CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, New Mexico 87102

June 23, 2016

Vientecillo, LLC
5995 Alameda Blvd. NE
Albuquerque, NM 87113

Re: Expiration of Site Development Plan, Project 1003570
All or a portion of Tracts B-9E-1 and B-9F, SEVEN BAR RANCH
UPC: 101306627511940306, 101306628916940305, 101306634315240310

Dear Property Owner:

As the registered owner of the referenced property, this letter is to notify you that the previously approved site development plan for this property has been terminated in accordance with §14-16-3-11(C) of the Comprehensive City Zoning Code.

According to our review of city records, there has not been any development on the property in accordance with the approved site development plan. The site development plan was approved on April 24, 2009 and there is no record of a request for an extension. Therefore, the site plan has expired and has been terminated. A copy of this correspondence and a copy of the terminated site plan has been included in the corresponding Environmental Planning Commission (EPC) and Development Review Board (DRB) files.

All the restrictions of the existing recorded plat, including but not limited to private and public easements, are still in place and must be incorporated into the design of any future site development plan. Also, because the property is zoned SU-1 for Housing Older Persons with Limited Medical Facilities, SU-1 for C-1 Permissive Uses with No Drive Up Service Windows and SU-1 for R-2 Uses, a new site development plan must be proposed and approved through the public hearing process with the DRB.

If you have any questions regarding this matter, please feel free to contact Kym Dicome, Current Planning Manager, at 924-3814 or kdicome@cabq.gov.

Sincerely,

Suzanne Lubar
Planning Director

Encl: § 14-16-3-11 ROA 1994
Zone Atlas Page A-13

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

§ 14-16-3-11 SITE DEVELOPMENT PLAN APPROVAL AND SUBDIVISION REGULATIONS REQUIREMENTS.

(A) Site Development Plan approval for either subdivision or building purposes may include:

(1) Imposition of relevant requirements contained within or authorized by the city's Subdivision Ordinance, including but not limited to dedication of rights of way and assurances for required infrastructure improvements both on site and off site.

(2) Imposition of other requirements of other city ordinances.

(B) Site Development Plans, especially plans for unbuilt areas, are often changed so that developers can better respond to changing market conditions. Amendment of Site Development Plans does not require meeting the criteria which must be met to justify changing zones or changing written specifications imposed by Sector Development Plans or by terms of approval of a zone such as SU-1. Site Development Plans are expected to meet the requirements of adopted city policies and procedures.

(C) Possible Termination of Site Development Plans for Sites Which Have Not Been Fully Developed.

(1) If less than one-half of the approved square footage of a Site Development Plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically when specified below unless extended as provided below:

(a) Seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the owners of the property shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. At an advertised public hearing the Planning Commission shall grant approval if it deems that the Site Development Plan remains appropriate and the owner intends to fully develop the site according to the plan concept. The Planning Commission shall be less likely to terminate a site plan if there is little flexibility in how the site can be developed or if there is a strong architectural or landscaping character on the site which should be preserved.

(b) Subsequently, upon similar requests, the Planning Commission may grant requests for additional five-year extensions of the plan, using the same criteria and process.

(c) If a Site Development Plan is approved for any additional five-year period by the Planning Commission, an updated Transportation Impact Study (TIS) shall be required to determine if there are off-site improvements needed that were not previously required.

(2) For the purposes of this division (C):

(a) Hereafter, the Planning Director shall provide a copy of these Provisions for Plan Termination to the applicant at the time such an initial plan or a major plan amendment is approved;

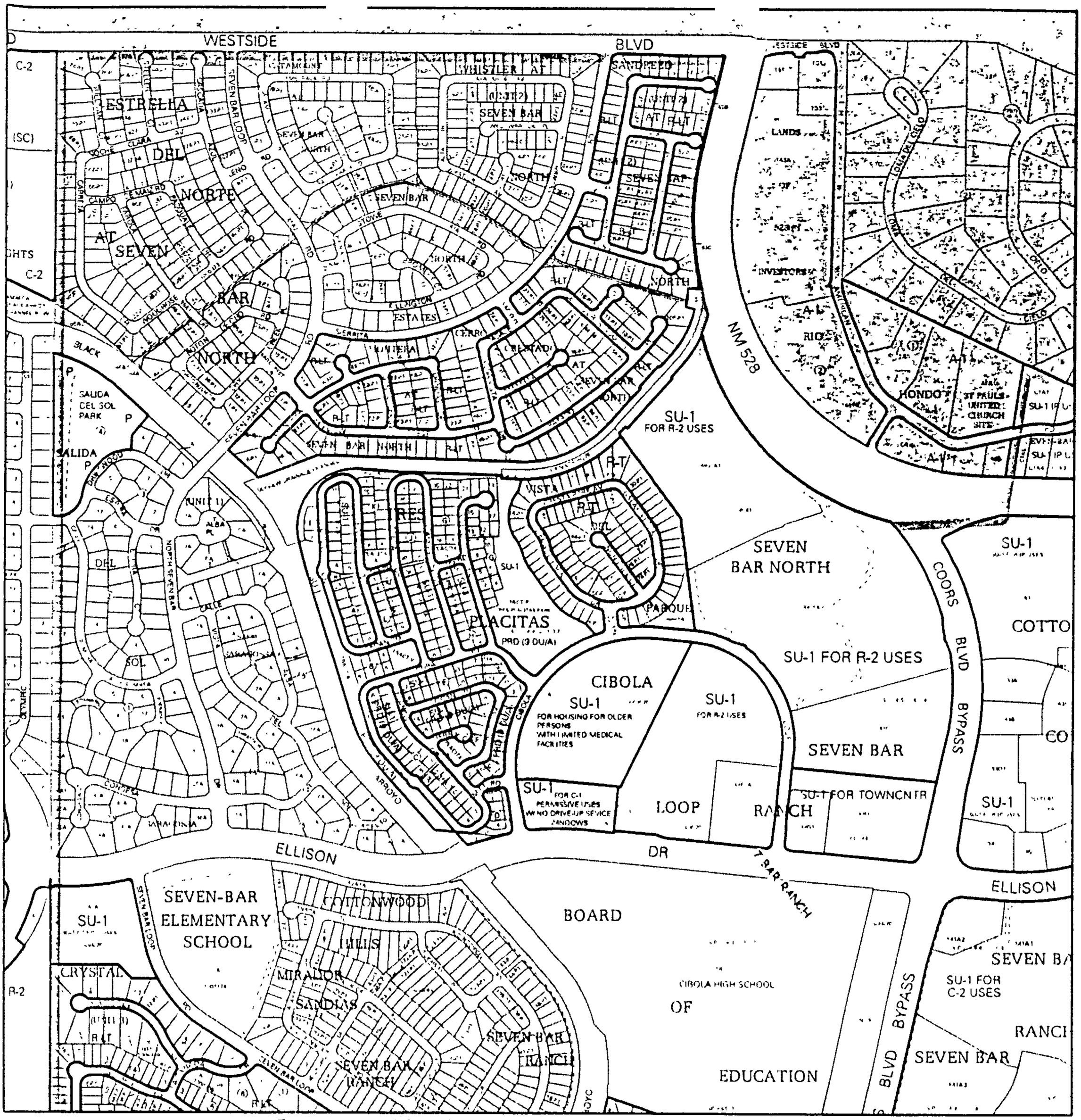
(b) For Site Development Plans approved prior to the effective date of this division, the Planning Director shall as soon as possible provide a copy of these Provisions for Plan Termination to the current owner(s) of a site covered by a Site Development Plan. For previously approved Site Development Plans, the time periods specified in this division (C) shall be deemed to run from the date this division becomes effective.

(c) A major amendment of a Site Development Plan is an amendment adopted by the Planning Commission which is not a minor amendment as contemplated by § 14-16-2-22(A)(6) of this Zoning Code.

(d) If an approved Site Development Plan indicates phases of development, that is most often an adequate basis for city extension of the life of the Site Development Plan for the later phases. When the first phase has been built, extension of the plan for later phases may be granted by the Planning Director on behalf of the Planning Commission upon a finding that the plan as previously approved is likely to be built in the future. Appeal of a decision of the Planning Director is to the Planning Commission as provided in § 14-16-4-4 of this Zoning Code.

(e) If an approved Site Development Plan has been partially completed, the termination of the plan shall not adversely affect or impose additional requirements upon the developed parcels.

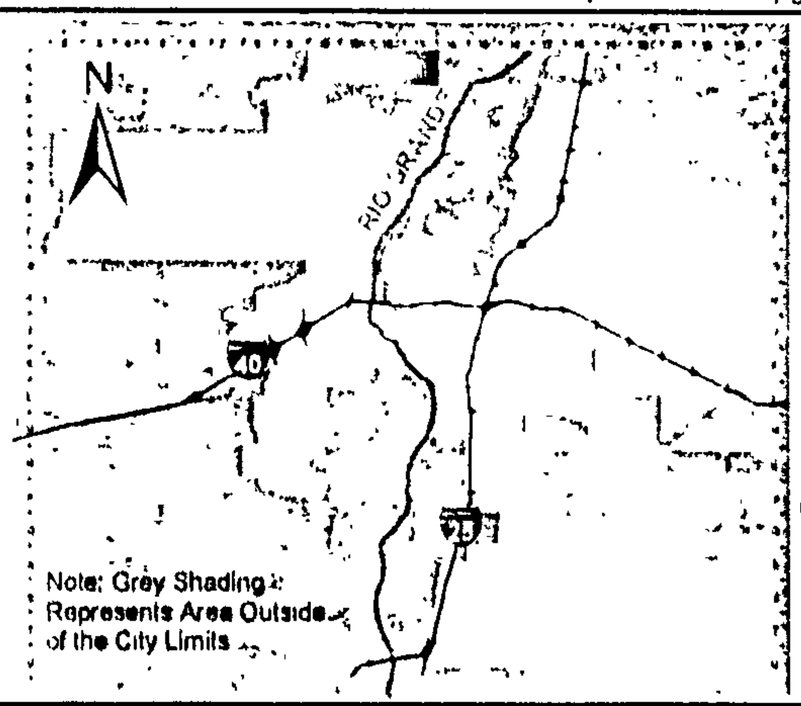
(f) Termination of all or part of a Site Development Plan under the terms of this



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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



Zone Atlas Page:

A-13-Z

Selected Symbols

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

0 750 1,500 Feet

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, April 8, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1003123
09DRB-70109 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

KPM LLC request(s) the referenced/ above action(s) for all or a portion of Tracts 1 & 2, **LANDS OF DEVEREUX & WATSON,** zoned S-M1, located on the west side of 5TH ST NW between ASPEN AVE NW AND HAINES AVE NW containing approximately 1.4 acre(s). (H-14)

Project# 1003570
09DRB-70107 BULK LAND VARIANCE
09DRB-70108 - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for THE HASKELL COMPANY request(s) the referenced/ above action(s) for all or a portion of Lot(s) B-9E-1-A and B-9F-1, **SEVEN BAR RANCH** (TBKA: CIBOLA LOOP SUBDIVISION) zoned SU-1/ R-2 USES, located on the north side of ELLISON DR NW between EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW containing approximately 26.4 acre(s). (A-13)

Project# 1004715
09DRB-70106 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the referenced/ above action(s) for all or a portion of **JUAN TABO HILLS Unit(s) 2,** zoned R-D, located along the southern terminus of JUAN TABO BLVD SE south of the TIJERAS ARROYO containing approximately 95.4 acre(s). (M-21 & M-22)

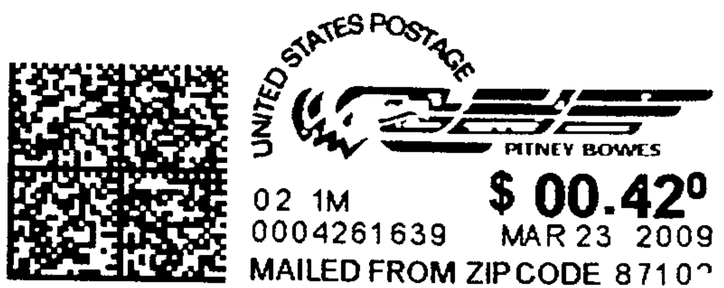
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special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

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 23, 2009.

