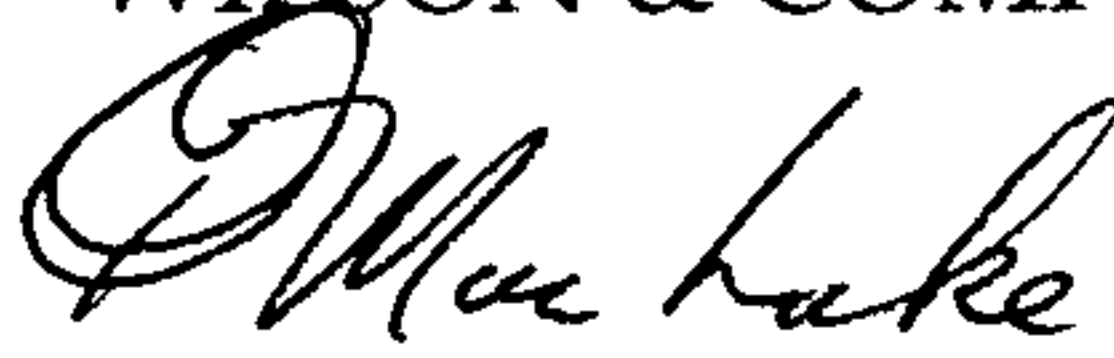
Re: **Project # 1003475, 04DRB-00842 Minor-Sketch Plat or Plan**
Paradise View Sketch Plat Review Request:
WCEA File: X4-210-012

Dear Sheran:

This letter is to request a deferral of Project #1003475*, currently scheduled to be heard as Item #19 on the Design Review Board's 16 June 2004 agenda. We request Project #1003475 be placed on the DRB's 23 June 2004 agenda for review and comment. The deferral will allow us to prepare a more current description of the Owner's intent.

Please contact me at 348-4000 if you have any questions. Thank you.

WILSON & COMPANY, INC.



Robert MacLake, P.E.

*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] (B-10 & B-11)

cc: file X3-208-012



**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wilson & Company
Latin America, LLC

1 June 2004

Sheran Matson, DRB Chair
City of Albuquerque,
Plaza del Sol, 600 Second St. NW
Albuquerque, NM 87102

Re: Paradise View Sketch Plat Review Request:
WCEA File: X4-210-012

Dear Sheran:

This letter is to request the Design Review Board review and comment upon the proposed Paradise View subdivision sketch plat. Paradise View is proposed to be a 128-lot residential subdivision constructed within a currently un-platted 17 acre portion of Tract 7 of a Horizon Land Corporation tract. Paradise View is on the south side of Paradise Boulevard west of Lyon Boulevard. Paradise View is also adjacent to the Saint Jude Thaddeus Catholic Church to the east.

Please contact me at 348-4000 if you have any questions. Thank you.

WILSON & COMPANY, INC.


Robert MacLake, P.E.

cc: file X4-210-012



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
June 16, 2004
Comments**

ITEM # 19

PROJECT # 1003475

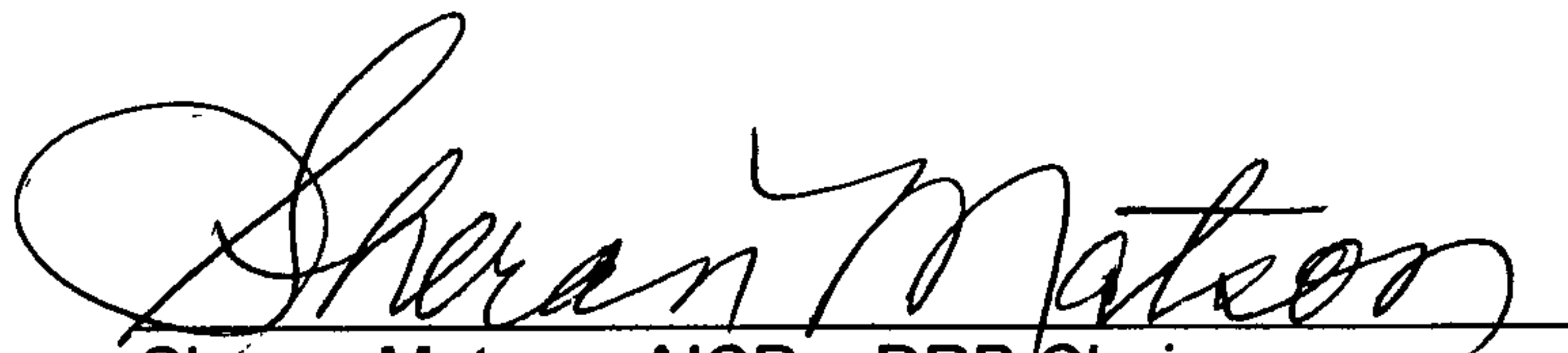
APPLICATION # 04-00842

RE: Tract 7, Horizon Land Corp/sketch

This zoning will require an EPC approved site plan and DRB sign off on the site plan prior to submittal of any DRB action related to platting.