CITY OF ALBUQUERQUE

Planning Department



OR CURRENT RESIDENT
101306623019631817
QUINTANA CHRISTOPHER & ANDREA
4103 LOGAN RD NW
ALBUQUERQUE, NM 87114

DRB

NIXIE 871 CE 1 04/10/09
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 87103129696 *0968-05865-23-45

87114556?5 C003
87103@1296

P O Box 1293 Albuquerque New Mexico 87103

VAC

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 8, 2009

Project# 1003570
09DRB-70107 BULK LAND VARIANCE
09DRB-70108 - PRELIMINARY/ FINAL PLAT APPROVAL
09DRB-70130 EPC APPROVED SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for THE HASKELL COMPANY request(s) the referenced/ above action(s) for all or a portion of Lot(s) B-9E-1-A and B-9F-1, **SEVEN BAR RANCH** (TBKA: CIBOLA LOOP SUBDIVISION) zoned SU-1/ R-2 USES, located on the north side of ELLISON DR NW between EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW containing approximately 26.4 acre(s). (A-13)

At the April 8, 2009 Development Review Board meeting the preliminary plat was approved with final sign-off delegated to transportation for comments regarding easements and to planning for clarification of easements and to record. The site plan for subdivision was approved with final sign off delegated to transportation for written comments and to planning for case planner's written comments. The Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

If you wish to appeal this decision, you must do so by April 23, 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).

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.)

Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates – P.O Box 90606 – Albuquerque, NM 87199
Cc: The Haskell Company – P.O Box 44100 – Jacksonville, FL 32231
Marilyn Maldonado
File

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003570 **AGENDA ITEM NO: 2**

SUBJECT:

Site Plan for Subd
Bulk Land Variance
Final Plat
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

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
924-3986

DATE: April 8, 2009

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 09DRB-70107 Project # 1003570

Project Name: SEVEN BAR RANCH

Agent: MARK GOODWIN & ASSOC. Phone No.:

Your request was approved on 4-8-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: - See Comments RE: Easements

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): clarify easements

☑ **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.**

Created On:

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Created On:

COMPLETED 04/24/09 SH

DRB CASE ACTION LOG (SITE PLAN – SUBD)

REVISED 10/08/07

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.: 09DRB-70130 Project # 1003570

Project Name: SEVEN BAR RANCH

Agent: MARK GOODWIN & ASSOC. Phone No.:

Your request was approved on 4-8-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: - see comments

OK

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): - see case planner comments

OK 4/24/09

☐ **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.

OK ☑ **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.**

Created On:

DRB CASE ACTION LOG (SITE PLAN – SUBD)

REVISED 10/08/07

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.: 09DRB-70130 Project # 1003570

Project Name: SEVEN BAR RANCH

Agent: MARK GOODWIN & ASSOC. Phone No.:

Your request was approved on 4-8-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: - see comments

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): - see case plan's comments

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

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-Tax certificate from the County Treasurer.

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- ☐ **Copy of recorded plat for Planning.**

Created On:

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003570 **AGENDA#** 2 **DATE:** 4/8/09

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:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

INTER-OFFICE MEMO

DATE: April 7, 2009

TO: Jack Cloud, DRB Chair

FROM: Catalina Lehner, Senior Planner CEL

RE: Project #1003570, Cibola Loop

On July 17, 2008, the EPC voted to approve the Site Development Plan for Subdivision portion of a proposal for housing for older persons. [Note: The sector development plan map amendment portion of the proposal was forwarded to City Council with an EPC approval recommendation in June 2008, and was decided by Council in January 2009.]

Staff met with the applicant's agents, John MacKenzie of Mark Goodwin and Associates and Jim Strozier of Consensus Planning, on March 26, 2009, to check for compliance with the Conditions of Approval.

The Site Development Plan for Subdivision complies with the EPC conditions of approval as elaborated in the Official Notification of Decision.

The following conditions warrant explanation:

Condition 6: The note was added to Sheet 5-the viewshed exhibit. There are no building footprints on the utility and drainage plan.

Condition 9B: Since the detail sheet was integrated into the set, sheet 6 became sheet 5. Therefore, building height is specified on sheet 1 and sheet 5.

Condition 16D: The intent of this condition is to limit the height of the parking lot screen wall, which shall not exceed 3 ft. The word "not" is not supposed to be there.

If you have any questions regarding this case, please call me at 924-3935.

HASKELL
America's Design-Build Leader®

The Haskell Company
111 Riverside Avenue
Jacksonville, Florida 32202

tel 904 791-4500
fax 904 791-4699
www.haskell.com

John R. Brendel
Director

March 30, 2009

Re: Cibola Loop Subdivision
(1001150)

Mr. Jack Cloud
DRB Chairman
City of Albuquerque
Post Office Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Cloud:

Haskell is requesting preliminary and final plat approval and a bulk land variance for Tracts B-9E-1-A and B-9F-1, Seven Bar Ranch. The property was recently the subject of A Zone Change, Sector Plan Amendment and a Site Plan for Subdivision Request. The Site Plan for Subdivision final sign off will be submitted under a separate cover. Once the site plan is signed off and the plat is filed, the property will be zoned SU-1 for C-1 uses and SU-1 for Housing for Older Persons.

The bulk land variance is being requested because the applicant is not the end-user of the property and the requested action is intended to facilitate transfer to an intermediate land holder. The ultimate end-user will have to return to EPC and DRB with its Site Plan for Building Permit since the property is zoned SU-1. With future development the DRB will have the opportunity to require that public infrastructure associated with the project be built or financially guaranteed.

Currently, the subject property is vacant and the surrounding city streets function adequately without additional right-of-way dedication or infrastructure improvements. The existing on-site storm water ponding area on the southwest corner of the property will remain as-is and continue to receive runoff from the subdivision to its west.

Until an end-user for the property can be found, there will be no adverse impact to the surrounding community or the public. A bulk land variance notice has been placed on the plat disclosing that the city may impose additional requirements on the ultimate end user.

Please contact me at 904+357-4923 if I can be of further assistance.

Sincerely,

John R. Brendel

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 8, 2009

Project# 1003570
09DRB-70107 BULK LAND VARIANCE
09DRB-70108 - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for THE HASKELL COMPANY request(s) the referenced/ above action(s) for all or a portion of Lot(s) B-9E-1-A and B-9F-1, **SEVEN BAR RANCH** (TBKA: CIBOLA LOOP SUBDIVISION) zoned SU-1/ R-2 USES, located on the north side of ELLISON DR NW between EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW containing approximately 26.4 acre(s). (A-13)

AMAFCA

No comment.

COG

Ellison Dr is designated an ITS Corridor. Please contact DMD at 291-6220 for project planning and programming information.

Ellison Dr has a functional classification of urban principal arterial.

TRANSIT

Project # 1003570
09DRB-70107
BULK LAND VARIANCE
09DRB-70108 PRELIMINARY/ FINAL PLAT APPROVAL

Adjacent and nearby routes	None
Adjacent bus stops	None
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

ZONING ENFORCEMENT

Minimum lot area for lots developed with apartments other than townhouse shall be 6000 Square feet. Minimum lot apartments other than townhouses shall be 60 feet. Minimum lot area and width for lots developed only with houses and townhouse shall be provided in the R-T zone.

NEIGHBORHOOD COORDINATION

Letters sent to: **Cibola Loop NA (R)**

APS

Seven Bar Ranch (tbka Cibola Loop) Lots B-9E-1-A and B-9F-1, is located on Ellison Dr NW between east Cibola Loop NW and west Cibola Loop NW. The owner of the above property requests approval of a Bulk Land Variance and a Preliminary/Final Plat Approval for a development that will consist of a Senior

Housing with Limited Medical Facilities (assisted living and similar elderly care) along with a smaller adjoining area of SU-1 for C-1 that will consist of neighborhood commercial uses. Although, this development is intended for a senior living and related medical facility this development will be assessed the School Facility Fee. The fees collected from this development will benefit the following schools: Seven Bar Elementary School, Taylor Middle School, and Cibola High School. Seven Bar Elementary and Cibola High School are exceeding capacity; Taylor Middle School has excess capacity.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
265	Seven Bar	856	800	-56
457	Taylor	608	765	157
580	Cibola	2,614	2,575	-39

Volcano Vista High School has opened this will relieve overcrowding at Cibola High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT
No comment.

FIRE DEPARTMENT
No comment.

PNM ELECTRIC & GAS
No comment.

COMCAST
No comment.

QWEST
See file for informational comment.

ENVIRONMENTAL HEALTH
No comment.

M.R.G.C.D
No Adverse Comments.

OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER No objection to the BLV.
TRANSPORTATION DEVELOPMENT Define the width of all right of way; a width of "varies" is not acceptable. Clarify existing conditions. Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
PARKS AND RECREATION No objection
ABCWUA No objection
PLANNING DEPARTMENT Refer to comments from affected agencies and any public hearing comments regarding proposed variance.

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

23.b.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: April 8, 2009
Zone Atlas Page: A-13
Notification Radius: 100 Ft.

Project# 1003570
App# 09DRB-70107
09DRB-70108

Cross Reference and Location: ELLISON DR NW BETWEEN EAST CIBOLA LOOP NW ANS WEST CIBOLA LOOP NW

Applicant: THE HASKELL COMPANY
PO BOX 44100
JACKSONVILLE, FL 32231

Agent: MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: MARCH 20, 2009
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	V	P	D	L	A	

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation
- X 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

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)

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): Mark Goodwin & Associates PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers

APPLICANT: The Haskell Company PHONE: (904) 357-4222
ADDRESS: PO Box 44100 FAX (904) 705-6185
CITY: Jacksonville STATE FL ZIP 32231 E-MAIL: john.brendel@thehaskellco.com
Proprietary interest in site: Contract Purchaser **List all owners:** Vientecillo, LLC

DESCRIPTION OF REQUEST: Preliminary and Final Plat and Bulk Land Plat

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

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

Lot or Tract No. B-9E-1-A and B-9F-1 Block: ___ Unit: ___
Subdiv/Addn/TBKA: Seven Bar Ranch TBKA: Cibola Loop Subdivision
Existing Zoning: SU-1 / R-2 Uses Proposed zoning: SU-1/Senior Housing w/Limited Medical
Zone Atlas page(s): A-13 UPC Code: 101306629114040305 Facilities and 101306633817540310 SU-1/C-1 Perm.