Re-zoning also requires EPC approval prior to proceeding beyond sketch plat approval.

Planning suggests meetings with the Church to get their comments before proceeding too far.



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



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

Here to Agent on June 23, 2004

Development Review Board Comments

Project Number: 1003475
Application Number: 04DRB-00842

DRB Date: 6/16/04
Item Number: 19

Subdivision:

Tract 7, Horizon Land Corporation

Zoning: SU-1 for PRD

Zone Page: B-10, B-11

New Lots (or units) : 128

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 128 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: 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: 1003475

AGENDA ITEM NO: 19

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
June 16, 2004
Comments**

ITEM # 19

PROJECT # 1003475

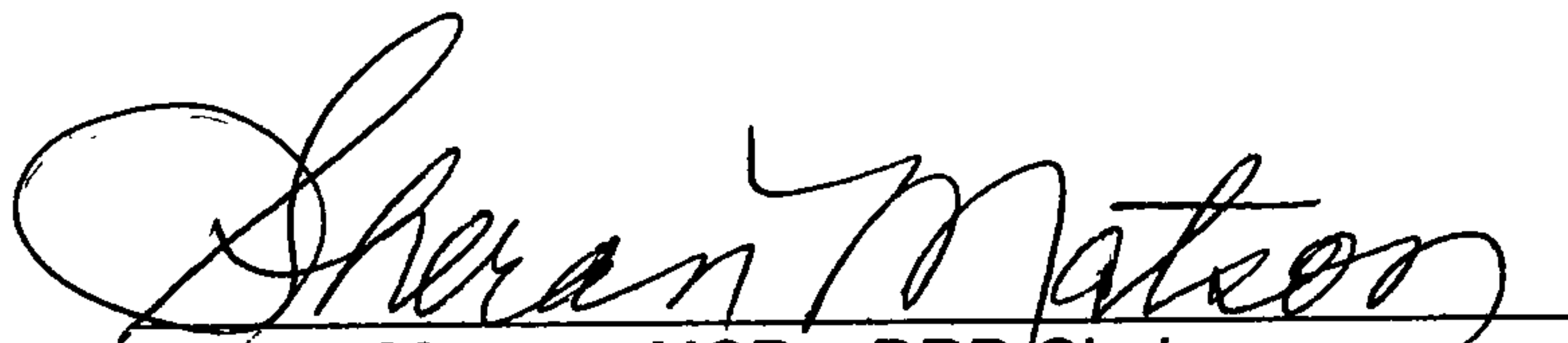
APPLICATION # 04-00842

RE: Tract 7, Horizon Land Corp/sketch

This zoning will require an EPC approved site plan and DRB sign off on the site plan prior to submittal of any DRB action related to platting.

Re-zoning also requires EPC approval prior to proceeding beyond sketch plat approval.

Planning suggests meetings with the Church to get their comments before proceeding too far.



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



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

Development Review Board Comments

Project Number: 1003475
Application Number: 04DRB-00842

DRB Date: 6/16/04
Item Number: 19

Subdivision:

Tract 7, Horizon Land Corporation

Zoning: SU-1 for PRD

Zone Page: B-10, B-11

New Lots (or units) : 128

Request for:


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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 128 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: 

 Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque

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: 1003475

AGENDA ITEM NO: 19

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

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

6-23-04



**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 118TH 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 64th 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

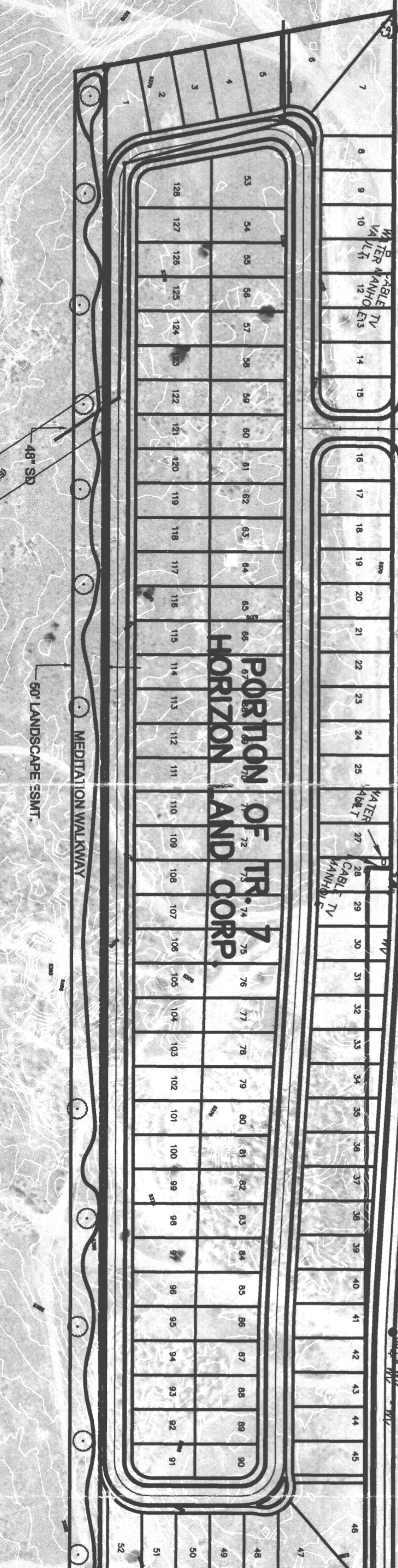
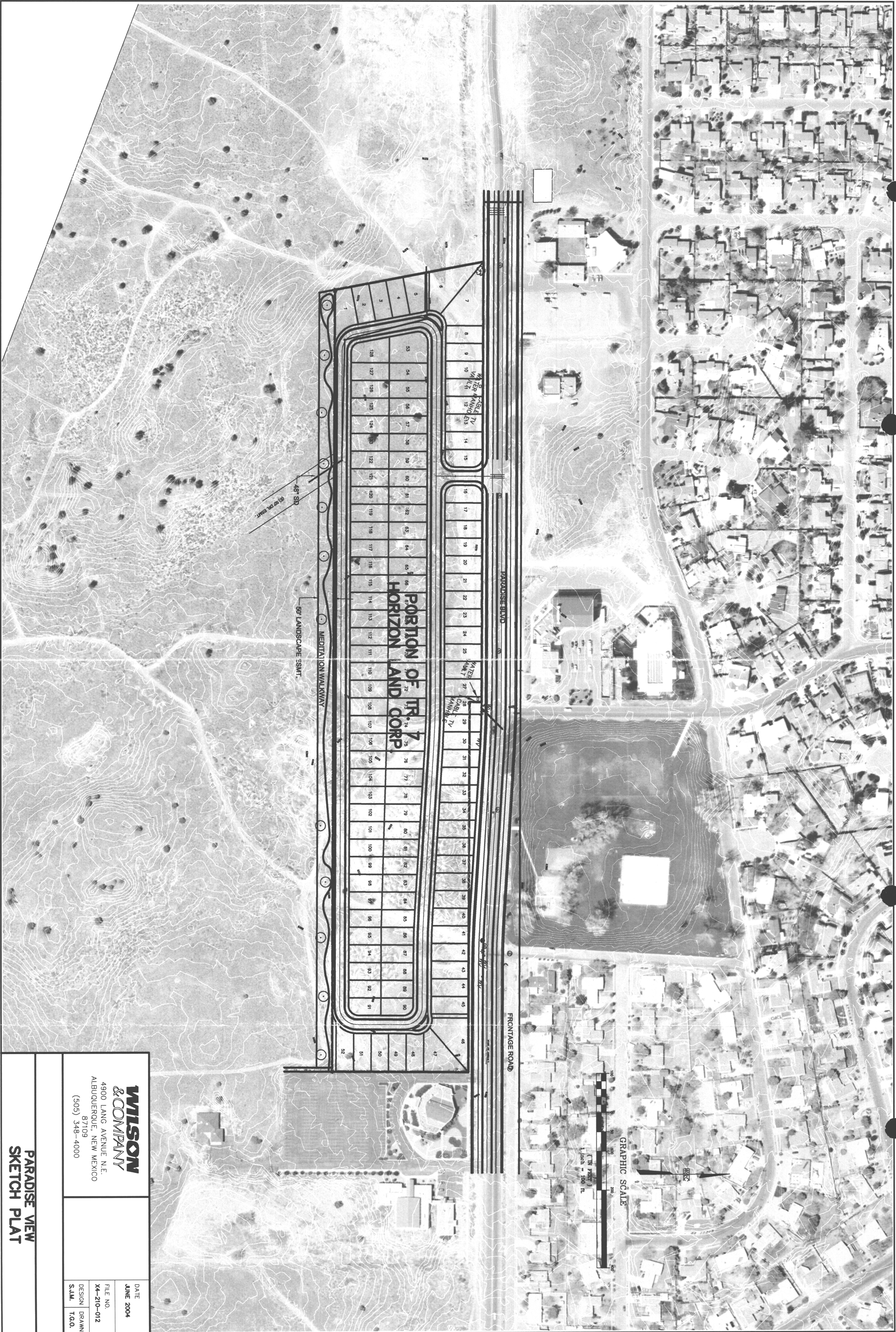
SURVEYS SOUTHWEST agent(s) for SERGIO ROMAN request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 4A, Block(s) 1, **APODACA & SEDILLO ADDITION**, zoned SU-2 special neighborhood zone, R-1 & LCR, located on EIGHTH ST SW, between BELL AVE. SW and LEWIS SW containing approximately 1 acre(s).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