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003570, 06EPC 01321/01322, DRB-97-459/Z-97-127, AA-96-24, SD-78-3-1

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? no

No. of **existing** lots: 2 No. of **proposed** lots: 3 Total area of site (acres): 26.4.

LOCATION OF PROPERTY BY STREETS: On or Near: Ellison Drive NW
Between: East Cibola Loop NW and West Cibola Loop NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒ Date of review: 03-18-08

SIGNATURE John MacKenzie DATE 03-12-09
(Print) John MacKenzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S F	Fees
09DRB - ___ - 70107	BLV	___	$ 145.00
09DRB - ___ - 70108	PTF	___	$ 355.00
___ - ___ - ___	ADV	___	$ 75.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
			Total
Hearing date April 8, 2009			$ 595.00

3.13.09
Planner signature / date

Project # 1003570

FORM V: SUBDIVISION VARIANCES & VACATIONS

☒ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

- X Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- X Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- X Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X List any onginal 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 descnbing, 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 descnbing, 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 authonzation 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.

John MacKenzie
Applicant name (print)

John MacKenzie 03.03.09
Applicant signature / date

Form revised 4/07

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

Application case numbers
09DRB-_____-70107
_____-_____-_____
_____-_____-_____

3.12.09
Planner signature / date

Project # 1003570

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNERSTATE	OWNERZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	10130 66327 22240 270	CITY OF ALBUQUE RQUE % REAL ES TATE DEPT	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3	V	A1 A	TR B9H1B1 PLAT OF VISTA DEL PARQUE SUBDIVISI ONCONT 0.7823 AC	0.7 816 737
2	10130 66242 23120 158	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3	V	A1 A	TRACT P PLAT FOR TRES PLACITAS BEING A REPL AT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCH OOL CONT 5 1276 AC	5.1 262 368 2
3	10130 66234 12032 004	BONNELL- ROY SHERYL L & ROY RONALD A	10504 BL ANCO D R NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LOT 3 BLOCK D PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCH OOL CONT 0900 AC	0.0 902 250 5
4	10130 66216 12832 122	SAIZ MONICA S	10509 BL ANCO D R NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LOT 15 BLOCK C PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCH OOL CONT 0846 AC	0 0 846 248 6
5	10130 66234 16031 808	GURULE RACHEL M	4124 RO WE AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LOT 7 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCH OOL CONT .0785 AC	0.0 784 131
6	10130 66400 11240 215	CITY OF ALBUQUE RQUE C/O REAL P ROPERTY DIVISIO N	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3	C	A1 A	TR B-9D-1 PLAT OF TRACT B-9D-1 & TRACT B-9D-2 SEVEN-BARRANCH CONT 1.5505 AC	1.5 518 019 8
7	10130 66430 11540 217	CITY OF ALBUQUE RQUE C/O REAL P ROPERTY DIVISIO N	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3	V	A1 A	TR B-9D-2 PLAT OF TRACT B-9D-1 & TRACT B-9D-2 SEVEN-BARRANCH CONT 5.7196 AC	5.7 103 846 1
8	10130 66223 15831 903	RIOS ALFREDO D	4201 RO WE AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LOT 2 BLOCK F PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCH OOL CONT .1080 AC	0.1 083 129 8
9	10130 66224 12032 120	GUTIERREZ RAY A & MONICA A	10501 BL ANCO D R NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LOT 17 BLOCK C PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCH OOL CONT .1084 AC	0 1 084 250 1
10	10130 66231 14531 804	PAULS ALEXANDE R C/O AMALIA RA MIREZ LANDAETA	4208 RO WE AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LOT 4 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCH OOL CONT 0999 AC	0.1 000 123 1
11	10130 66227 14231 803	ZUNIGA MARGARI TO N & SANCHEZ BERNADETTE	4212 RO WE AVE NW	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LOT 3 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCH OOL CONT .0975 AC	0 0 982 075 1
12	10130 66222 10732 001	FAMILY HOUSING DEVEL CORP	1114 PE NNSYLV ANIA NE	ALB UQU ERQ UE	N M	87 11 0	V	A1 A	TRACT 2 BLOCK D CIBOLA HIGH SCHOOL PLAT FO R TRES PLACITASBEING A REPLAT OF R B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR2 CIBOAL HIGH SCH OOL CONT .1635 AC	0.1 635 956 4
13	10130 66211 15131 901	TRES PLACITAS H OMEOWNERS AS SOC INC C/O HOA MCO	PO BOX 21699	ALB UQU ERQ UE	N M	87 15 4	V	A1 A	PLACITA C BLOCK F PLAT FOR TRES PLACITAS BEI NG A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCH OOL CONT 3625 AC	0.3 628 897 6
14	10130 66230 19631	QUINTANA CHRIS TOPHER & ANDRE A	4103 LO GAN RD NW	ALB UQU ERQ	N M	87 11 4	R	A1 A	LOT 15 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCH	0.1 242 009

	817			UE					OOL CONT .1242 AC	8
15	10130 66223 16831 905	MCFARLAND FRANK	4115 ROWE AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 4 BLOCK F PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .1123 AC	0 1123 75
16	10130 66437 16340 210	PROPERTY TRUST OF AMERICA C/O PROPERTY TAX DEPT	9200 E PANORAMA CIR 400	ENGLEWOOD	CO	80112	R	A1A	TR B-10 PLAT OF TRS B-9 THRU B-12 SEVEN- BAR RANCH (REPL OF TR B- 8 SEVEN BAR RANCH) CONT 8.3001 AC M/L	8.2925 404
17	10130 66230 19131 816	JIMMERSON JAMES R & BEVERLY NORRIS-JIMMERSON	6802 VALLECITO	AUSTIN	TX	78759	R	A1A	LOT 14 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .1377 AC	0.1404 796
18	10130 66237 18931 814	OVERHOLT BRUCE C	4100 ROWE AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 13 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .1070 AC	0.1046 8906
19	10130 66269 22840 224	ANDERSON RUSSELL A	10711 DEL SOL PARK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 4P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0.1186 AC	0.1177 0256
20	10130 66315 22840 265	SANDOVAL NICOLE A	10716 GALAXIA PARK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 45P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0.1187 AC	0.1182 2937
21	10130 66282 21840 221	VASQUEZ LILLIAN A	10701 DEL SOL PARK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 1P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0 2175 AC	0.2147 5763
22	10130 66296 22040 269	GONZALES DAVID E & VERONICA I	10700 GALAXIA PARK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 49P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0 1289 AC	0.1287 4711
23	10130 66273 22540 223	ZHANG DANIELLE	4337 WESTERLY CMN	FREMONT	CA	94538	R	A1A	LT 3P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0.1079 AC	0.1070 5188
24	10130 66311 22540 266	RIOS PORFIRIO & CORRINE	10712 GALAXIA PARK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 46P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0 1183 AC	0.1183 8667
25	10130 66318 23240 264	ARELLANO IRMA W	10720 GALAXIA PARK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 44P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0.1187 AC	0.1193 9335
26	10130 66232 13032 006	RAMIREZ ERNESTO & BENITA	10512 BLANCO DR NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 1 BLOCK D PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .1161 AC	0 1171 78
27	10130 66239 12532 002	TRES PLACITAS HOMEOWNERS ASSOC INC C/O HOAMCO	PO BOX 21699	ALBUQUERQUE	NM	87154	V	A1A	TRACT D BLOCK D PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .3035 AC	0.3152 2057
28	10130 66234 11632 003	BACA PATRICK G & JO ANN	10500 BLANCO DR NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 4 BLOCK D PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .1036 AC	0 1037 357
29	10130 66234 15031 806	LOVATO RANDY	4204 ROWE AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 5 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .1072 AC	0.1075 4749
30	10130 66229 20131 818	HAMM MICHAEL C & DORIS	4105 LOGAN RD NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 16 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .1271 AC	0.1265 7758

31	10130 66264 23140 225	FINK ALLEN L & JANE M TRUSTEES FINK FAMILY TRUST	10715 DEL SOL PARK NW	ALBUQUERQUE	NM	87114	R	A1A	LT 5P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0.1182 AC	0.1171547
32	10130 66234 15531 807	FRAZIER KATHRYN A	4200 ROWE AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 6 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .0825 AC	0.0826984 6
33	10130 66220 15331 902	RYBACHEK RONALD L & JULIE L	4205 ROWE AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 1 BLOCK F PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT 1018 AC	0.1024636 5
34	10130 66285 23640 601	RAEL FREDDY A & JULIE J	10700 DEL SOL PARK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 50P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0.2592 AC	0 2586101 3
35	10130 66294 23940 603	VELASQUEZ GLORIA KATHLEEN	PO BOX 2493	CORRALES	NM	87048	R	A1A	LT 91P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0 1033 AC	0.1032373 8
36	10130 66320 23740 263	GARCIA ANDREA M	8713 PLAZA SQ	SAN DIEGO	CA	92123	R	A1A	LT 43P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0.1186 AC	0 1186274
37	10130 66306 22240 267	LAM-HUI SO NGOR & LAM CHI MING	10708 GALAXIA PARK DR NW	ALBUQUERQUE	NM	87114	R	A1A	LT 47P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0.1181 AC	0 1182064 5
38	10130 66297 23440 602	RAHIM NAVROZ & ZUBEIDA	10701 PINON PARK CT NW	ALBUQUERQUE	NM	87114	R	A1A	LT 92P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0 1463 AC	0.1462311 1
39	10130 66237 16931 810	KEAN MARIA C	4116 ROWE AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 9 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .0785 AC	0.0785086 2
40	10130 66235 16531 809	STRANCE CYNDI	4120 ROWE AVE NW	ALBUQUERQUE	NM	87114	R	A1A	LOT 8 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .0785 AC	0.0784868 8
41	10130 66222 16331 904	KLOTY NARENDRA S	925 CAMINO CARLOS REY	SANTA FE	NM	87507	R	A1A	LOT 3 BLOCK F PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT 1105 AC	0 1108570 3
42	10130 66277 22340 222	HERNANDEZ GABRIELLA J	10705 DEL SOL PARK NW	ALBUQUERQUE	NM	87114	R	A1A	LT 2P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0.1039 AC	0.1036323 2
43	10130 66301 22040 268	HERRERA JAMES & MONTOYA-HERRERA CAROL LYNN	5240 STONE MOUNTAIN PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 48P- 1 PLAT OF VISTA DEL PARQUE SUBDIVISION CONT 0.1146 AC	0.1145859 1
44	10130 66339 04040 120	BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE	NM	87125	C	A1A	TR ONE ANNEXATION & DEDICATION PLAT OF CIBOLA H S PORT OF THE LDS OF ALB BOARD OF EDUCATION SITUATE WITHIN TOWN OF ALAMEDA GRANT CONT 45.521 AC	45.869312 84
45	10130 66338 17540 310	VIENTECILLO LLC	PO BOX 14798	ALBUQUERQUE	NM	87191	V	A1A	TRACT B-9F TRS B-9D THRU B-9K (BEING A REPL OF TR B-9) SEVEN BAR RANCH CONT 12.9125 AC M/L	12800575 03
46	10130 66240 19331 815	TRES PLACITAS HOMEOWNERS ASSOC INC C/O HOAMCO	PO BOX 21699	ALBUQUERQUE	NM	87154	V	A1A	TRACT G BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .0866 AC	0.0869084 1
47	10130 66241	OVERTURF DENISE L	4104 ROWE AVE	ALBUQU	NM	8711	R	A1A	LOT 12 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H-	0.1193