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

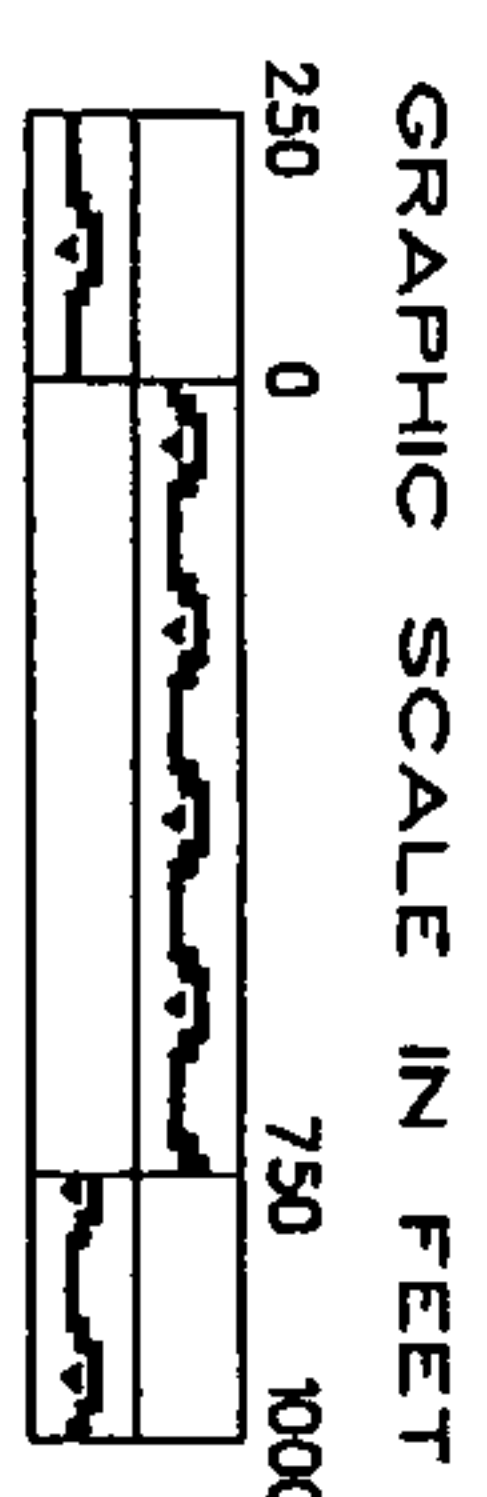
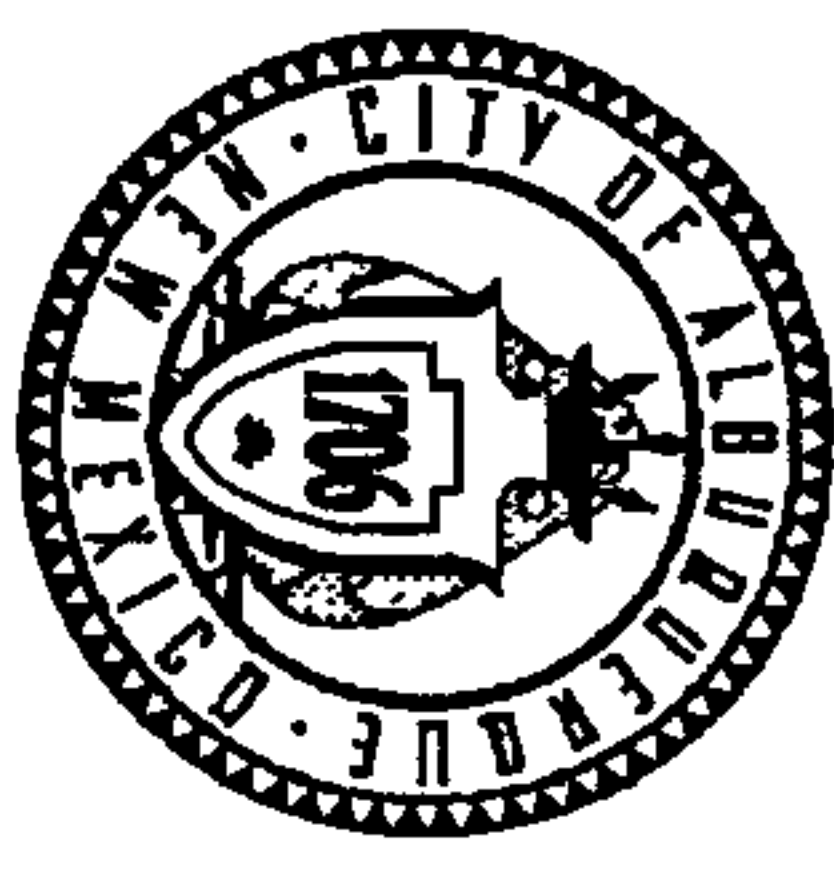
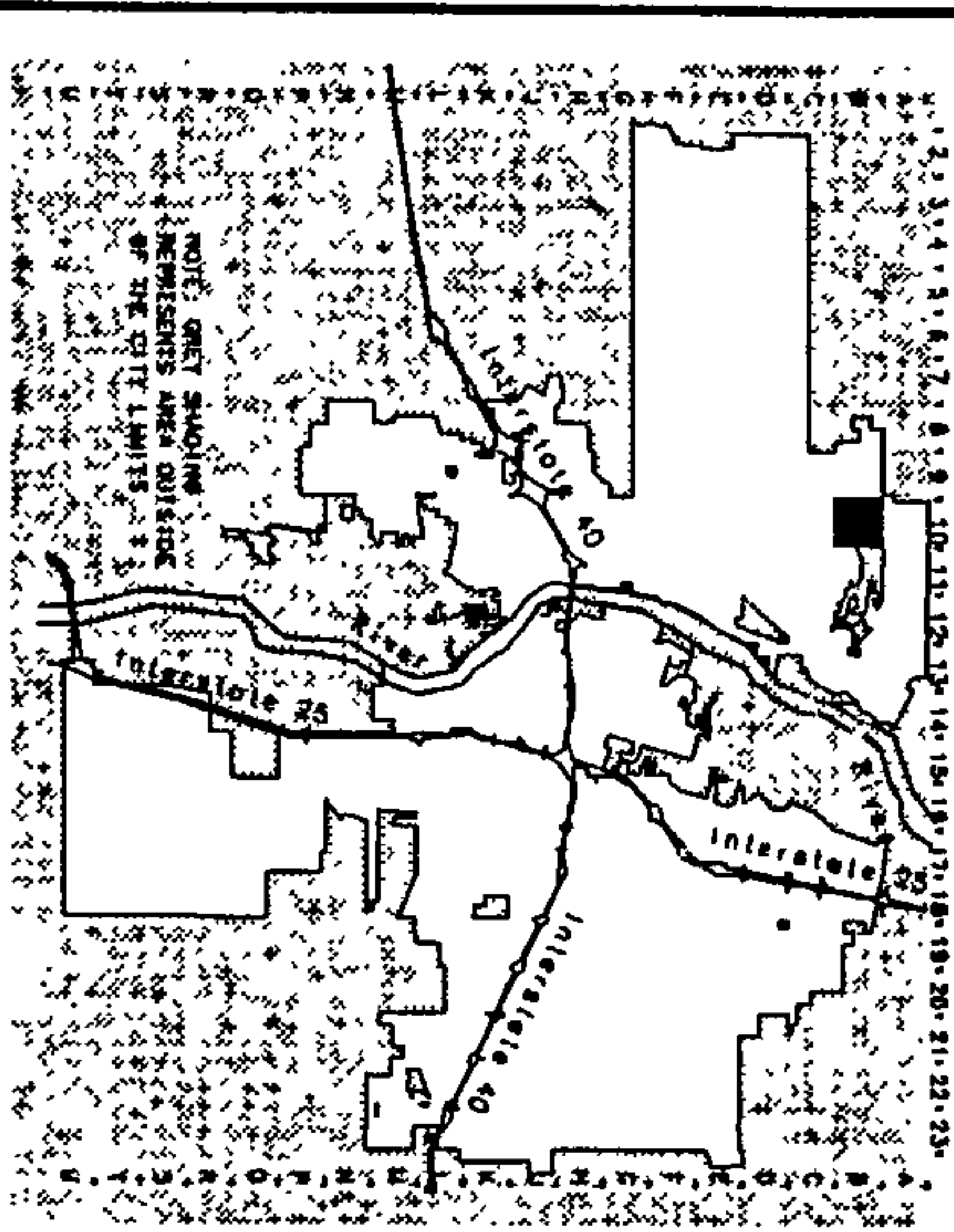
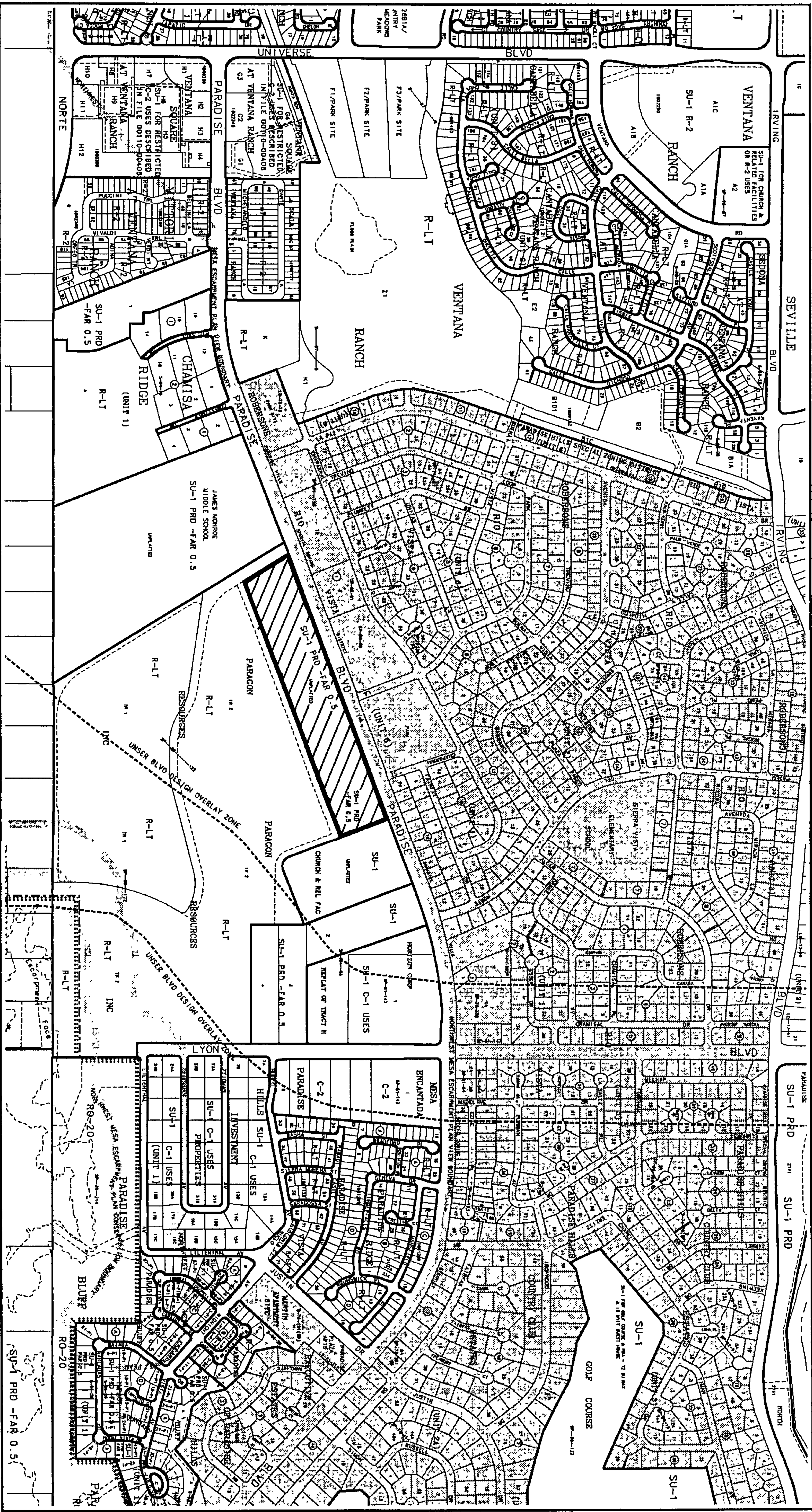
WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION**, zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 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 4TH 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.