	18531813		NW	ERQUE		4			1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .1192 AC	6073
48	10130662271803190 7	APODACA MATTHEW B	4102 LOGAN RD NW	ALBUQUERQUE	NM	871140	R	A1A	LOT 6 BLOCK F PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .1085 AC	0.1073598 5
49	10130662211793190 8	NELSON JOHN P	PO BOX 775	CORRALES	NM	870480	R	A1A	LOT 7 BLOCK F PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .0764 AC	0 0763586 9
50	10130662401793181 2	HUEZO JOSE O & RINA G	4108 ROWE AVE NW	ALBUQUERQUE	NM	871140	R	A1A	LOT 11 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT 1041 AC	0.1044359 9
51	10130662181163211 9	LIPKA MEI LING	10500 RAMAH DR NW	ALBUQUERQUE	NM	871140	R	A1A	LOT 18 BLOCK C PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .1036 AC	0 1035748 7
52	10130662381743181 1	ORTIZ DANIEL E JR & CHRISTINA M	4112 ROWE AVE NW	ALBUQUERQUE	NM	871140	R	A1A	LOT 10 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .0808 AC	0.0809148 6
53	10130662261743190 6	MARTINEZ ANTONIO RAY & DEZARIV NUNEZ	4109 ROWE AVE NW	ALBUQUERQUE	NM	871140	R	A1A	LOT 5 BLOCK F PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT 1402 AC	0.1401986 6
54	10130662361423180 5	TRES PLACITAS HOMEOWNERS ASSOC INC C/O HOAMCO	PO BOX 21699	ALBUQUERQUE	NM	871554	V	A1A	TRACT F BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .0499 AC	0.0500489 6
55	10130662201413180 1	RYAN TAMMY M	10520 BLANCO DR NW	ALBUQUERQUE	NM	871140	R	A1A	LOT 2 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT .0831 AC	0 0825567 3
56	10130662231373180 2	RYAN KEIKO & WILLIAM G	10516 BLANCO DR NW	ALBUQUERQUE	NM	871140	R	A1A	LOT 1 BLOCK E PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT 0855 AC	0.0852860 3
57	10130662201253212 1	PALACIO YVONNE & TIMOTHY	437 CAMBRIDGE AVE	BELEN	NM	870020	R	A1A	LOT 16 BLOCK C PLT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT 0764 AC	0 0763679 2
58	10130662331253200 5	DIAZ CARLOS F & MONICA M GONZALES	10508 BLANCO DR NW	ALBUQUERQUE	NM	871120	R	A1A	LOT 2 BLOCK D PLAT FOR TRES PLACITAS BEING A REPLAT OFTR B-9G & TR B-9H- 1A SEVEN BAR RANCH AND TR 2 CIBOLA HIGHSCHOOL CONT 0880 AC	0.0881854 3
59	10130663631164030 8	CITY OF ALBUQUERQUE C/O REAL PROPERTY DIVISION	PO BOX 1293	ALBUQUERQUE	NM	871033	V	A1A	TR B-9E-2 PLAT OF TR B-9E-1 & B-9E-2 SEVEN-BAR RANCH BEING AREPLAT OF TRACT B-9E SEVEN-BAR RANCH CONT 3.1136 AC	3.1206089 2
60	10130662911404030 5	VIENTECILLO LLC	PO BOX 14798	ALBUQUERQUE	NM	871911	V	A1A	TR B-9E-1 PLAT OF TR B-9E-1 & B-9E-2 SEVEN-BAR RANCH BEING AREPLAT OF TRACT B-9E SEVEN-BAR RANCH CONT 13.7843 AC	13871267 19
61	10130664122214020 5	PTR DEVELOPMENT SERVICES INC C/O PROPERTY TAX DEPT	9200 E PANORAMA CIR 400	ENGLEWOOD	CO	801112	R	A1A	TR B-9J-1A-2 PLAT OF TRACTS B-9J-1A-1 & B-9J-1A-2 SEVEN- BARRANCH (BEING A REPLAT OF TRACT B-9J-1A SEVEN-BAR RANCH)CONT 22 5241 AC	21.982649 04

OR CURRENT RESIDENT
101306626922840224
ANDERSON RUSSELL A
10711 DEL SOL PARK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623411632003
BACA PATRICK G & JO ANN
10500 BLANCO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623312532005
DIAZ CARLOS F & MONICA M
GONZALES
10508 BLANCO DR NW
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT
101306623415531807
FRAZIER KATHRYN A
4200 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623416031808
GURULE RACHEL M
4124 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306627722340222
HERNANDEZ GABRIELLA J
10705 DEL SOL PARK NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623019131816
JIMMERSON JAMES R & BEVERLY
NORRIS-JIMMERSON
6802 VALLECITO
AUSTIN, TX 78759

OR CURRENT RESIDENT
101306630622240267
LAM-HUI SO NGOR & LAM CHI MING
10708 GALAXIA PARK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622617431906
MARTINEZ ANTONIO RAY & DEZARI
V NUNEZ
4109 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623817431811
ORTIZ DANIEL E JR & CHRISTINA M
4112 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622718031907
APODACA MATTHEW B
4102 LOGAN RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306633904040120
BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
101306622210732001
FAMILY HOUSING DEVEL CORP
1114 PENNSYLVANIA NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101306632023740263
GARCIA ANDREA M
8713 PLAZA SQ
SAN DIEGO, CA 92123

OR CURRENT RESIDENT
101306622412032120
GUTIERREZ RAY A & MONICA A
10501 BLANCO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306630122040268
HERRERA JAMES & MONTOYA-
HERRERA CAROL LYNN
5240 STONE MOUNTAIN PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623716931810
KEAN MARIA C
4116 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306621811632119
LIPKA MEI LING
10500 RAMAH DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622316831905
MCFARLAND FRANK
4115 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623718931814
OVERHOLT BRUCE C
4100 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306631823240264
ARELLANO IRMA W
10720 GALAXIA PARK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623412032004
BONNELL- ROY SHERYL L & ROY
RONALD A
10504 BLANCO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306626423140225
FINK ALLEN L & JANE M TRUSTEES
FINK FAMILY TRUST
10715 DEL SOL PARK NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306629622040269
GONZALES DAVID E & VERONICA I
10700 GALAXIA PARK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622920131818
HAMM MICHAEL C & DORIS
4105 LOGAN RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306624017931812
HUEZO JOSE O & RINA G
4108 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622216331904
KLOTY NARENDRA S
925 CAMINO CARLOS REY
SANTA FE, NM 87507

OR CURRENT RESIDENT
101306623415031806
LOVATO RANDY
4204 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622117931908
NELSON JOHN P
PO BOX 775
CORRALES, NM 87048

OR CURRENT RESIDENT
101306624118531813
OVERTURF DENISE L
4104 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622012532121
PALACIO YVONNE & TIMOTHY
437 CAMBRIDGE AVE
BELEN, NM 87002

OR CURRENT RESIDENT
101306641222140205
PTR DEVELOPMENT SERVICES INC
C/O PROPERTY TAX DEPT
9200 E PANORAMA CIR 400
ENGLEWOOD, CO 80112

OR CURRENT RESIDENT
101306629723440602
RAHIM NAVROZ & ZUBEIDA
10701 PINON PARK CT NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306631122540266
RIOS PORFIRIO & CORRINE
10712 GALAXIA PARK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622015331902
RYBACHEK RONALD L & JULIE L
4205 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623516531809
STRANCE CYNDI
4120 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306629423940603
VELASQUEZ GLORIA KATHLEEN
PO BOX 2493
CORRALES, NM 87048

OR CURRENT RESIDENT
101306622714231803
ZUNIGA MARGARITO N & SANCHEZ
BERNADETTE
4212 ROWE AVE NW
ALBUQUERQUE, NM 87114

Project# 1003570
FRANK BROWN
Cibola Loop NA
10744 GALAZIA PARK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623114531804
PAULS ALEXANDER C/O AMALIA
RAMIREZ LANDAETA
4208 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623019631817
QUINTANA CHRISTOPHER & ANDREA
4103 LOGAN RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306623213032006
RAMIREZ ERNESTO & BENITA
10512 BLANCO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622313731802
RYAN KEIKO & WILLIAM G
10516 BLANCO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306621612832122
SAIZ MONICA S
10509 BLANCO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306621115131901
TRES PLACITAS HOMEOWNERS
ASSOC INC C/O HOAMCO
PO BOX 21699
ALBUQUERQUE, NM 87154

OR CURRENT RESIDENT
101306633817540310
VIENTECILLO LLC
PO BOX 14798
ALBUQUERQUE, NM 87191

Project# 1003570
MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1003570
MATT PIERCE
Cibola Loop NA
10736 GALAXIA PARK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306643716340210
PROPERTY TRUST OF AMERICA C/O
PROPERTY TAX DEPT
9200 E PANORAMA CIR 400
ENGLEWOOD, CO 80112

OR CURRENT RESIDENT
101306628523640601
RAEL FREDDY A & JULIE J
10700 DEL SOL PARK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622315831903
RIOS ALFREDO D
4201 ROWE AVE NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306622014131801
RYAN TAMMY M
10520 BLANCO DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306631522840265
SANDOVAL NICOLE A
10716 GALAXIA PARK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306628221840221
VASQUEZ LILLIAN A
10701 DEL SOL PARK DR NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101306627322540223
ZHANG DANIELLE
4337 WESTERLY CMN
FREMONT, CA 94538

Project# 1003570
THE HASKELL CO.
PO BOX 44100
JACKSONVILLE, FL 32231

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 3, 2009

John MacKenzie
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539
E-mail: susan@goodwinengineers.com

Dear John:

Thank you for your inquiry of **March 3, 2009** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACTS B-9F-1 AND B-9E-1 OF SEVEN BAR RANCH, LOCATED ON ELLISON DRIVE NW BETWEEN CIBOLA LOOP NW AND COORS BOULEVARD BYPASS NW** zone map **A-13.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

CIBOLA LOOP N.A. (CLP) "R"
Frank Brown
10744 Galaxia Park Dr. NW/87114 899-9254 (h)
Matt Pierce
10736 Galaxia Park Dr. NW/87114 890-5754 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

March 12, 2009

Mr. Frank Brown
Cibola Loop N.A.
10744 Galaxia Park Dr. NW
Albuquerque, NM 87114

Mr. Matt Pierce
Cibola Loop N.A.
10736 Galaxia Park Dr. NW
Albuquerque, NM 87114

Re: Cibola CCRC

Dear Mr. Brown and Mr. Pierce:

Enclosed please find a copy of the DRB Application requesting a Preliminary Plat, Final Plat and Bulk Land Plat Approval for the referenced project. The anticipated date to be heard is April 8, 2009. Please contact John MacKenzie of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