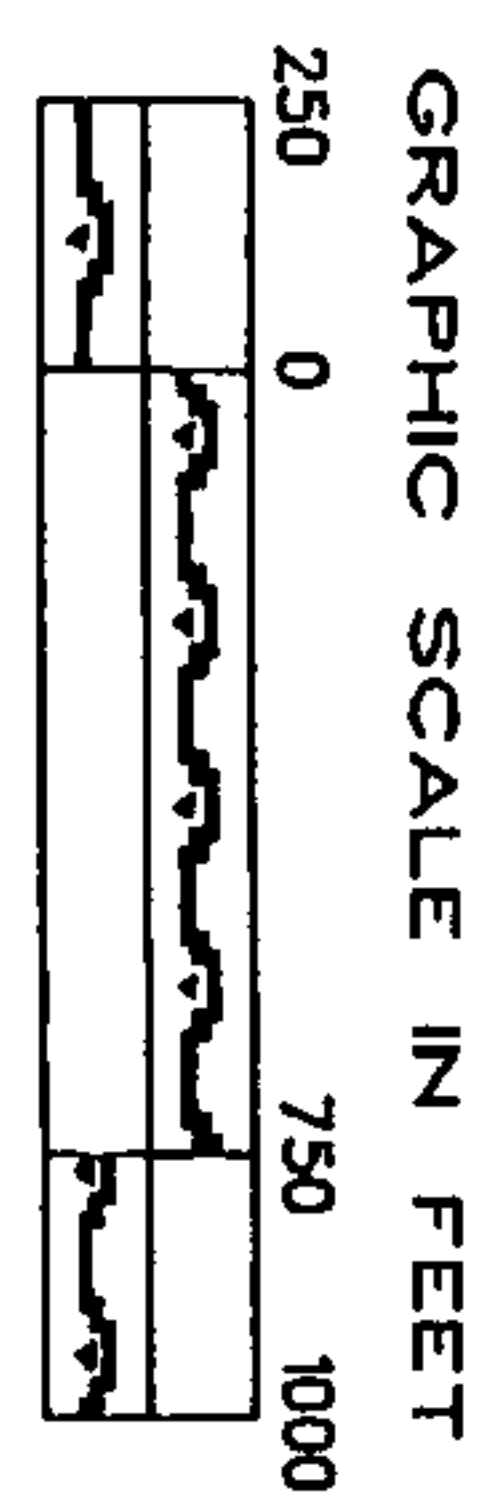
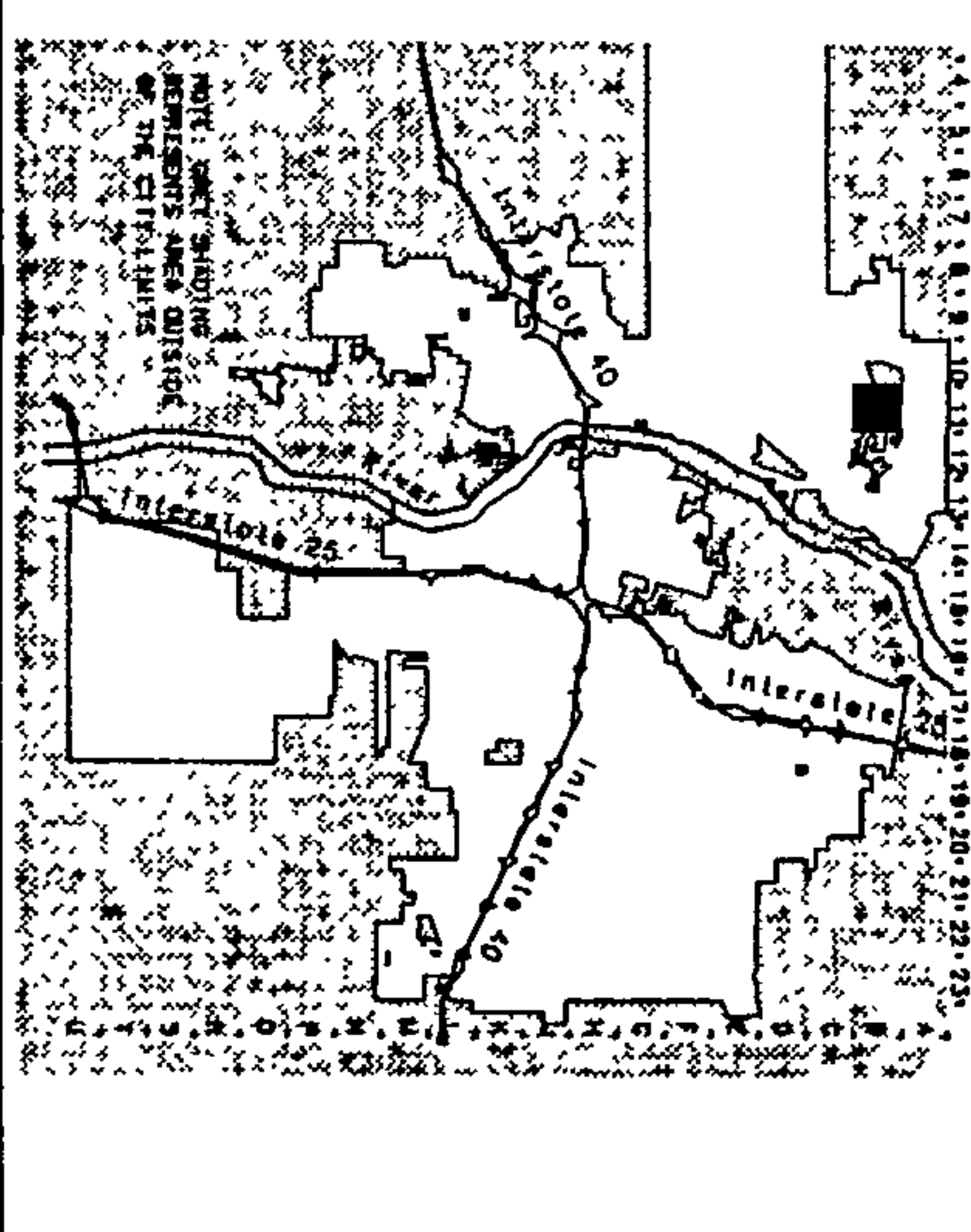
WILSON & COMPANY 4900 LANG AVENUE N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 348-4000	DATE	JUNE 2004	
	FILE NO.	K4-210-012	
DESIGN	S.J.M.	DRAWN	T.C.O.
PARADISE VIEW SKETCH PLAT			