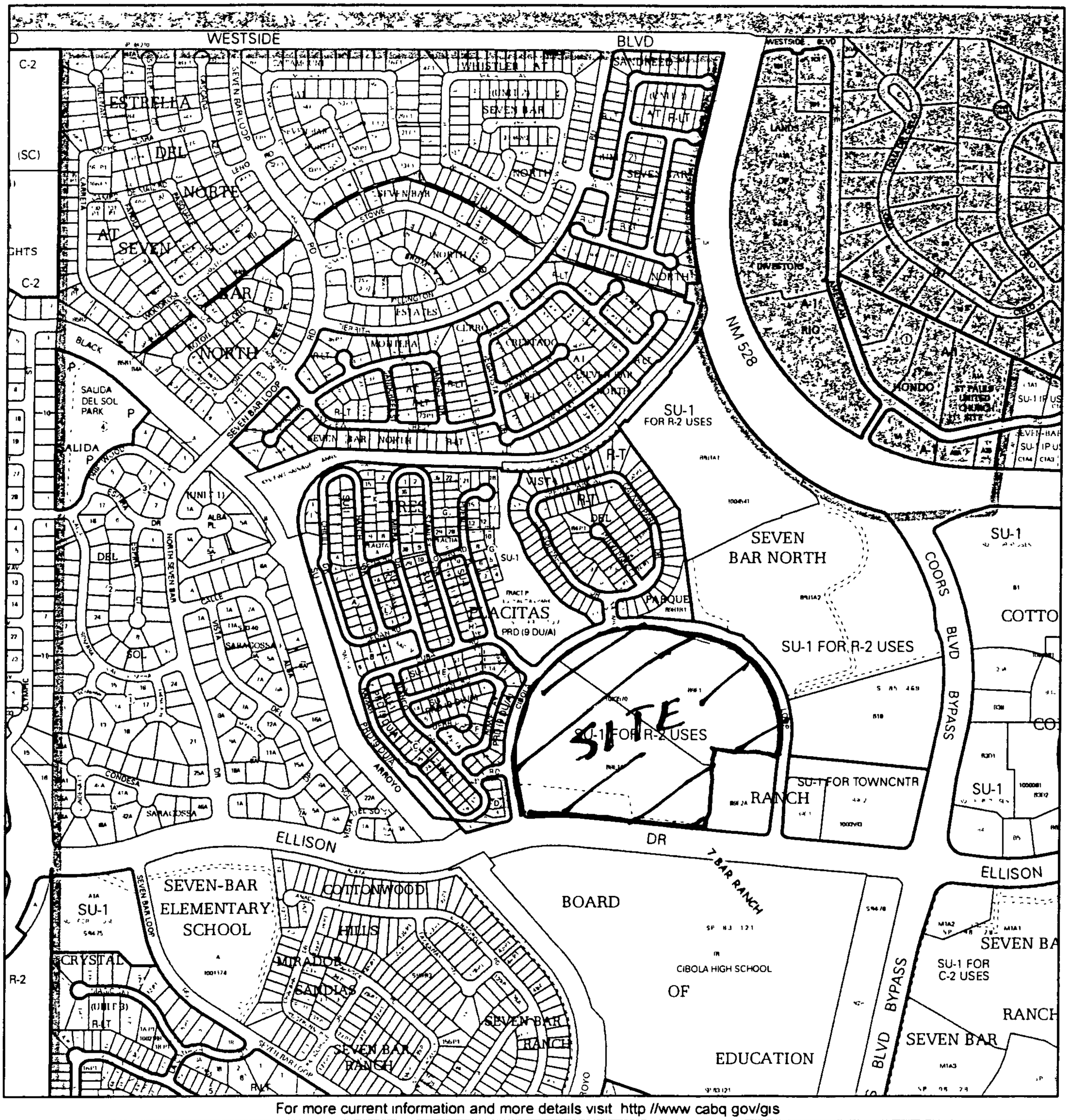
Lisa Anglada
Administrative Assistant

/la

Enclosure

F:\1-Projects\2008\A08016 - Cibloa CCRC\Neighborhood Assoc P_FP.doc

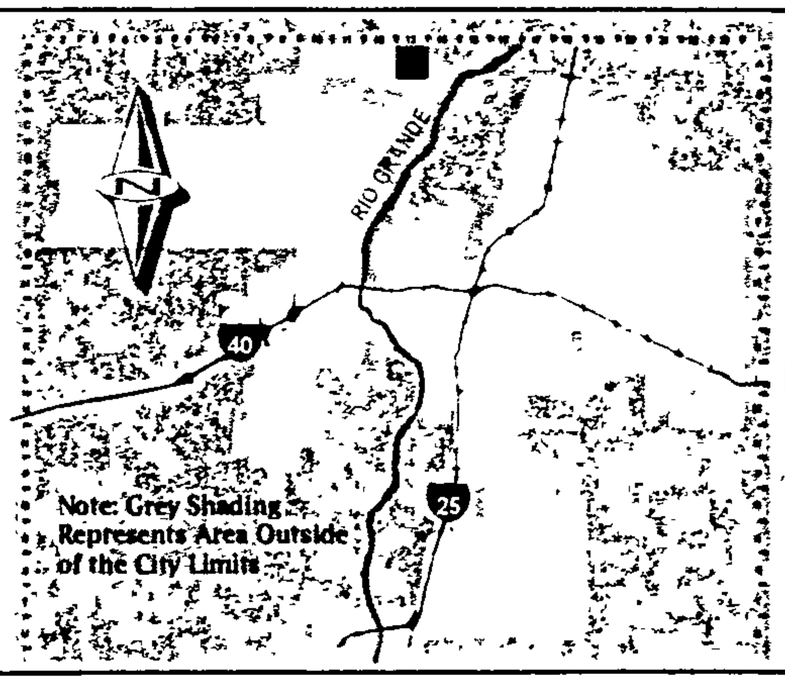
SKYVIEW CREST
PASEO
DRAINAGE CHANNEL
THE AMERICAN
GIBSON
PEACEKEEPER
BLANCO MILL
CIBOLA
ELLISON
COORS BLVD BYPASS
CANADA
PASEO DEL NORTE
PASEO DEL NORTE
SEVEN BAR LOOP
SUNRISE
COTTONWOOD



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

ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

A-13-Z

Selected Symbols

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

Feet: 0 — 750 — 1,500

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- __ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- __ Preliminary Plat reduced to 8.5" x 11"
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Copy of DRB approved infrastructure list
- __ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- __ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations & cross sections of perimeter walls **3 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Copy of recorded SIA
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ List any original and/or related file numbers on the cover application
- __ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- X 5 Acres or more: Certificate of No Effect or Approval
- X Proposed Preliminary / Final Plat (folded to fit into an 8 5" by 14" pocket) **6 copies** for unadvertised meetings
- na Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only Bulk Land
- na Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- na Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street
- vacant improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- na Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- X Fee (see schedule)
- X List any onginal and/or related file numbers on the cover application
- na Infrastructure list if required **(verify with DRB Engineer)**
- X DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
- __ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ List any original and/or related file numbers 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.

John MacKenzie
Applicant name (print)

John MacKenzie 03.03.09
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
04DRB - ____ - 20108
____ - ____ - ____
____ - ____ - ____

3.13.09
Planner signature / date

Project # 1003570

Qwest

400 Tijeras NW
Station 520
Albuquerque, NM 87102

March 25, 2009

Ms. Angela Gomez-Administrative Assistant
Plaza Del Sol
600 Second St. NW
Planning Dept.-Development Services
Albuquerque, NM 87102

Subject: Case Number(s) Project #1003570, Appl #09DRB-70107, 09DRB-70108

Dear Ms Gomez:

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

Sincerely,

Michele Ramirez
Qwest Corporation

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 18, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1002856**
08DRB-70233 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **BLOSSOM RIDGE, PHASE 1,** zoned RLT, located on the west side of UNSER BLVD SW BETWEEN DENNIS CHAVEZ BLVD SW AND ANDERSON HIIL RD SW containing approximately 23.9505 acre(s). (N-9, P-9) **A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

2. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR,** zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) *[Deferred from 4/16/08, 4/30/08, 5/21/08, 6/4/08 & 6/11/08.]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE AND TO RECORD.**

3. **Project# 1003794**
08DRB-70238 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
{TO BE HEARD NEXT WEDNESDAY, JUNE 25, 2008}

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER,** zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9) **DEFERRED TO 6/25/08 AT THE AGENT'S REQUEST.**

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

4. **Project # 1002455**
06DRB-01649 EPC SDP FOR BUILDING PERMIT

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION,** zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). *[Deferred from 5/30/07, 5/28/08, 6/4/08 & 6/11/08]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO CHECK WITH CAROL TOFALETTI. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

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

5. **Project# 1000945**
08DRB-70260 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2 FOR IP, located on EAGLE ROCK NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately .8557 acre(s). (C-18) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED THROUGH JUNE 11, 2009.**

6. **Project# 1004857**
08DRB-70261 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RAIMUND MCCLAIN agent(s) for SUNNY HILLS LLC, JAMES REED request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 2, **SUNRISE CALL ADDITION Unit(s) 1,** zoned R-1, located on GIRARD NE BETWEEN REVERE PL NE AND BRONTIER AVE NE containing approximately .277 acre(s). (J-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

7. **Project# 1005244**
08DRB-70268 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CONSENSUS PLANNING agent(s) for K & M DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17-20 13-19, Block(s) 29 & 30, **RAYNOLDS ADDITION/ HUNING CASTLE ADDITION** zoned SU-2 MFR, located on COAL AVE SW BETWEEN 14TH ST SW AND LEAD AVE containing approximately 1 acre(s). (K-13) **DEFERRED TO 6/25/08 AT THE AGENT'S REQUEST.**

8. **Project# 1006760**
08DRB-70265 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for MARTHA A STAHNKE AND MIKE RAIDA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2 IP, located on OAKLAND AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 1.0125 acre(s). (C-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK AND TO DEFINE THE DISTANCE OF FACE OF CURB TO THE PROPERTY LINE, AND FOR AMAFCA SIGNATURE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

9. **Project# 1007281**
08DRB-70266 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for SUNCREEK APTS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-3, **OSO GRANDE SUBDIVISION** zoned SU-1 PRD, located on SPAIN RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 14.788 acre(s). (F-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK AND THE DISTANCE OF FACE OF CURB TO PROPERTY LINE FOR SPAIN ROAD, AND TO PLANNING FOR AFAMCA SIGNATURE AND TO RECORD.**

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

10. **Project# 1007335**
08DRB-70262 SKETCH PLAT REVIEW AND COMMENT

DREAM BUILDERS OF THE SOUTH WEST request(s) the above action(s) for all or a portion of Lot(s) A, zoned C-3, located on QUINCY NE BETWEEN PROSPECT NE AND MENAUL NE (H-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

11. Project# 1007337
08DRB-70263 SKETCH PLAT REVIEW AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for AUGUSTINE ROMERO AND NANCY LOPEZ request(s) the above action(s) for all or a portion of Tract(s) A, located on GABALDON RD NW BETWEEN BEACH NW AND CARLOTA NW containing approximately 1.4959 acre(s). (H-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

12. Project# 1003576
08DRB-70267 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for THE HASKELL COMPANY request(s) the above action(s) for all or a portion of Lot(s) B-9E-1-A, & B-9F-1, **SEVEN BAR RANCH TBKA: CIBOLA LOOP SUBDIVISION** zoned SU-1 / R-2 USES, located on ELLISON DR NW BETWEEN EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW containing approximately 26.4 acre(s). (A-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

13. Approval of the Development Review Board Minutes for 3/5/08 and 3/12/08.

Other Matters: None

ADJOURNED: 10:00

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 18, 2008
DRB Comments

ITEM # 12

PROJECT # 1003576 **APPLICATION # 08-70267**

RE: Tracts B-9F-1 and B-9E-1-A, Seven Bar Ranch

The EPC approved site plan must be submitted for sign-off prior to or concurrent with this plat. Please provide a copy of the archaeological certificate included with the EPC submittal.