Zone Atlas Page

A **G** **L** **S**
 Albuquerque City
 Planning Department
 Copyright 2004

B-10-Z
 Map Amended through April 02, 2004



Zone Atlas Page

A **G** **L** **S**
 Albuquerque City
 Planning Department
 Copyright 2004

B-11-Z
 Map Amended through April 02, 2004



Supplemental form

Supplemental form

SUBDIVISION

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

S

SITE DEVELOPMENT PLAN

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

P

L

ZONING & PLANNING

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

Z

APPEAL / PROTEST of...

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

A

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

APPLICANT INFORMATION:

NAME: FELIX RABADI PHONE: 266-2224
 ADDRESS: _____ FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP _____ E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: (SHARIF RABADI ?)
 AGENT (if any): WILSON & COMPANY, INC., (ROBERT MACLAKE) PHONE: 348-4000
 ADDRESS: 4900 LANG AVENUE, NE FAX: 348-4055
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: rsmaclake@wilsonco.com

DESCRIPTION OF REQUEST: DRB SKETCH PLAT REVIEW

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. UNPLATTED PORTION OF TRACT 7, HORIZON LANDCORP. Block: _____ Unit: _____
 Subdiv. / Addn. SU-1 PRO-FAR 0.5
 Current Zoning: SU-1 PRO-FAR 0.5 Proposed zoning: NO CHANGE OR R-1
 Zone Atlas page(s): B-10-2, B-11-2 No. of existing lots: 1 TRACT No. of proposed lots: 128
 Total area of site (acres): 17.1 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101006541319240705 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SOUTH SIDE OF PARADISE BLVD. OPPOSITE PARADISE HILLS COMMUNITY CENTER & POOL, and EAST OF CONEFLOWER.
 Between: WEST OF LYON BLVD.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 294-83, DRB-94-120

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

SIGNATURE Robert MacLair DATE 1 JUNE 04
 (Print) ROBERT MACLAIR Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>CHDRB - 00842</u>	<u>SKETCH</u>	<u>R(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	-	-	-	\$
<input checked="" type="checkbox"/> All case #s are assigned	-	-	-	\$
<input checked="" type="checkbox"/> AGIS copy has been sent	-	-	-	\$
<input checked="" type="checkbox"/> Case history #s are listed	-	-	-	\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	-	-	-	\$
<input type="checkbox"/> F.H.D.P. density bonus	-	-	-	\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	-	-	-	\$
	Hearing date			Total
	<u>JUNE 16th 04</u>			\$ <u>0</u>

Robert MacLair 6/1/04
 Planner signature / date

Project # 1003475

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

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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


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

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

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

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

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

ROBERT MACLAKE
 Applicant name (print)

 Applicant signature / date
 1 JUNE 04



Form revised September 2001

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

Application case numbers
04DAB - 00842

Robert MacLacke 6/7/04
 Planner signature / date
Project # 1003475