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1003576 **AGENDA ITEM NO: 12**

SUBJECT:

Sketch Plat Cibola Loop Site Plan

ENGINEERING COMMENTS:

A Drainage Report and Conceptual Grading and Drainage Plan will be required.

RESOLUTION:

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

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

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

FOR:

SIGNED: **DATE**: 6-18-08

Curtis Cherne
City Engineer Designee

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov
924-3695

#7

COMPLETED 02/13/08 SH

DRB CASE ACTION LOG (PREL/FINAL PLAT)

REVISED 10/08/07

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.: **07DRB-70314** Project # **1003570**

Project Name: **SEVEN BAR RANCH**

Agent: **CARTESIAN SURVEYS INC** Phone No.: 896-3050

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: eg comments

☐ UTILITIES: _____

☐ CITY ENGINEER / AMAFCA: _____

☐ PARKS / CIP: _____

☑ PLANNING (Last to sign): record.
AGIS dxf
Solar Collector Language.

☑ **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.**

Created On:10/19/107

#7

DRB CASE ACTION LOG (PREL/FINAL PLAT)

REVISED 10/08/07

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.: **07DRB-70314** Project # **1001**3570

Project Name: **SEVEN BAR RANCH**

Agent: **CARTESIAN SURVEYS INC** Phone No.: 896-3050

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: easements

☐ UTILITIES: _____

☐ CITY ENGINEER / AMAFCA: _____

☐ PARKS / CIP: _____

☑ PLANNING (Last to sign): record
AGIS dxf ✓ - completed
Solar Collector Language.

☑ **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.**

Created On:10/19/107

3570

DXF Electronic Approval Form

DRB Project Case #: 1003570

Subdivision Name: SEVEN BAR RANCH TRACTS B9E1A & B9F1 & B9E2A

Surveyor: WILL PLOTNER JR

Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 12/5/2007 Hard Copy Received: 12/5/2007

Coordinate System: NMSP Grid (NAD 27)

Approved

12.5.2007

Date

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

AGIS Use Only

Copied fc **3570** to agiscov on **12/6/2007** Contact person notified on **12/6/2007**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 5, 2007 9:00 AM
MEMBERS:

Angela Gomez, Administrative Assistant
Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

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

1. **Project# 1004428**
07DRB-70378 VACATION OF PUBLIC EASEMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) RR-3B & RR-3D, **CEJA VISTA /TOWN OF ATRISCO GRANT,** zoned SU-1/C-1, RLT, located on DENNIS CHAVIS BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

2. **Project# 1001449**
07DRB-70379 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70380 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) A, **KIRTLAND ADDITION Unit(s) 2,** located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.254 acre(s). (M-15) **DEFFERED TO 12/19/07 AT THE AGENT'S REQUEST.**

3. **Project# 1006854**
07DRB-70340 VACATION OF PUBLIC EASEMENT
07DRB-70341 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70342 BULK LAND VARIANCE
07DRB-70343 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4),** zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10) *[Deferred from 11/21/07]* **DEFFERED TO 12/12/07 AT THE AGENT'S REQUEST.**

4. **Project# 1004707**
07DRB-70123 VACATION OF PRIVATE EASEMENT
07DRB-70124 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68th St tract, **TOWN OF ATRISCO LAND GRANT,** zoned C-2, located on HANOVER RD NW BETWEEN 68TH ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) *[Deferred from 7/18/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

5. **Project# 1006726**
07DRB-70173 MAJOR – AMENDED SDP FOR BUILDING PERMIT

BRAD KILLMAN AND/OR MAX KILLMAN agent(s) for ALLSTAR MOVING & STORAGE INC A NEW MEXICO CORP request(s) the above action(s) for all or a portion of Lot(s) 31, Tract(s) D-1, **RICHFIELD PARK,** zoned IP, located on WASHINGTON ST NE BETWEEN ALAMEDA NE AND PASEO DEL NORTE NE containing approximately 0.89 acre(s). (C-17) *[Deferred from 8/29/07 & 10/24/07]* **INDEFINITELY DEFFERED AT THE AGENT'S REQUEST.**

6. **Project# 1004875**
07DRB-70382 EPC/ SDP FOR BUILDING PERMIT
07DRB-70383 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, **IVES ADDITION,** zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) ***[Catalina Lehner – EPC Planner]*** *[Deferred from11/21/07]* **DEFFERED TO 12/19/07 AT THE AGENT'S REQUEST.**

7. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING PERMIT

ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION,** zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) ***[EPC Planner – Carol Toffaleti]*** *[Deferred from 11/14/07, 11/21/07 & 11/28/07]* **DEFFERED TO 12/12/07 AT THE AGENT'S REQUEST.**

8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP FOR SUBDIVISION

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH,** zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) ***[Anna DiMambro – EPC Planner]*** *[Def. from 11/14/07 & 11/28/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/5/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

9. **Project# 1006520**
07DRB-70386 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70387 EPC APPROVED SDP FOR SUBDIVISION

BILL FANNING/FBT ARCHITECTS agent(s) for EPISCOPAL DIOCESE OF THE RIO GRANDE/HOPE EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-2 FOR O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 6.1928 acre(s). (C-20) ***[Anna DiMambro – EPC Planner]*** *[Def. from 11/28/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/5/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES .**

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

10. Project# 1004039
07DRB-70410 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70411 VACATION OF PRIVATE EASEMENT

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) 45, Tract(s) 1, **THE LEDGENDS @ HIGH DESERT to be known as LOT 45-A & TRACT 1-A,** zoned SU-2 HD/C-1, located on ACADEMY ROAD NE BETWEEN CORTADERIA ST NE AND IMPERATA ST NE containing approximately 0.406 acre(s). (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LETTER OF HOME OWNER'S APPROVAL, AGIS DXF, AND TO RECORD.**

11. Project# 1006955
07DRB-70407 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

GEORGE RODRIGUEZ agent(s) for JEROME ECKSTEIN request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 14, **CLAYTON HEIGHTS,** zoned C-2, located on WILMOORE DRIVE SE BETWEEN ROSS AVE SE AND GIBSON BLVD SE containing approximately 0.5739 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO FILE, AND TO TRANSPORTATION FOR A SEPERATE EXHIBIT FOR ROSS AVENUE AND WILMOORE DRIVE SHOWING LOCATION OF SIDEWALK AND DEFINING THE DISTANCE FROM FACE OF CURB TO PROPERTY LINE.**

12. Project# 1001409
07DRB-70412 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ADVANCED ENGR. AND CONSULT. LLC agent(s) for KIAN SAADAT request(s) the above action(s) for all or a portion of Lot(s) 20.A, Block(s) 1, **CANDLELIGHT FOOTHILLS Unit(s) 1,** zoned R-1, located on LOMAS BLVD NE BETWEEN MONTE LARGO DR NE AND SUMMIT HILLS DR NE containing approximately 1.1 acre(s). (J-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOT LINE REVISION BETWEEN A-2 AND A-3, AND THE SOLAR COLLECTOR LANGUAGE.**

13. Project# 1006956
07DRB-70408 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ADVANCED ENGR. AND CONSULT. LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 2 & 4, **NORTH CARLISLE ADDITION,** zoned P & C-1, located on CARLISLE BLVD NE BETWEEN COMANCHE RD NE AND PALO DURO AVE NE containing approximately 0.7872 acre(s). (G-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 30 FOOT RADIUS DEDICATION AT CARLISLE AND PALO DURO AND TO PLANNING FOR VERIFICATION OF COMPLIANCE WITH BUILDING CODE AND ZONING REQUIREMENTS AND FOR SOLAR COLLECTOR LANGUAGE.**

14. **Project# 1004820**
07DRB-70409 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 -B-1, **ADOBE WELLS,** zoned C-2, located on EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BLVD BYPASS NW containing approximately 1.708 acre(s). (B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project# 1006573**
07DRB-70413 MAJOR - FINAL PLAT APPROVAL

LARRY READ & ASSOCIATES INC agent(s) for DESERT HILLS JEHOVA'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **NAA Unit(s) B,** zoned SU-2 IP, located on ALAMEDA NE BETWEEN LOUISIANA NE AND SAN PEDRO NE containing approximately 1.8 acre(s). (C-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR PLAT REVISIONS, AGIS DXF AND FOR SUZANNE BUSH SIGNATURE.**

16. **Project# 1006926**
07DRB-70414 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ART MARSHALL agent(s) for MERCEDES R MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 3, **SUNSHINE ADDITION** zoned SU-2 MR, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately .33 acre(s). (L-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE AND AGIS DXF.**

17. **Project# 1000085**
07DRB-70264 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HALL SURVEYING CO agent(s) for BERNARD WEINER request(s) the above action(s) for all or a portion of Lot(s) M-1-A-2-A, **TANOAN PROPERTIES,** zoned SU-1 FOR C-1, located on ACADEMY RD BETWEEN TENNYSON AND TRAMWAY NE containing approximately 1.2174 acre(s). (E-22) *[Def. from 10-3-07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR INDICATION OF EASMENTS FOR EXISTING PRIVATE SEWER AND/OR WATER SERVICE LINES AND TO PLANNING FOR RECIPROCAL EASEMENTS, BUILDING CODE COMPLIANCE, AGIS DXF AND TO RECORD.**

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

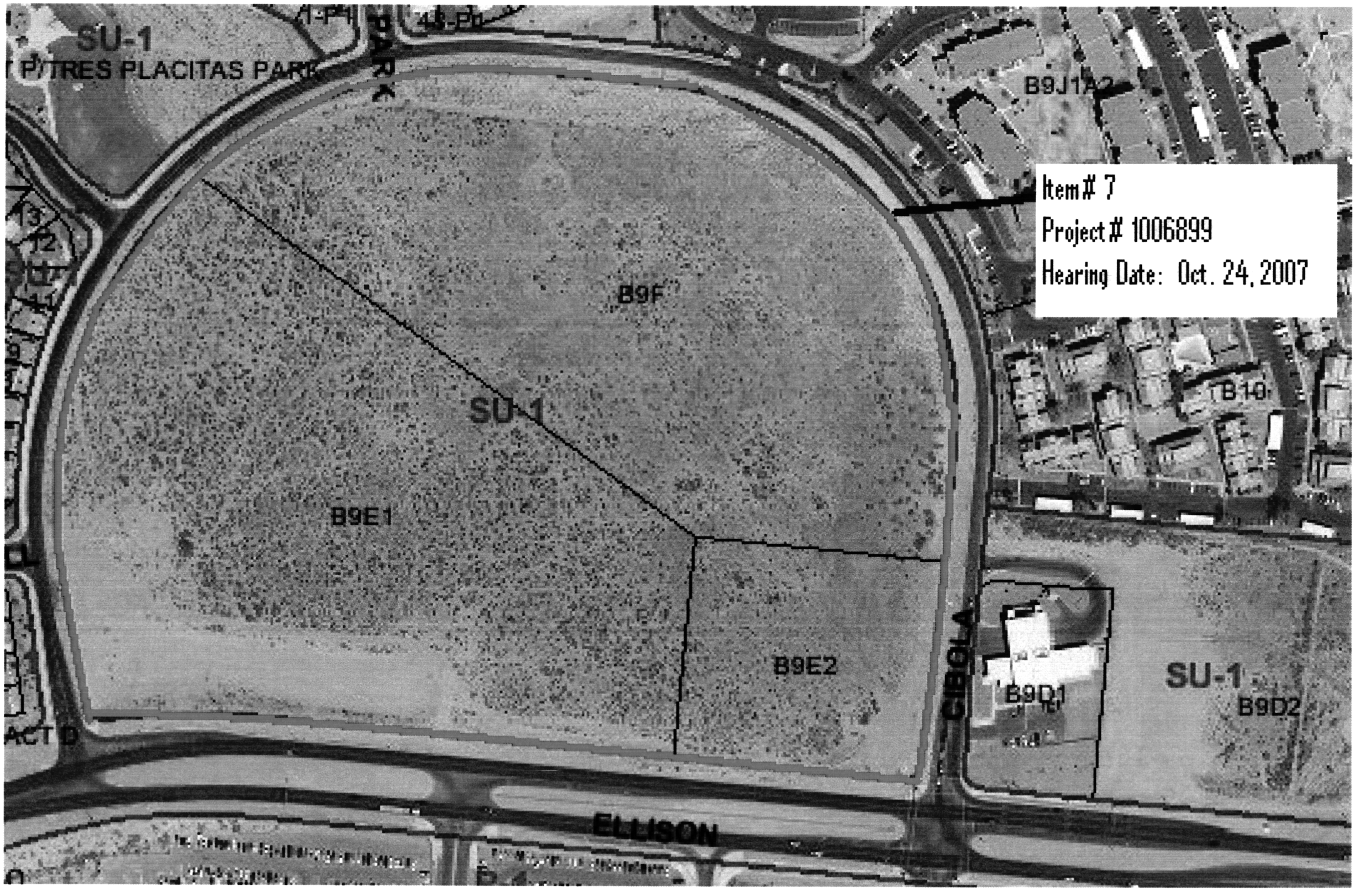
18. **Project# 1006950**
07DRB-70404 SKETCH PLAT REVIEW AND COMMENT

GINA SCHMIDT/SIERRA WEST, LLC agent(s) for GINA SCHMIDT/SIERRA WEST, LLC request(s) the above action(s) for all or a portion of zoned none, located on WYOMING AND I-40 BETWEEN NORTHBOUND OFF-RAMP AND MOUNTAIN ROAD NE containing approximately 1.2 acre(s). (J-20) **THE ABOVE ACTION WAS REVIEWED AND COMMENTS GIVEN.**

19.	**Project# 1006951** 07DRB-70405 SKETCH PLAT REVIEW AND COMMENT	FORSTBAUER SURVEYING LLC agent(s) for GEORGE P & EILEEN P SANDOVAL request(s) the above action(s) for all or a portion of Lot(s) 1A, **LANDS OF GEORGE SANDOVAL,** zoned RA-2, located on AVENIDA CRISTO REY NW BETWEEN SAN ISIDRO ST NW AND GRIEGOS LATERAL containing approximately 2.8 acre(s). (F-13) **THE ABOVE ACTION WAS REVIEWED AND COMMENTS GIVEN.**

20. Other Matters: ~~Project #: 1003570~~ was heard concurrently with Item # 8. The Preliminary plat for said project was approved with delegation to Transportation for easments, and to Planning for Solar Collector Language, AGIS DXF, and to Record.

Adjourned: 11:05


SU-1
P/TRES PLACITAS PARK
B9J1A2
Item # 7
Project # 1006899
Hearing Date: Oct. 24, 2007
B9F
SU-1
B9E1
B9E2
B10
B9D1
SU-1
B9D2
CIBOLA
ELLISON

24

Completed 8/24/04 DS.

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01133 (P&F)** Project # **1003570**

Project Name: **SEVEN BAR RANCH**

Agent: Surveying Control Inc. Phone No.: 266-0938

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/28/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐
- ☒ UTILITIES: NMGC's & other utilities' signatures
- ☐
- ☐
- ☐
- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐
- ☐ PARKS / CIP:
- ☐
- ☐
- ☐
- ☐ PLANNING (Last to sign):
- ☐
- ☐
- ☐

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

Project Number 1003570

24 1

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01133 (P&F)** Project # **1003570**

Project Name: **SEVEN BAR RANCH**

Agent: Surveying Control Inc. Phone No.: 266-0938

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 7/28/04 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☒ UTILITIES: NMUI's & Qwest utilities' signatures
- ☐ _____
- ☐ _____
- ☐ _____

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

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____
- ☐ _____

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

Project Number 1003570

3570

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003570

Subdivision Name Seven Bar Ranch Tracts B9E1 & B9E2

Surveyor Stephen J. Toler

Company/Agent Surveying Control Inc.

Contact Person Steve Toler Phone # 266-0935 email surcon@cabq.gov

✓ DXF Received Date: 7/21/04

✓ Hard-Copy Date: 7/21/04

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

Colleen E. Gneves

Approved

7/22/04

Date

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

AGIS Use Only Copied cov_____ to agiscov.	Date: _____	Contact person Notified on: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 28, 2004 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:35 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 # 1000583**
   04DRB-01016 Major-Two Year SIA

   MARK GOODWIN & ASSOCIATES PA agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) B-1-A AND B-1-B, **FOOTHILLS NORTH,** zoned C-2 community commercial zone, located on LOMAS BLVD NE, between TRAMWAY BLVD NE and CUMBRES ST NE containing approximately 4 acre(s). [REF: 02DRB-01022, 04DRB-01707, 04DRB-01652, 04DRB-01618, 04DRB-00772] (K-23) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003531**
04DRB-01034 Major-Street Name Change

AFRICAN AMERICAN ALLIANCE OF ALBUQUERQUE request(s) the above action(s) for a Street Name Change from **BASEHART AVENUE SE TO OWEN SMAULDING ROAD SE**, zoned SU-1, PDA, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and COAL AVE SE. (L-15) **DENIED.**

3. **Project # 1002529**
04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH,** zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** *[Deferred from 7/28/04]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

4. **Project # 1003417**
04DRB-01056 Major-Preliminary Plat Approval
04DRB-01057 Minor-Subd Design (DPM) Variance
04DRB-01058 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) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] *[Deferred from 7/28/04]* (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1001182**
04DRB-01047 Major-Vacation of Pub Right-of-Way
04DRB-01048 Major-Vacation of Public Easements
04DRB-01049 Major-Preliminary Plat Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B, WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION,** zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506,02DRB-00337] *(Deferred from 7/28/04)* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] *[Deferred from 7/14/04 & 7/28/04]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H,** zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] **[Juanita Vigil, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

7. **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]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.**

8. **Project # 1002176**
04DRB-00960Major-PreliminaryPlat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04 & 7/21/04]* (L-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (L-23) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE 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.

9. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.,** zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ONE- WAY SIGN, CITY STANDARD DRAWING NUMBER FOR CURB CUTS AND PARALLEL INTERIOR PARKING STALLS 22 FEET AND PLANNING FOR SIGNAGE ON BUILDING.**

10. **Project # 1003548**
04DRB-01090 Minor-SiteDev Plan BldPermit

JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE,** zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

11. **Project # 1003550**
04DRB-01094 Minor-SiteDev Plan BldPermit

DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). *[Indef deferred 7/21/04]* (C-18) **AN INFRASTRUCTURE LIST DATED 7/28/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDSCAPE LANGUAGE ON PLAN.**

12. **Project # 1000635**
04DRB-01092 Minor-SiteDev Plan Subd/EPC
04DRB-01093 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH,** zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] **[Debbie Stover, EPC Case Planner]** *[Indef deferred 7/21/04]* (E-12) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPACT STUDY UPDATE**

04DRB-01121 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 special use zone, FOR C-1 USES, located on MONTANO RD NW, between COORS BLVD. NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB-01092, 01093, 03DRB-00613, 03DRB-00454, 00455] (E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, ADD ADDITIONAL PUBLIC WATERLINE EASEMENT ON TRACT 38-2A2 FOR METER**

13. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS,** zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04 & Indef deferred 7/21/04]* (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

14. **Project # 1001096**
04DRB-01127 Minor-Extension of Preliminary Plat

SURV-TEK, INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF LLOYD LUZES GOFF,** zoned RO-1 rural and open zone, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS DR NE containing approximately 15 acre(s). [REF: 01410-0000-00294, DRB 96-40, 02DRB01421/03DRB01273] (E-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO SEPTEMBER 12, 2005.**

15. **Project # 1003175**
04DRB-01126 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for CURB. INC. request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUNGATE SUBDIVISION,** zoned R-2 residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [REF: 04DRB-00010, 04DRB-00011, 00012] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1000184**
04DRB-01111 Minor-Prelim&Final Plat Approval
04DRB-01112 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-7-A, **BANNER SQUARE ADDITION,** zoned SU-2/SU-1, located on BROADWAY BLVD NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 3 acre(s). [REF: 03DRB00442] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1001763**
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:DRB96-279, 02DRB00308, 309, 02DRB00856] *(Deferred from 7/28/04)* (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18.	**Project # 1003572** 04DRB-01135 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Deferred from 7/28/04)* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
19.	**Project # 1000570** 04DRB-01139 Major-Final Plat Approval	PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for, **PARKWAY SUBDIVISION, UNIT 10,** zoned SU-2/R-LT, located on FORTUNA RD NW, between SANDY DR NW and SHEFFIELD PL NW containing approximately 8 acre(s). [REF: 02DRB01020, 02DRB00755, 02DRB01019, 0201567, 04DRB00270] (J-9) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**
20.	**Project # 1002861** 04DRB-01137 Major-Final Plat Approval	ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, NEW MEXICO TOWN COMPANY TOWNSITE, (to be known as **SOUTHERN UNION GAS LOFTS**) zoned SU-3 special center zone, located on 8^{TH} ST SW, between 8^{TH} ST SW and SILVER AVE SW containing approximately 1 acre(s). [REF: 03DRB01299] (K-13) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1003495**
04DRB-01123 Minor-Prelim&Final Plat Approval

PAUL BENNETT request(s) the above action(s) for all or a portion of Lot(s) 18 P1, **PASEO DE ESTRELLA SUBDIVISION,** zoned R-1 residential zone, located on VISTA DEL NORTE NE, between JEFFERSON NE and EDITH NE [REF: 04DRB00932] (E-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003505**
04DRB-01124 Minor-Prelim&Final Plat Approval

ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME,** zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). [REF: 04DRB-00956] (E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003567**
04DRB-01130 Minor-Prelim&Final Plat Approval

RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3,** zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). *(Deferred from 7/28/04)*(H-14) **DEFERRED TO 8/4/04.**

24. **Project # 1003570**
04DRB-01133 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL, INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Tract(s) B-9E, **SEVEN BAR RANCH,** zoned SU-1 special use zone, located on ELLISON DR NW, between COORS BLVD BYPASS NW and CIBOLA LOOP NW containing approximately 17 acre(s). [REF: V-89-58] (A-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC AND DRY UTILITIES SIGNATURES.**

25. **Project # 1002731**
04DRB-01004 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION,** zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] [Final Plat was Indef. Deferred for SIA] (J-14) **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

26. **Project # 1003571**
04DRB-01134 Minor-Sketch Plat or Plan

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 & 12-A-2, ATRISCO GRANT, **EL RANCHO GRANDE, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD SW, between AMOLE CHANNEL SW and 98TH ST SW containing approximately 36 acre(s). (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003565**
04DRB-01128 Minor-Sketch Plat or Plan

WILKS CO. agent(s) for ART GARDENSWARTZ REALTY request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 8, Unit(s) 1, **MIRAMONTES PARK,** zoned C-1 neighborhood commercial zone & C-2, located on SAN MATEO BLVD NE, between PHOENIX AVE. NE and CLAREMONT AVE. NE containing approximately 4 acre(s). [REF: ZA-88-53, (1002072)] (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003573**
04DRB-01138 Minor-Sketch Plat or Plan

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 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003039**
04DRB-01077 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **WILSHIRE ESTATES)** zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] [Was Indef Deferred on 7/21/04] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1003551**
04DRB-01095 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing approximately 5 acre(s). [Was Indef Deferred on 7/21/04] (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for July 14, 2004. THE DRB MINUTES FOR JULY 14, 2004 WERE APPROVED.

ADJOURNED: 12:35 P.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 24, 2007 9:00AM
MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant
Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, ABCWUA
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 ANGELA GOMEZ, 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: 11:05 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

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

1. **Project# 1006842**
07DRB-70271 VACATION OF PUBLIC RIGHT-OF-WAY

AQUEDA CANO agent(s) for IGNACIO ROJO request(s) the above action(s) for all or a portion of Lot(s) south 48 ft of west 80 ft of lot 16, Block(s) 2, **NEW ERA FRUIT ADDITION,** zoned SU-2/MR, located on WILLIAM ST SE BETWEEN TRUMBULL SE AND AVENIDA CESAR CHAVEZ SE containing approximately 0.09 acre(s). (L-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

2. **Project# 1006537**
07DRB-70247 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70248 MINOR - TEMP DEFR SWDK CONST
07DRB-70249 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 12, PETROGLYPH EDGE SUBDIVISION, UNIT 3 (to be known as **VOLCANO CLIFFS**), zoned R-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW containing approximately 4.24 acre(s). (E-10) *[Deferred from 10/03/07].* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND APPROVAL OF THE GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED OCTOBER 19, 2007, THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND A NOTE FOR ALL LOTS TO BE LABELED AS P-2.**

3. **Project# 1005236**
07DRB-70268 VACATION OF PUBLIC EASEMENT
07DRB-70269 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for ZIA PARK TOWNEHOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION,** zoned SU-1/TOWNHOMES, located on ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA RD NE containing approximately 2.9788 acre(s). (K-22) *[Deferred from 10/17/07]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DFX, 15 DAY APPEAL PERIOD AND FOR DRY UTILITIES' SIGNATURES.**

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

4. **Project# 1005243**
07DRB-70316 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70317 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for ALLIANCE RESIDENTIAL request(s) the above action(s) for all or a portion of Tract(s) 1-6, **UNIVERSITY VILLAGE to be known as Broadstone Towne Center,** zoned SU-1 FOR PRD AND SU-1 FOR C-2, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA SE containing approximately 16.76 acre(s). (L-15) **[Catalina Lehner, EPC Planner]**
DEFERRED TO 10/31/07 AT THE AGENT'S REQUEST.

07DRB-70318 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for BROADSTONE TOWNE CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED LANDS, **UNPLATTED LANDS WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. to be known as Broadstone Towne Center,** zoned SU-1/PRD & SU-1 FOR C-2 PERMISSIVE USES, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA containing approximately 16.76 acre(s). (L-15) **DEFERRED TO 10/31/07 AT THE AGENT'S REQUEST.**

5. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK,** zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) *[Deferred from 9/12/07, 9/26/07, 10/03/07 & 10/10/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR SIA AND TO PLANNING FOR 3 COPIES.**

6. **Project# 1006726**
07DRB-70173 MAJOR – AMENDED SDP FOR BUILDING PERMIT

BRAD KILLMAN AND/OR MAX KILLMAN agent(s) for ALLSTAR MOVING & STORAGE INC A NEW MEXICO CORP request(s) the above action(s) for all or a portion of Lot(s) 31, Tract(s) D-1, **RICHFIELD PARK,** zoned IP, located on WASHINGTON ST NE BETWEEN ALAMEDA NE AND PASEO DEL NORTE NE containing approximately 0.89 acre(s). (C-17) *[Deferred from 8/29/07]*
DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.

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

7. **Project#: 1006899** → 1003570
07DRB-70314 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) B-9-E-1-A, B-9-F-1, B-9-E-2-A, **SEVEN BAR RANCH,** zoned SU-1/R-2 USES, located on CIBOLA LOOP NW AND ELLISON DR NW containing approximately 29.79 acre(s). (A-13)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1006898**
07DRB-70313 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for CURT RICHTER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 17, **REBONITO,** zoned R-1, located on NAINES AVE NE BETWEEN DELUBINA NE AND ANTONIO NE containing approximately 0.61 acre(s). (J-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DFX AND TO RECORD.**

9. **Project# 1005387**
07DRB-70310 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CENTURION PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-19, southerly 115 ft of the easterly 20 ft of lot 20 plus a portion of vacated alley, Block(s) 28, **NEW MEXICO DTOWN CO'S ORIGINAL TOWNSITE OF ALBUQUERQUE NEW MEXICO,** zoned SU-3 FOR PARKING LOT, located on GOLD AVE SW BETWEEN 7TH ST SW AND SILVER AVESW containing approximately 1.67 acre(s). (K-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR A REVISED AGIS DFX, 15FT RADIUS DEDICATION ON CORNERS, AND COPY OF LOT 20 DEED.**

10. **Project# 1005191**
07DRB-70319 EXT OF MAJOR PRELIMINARY PLAT

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Block(s) 29, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as SEVANO PLACE SUBDIVISION,** zoned R-D, located on LOUISIANA BLVD NE BETWEEN ALAMEDA BLVD NE AND SIGNAL AVE NE containing approximately 6.84 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project# 1005539**
07DRB-70279 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as TIERRA BUENA ESTATES)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) *[Deferred from 10/03/07, 10/10/07, 10/17/07]* **WITH APPROVAL OF THE GRADING AND DRAINAGE PLAN DATED 10/8/07 AND THE INFRASTRUCTURE LIST DATED 10/24/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE DEVELOPMENT AGREEMENT.**

12. **Project# 1005182**
07DRB-70309 MAJOR - FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION Unit(s) 2,** zoned SU2-SRSL, located on ROSA PARKS ROAD NW BETWEEN ALOE ROAD NW AND KIMMICK DRIVE containing approximately 35.4714 acre(s). (C-10 C-11) *[Deferred from 10/17/07]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project# 1005465**
07DRB-70277 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or a portion of Tract(s) C, **SOUTH BROADWAY INDUSTRIAL ACRES,** zoned SU-2 HM, located on WOODWARD RD SE BETWEEN BROADWAY BLVD SE AND 2ND ST SE containing approximately 3.52 acre(s). (M-14) **DEFERRED TO 10/31/07 AT THE AGENT'S REQUEST.**

14. **Project# 1006890**
07DRB-70308 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Lot(s) 5-11 AND PORTION OF 12 & 13-15, Block(s) 17, Tract(s) 15-A, **MONKBRIDGE ADDITION (TBK TRACTS A & B, NEW MEXICO BANK & TRUST),** zoned P, C-1 & C-3, located on CANDELARIA NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately 1.9616 acre(s). (G-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR SOLAR LANGUAGE AND TO RECORD.**

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

15. **Project# 1003119**
07DRB-70321 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for ASN, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-B1, **HORNE DEVELOPMENT ADDITION,** zoned SU-1 PLANNED COMMERCIAL, located on HOTEL CIRCLE NE BETWEEN EUBANK BLVD NE AND TOMASITA ST NE containing approximately 5.0392 acre(s). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project# 1006904**
07DRB-70320 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for VANCE DUGGER & ROSABELLA MONTOYA DUGGER request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 5, **NORTH ALBUQUERQUE ACRES TRACT A Unit(s) A,** zoned M-1, located on SAN FRANCISCO DR. NE BETWEEN SAN PEDRO DR NE AND I-40 FRONTAGE RD containing approximately .7216 acre(s). (D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project# 1004557**
07DRB-70322 SKETCH PLAT REVIEW AND COMMENT

YOLANDA MONTOYA agent(s) for MIKE RIOLIA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) A, **NAA Unit(s) B,** zoned SU-2/IP, located on OKLAND AVE NE BETWEEN SAN PEDRO NE AND LOUISIANNA NE containing approximately .89 acre(s). (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project# 1006901**
07DRB-70315 SKETCH PLAT REVIEW AND COMMENT

AJAY JARIWALA/JARIM KASSAM request(s) the above action(s) for all or a portion of Lot(s) 2-A, Block(s) 2, **SUNPORT PARK,** zoned IP, located on WOODWARD SE BETWEEN UNIVERSITY BLVD SE AND TRANSPORT SE containing approximately 3.3 acre(s). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for September 5, and September 12, 2007.

Other Matters:

ADJOURNED: 11:05

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1003570 **Item No. 24** **Zone Atlas A-13**

DATE ON AGENDA 7-28-04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (X)PRELIMINARY PLAT (X)FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Are the sites, site planned controlled?
2) Assuming 1) is true, then the infrastructure can be deferred until building permit.
3) Why isn't the utility easement paralleling the corner @ the se corner of tract B-9E-2?
4) Is there an existing 12' P.U.E. within the Ellison right-of-way?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003570 **AGENDA ITEM NO: 24**

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:

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

ENGINEERING COMMENTS:

No adverse comments.

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: July 28, 2004

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
7/22/04
Development Review Board
Comments

ITEM # 24

PROJECT # 1003570 APPLICATION # 04-01133

RE: Tract B-9#, Seven Bar Ranch/minor plat

Planning has no objection to the replat once this language is added to the language above the property owner's signature:

"The City of Albuquerque warrants that it holds complete & indefeasible title in fee simple to the land subdivided."

K Cunnan
initialed

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

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/31/2009 Issued By: E08375

Permit Number: 2009 070 130 **Category Code 9**

Application Number: 09DRB-70130, Epc Approved Sdp For Subdivision

Address:

Location Description: ELLISON DR NW BETWEEN EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW

Project Number: 1003570

Applicant
The Haskell Company

Po Box 44100
Jacksonville FL 32231
904-357-4222

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

3/31/2009 10:32AM ACC: AANX
LOC: 007 TRANS# 0023
RECEIPT# CC112723-00112723
PERMIT# 2009070130 TRSCSH
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK $20.00
CHANGE $0.00

Thank You

City Of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/13/2009 Issued By: E08375

Permit Number: **2009 070 108** **Category Code 910**

Application Number: **09DRB-70108**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: ELLISON DR NW BETWEEN EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW

Project Number: 1003570

Applicant
The Haskell Company

Po Box 44100
Jacksonville FL 32231
904-357-4222

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$355.00
	TOTAL:	**$355.00**

City Of Albuquerque
Treasury Division

3/13/2009 10:12AM LOC: ANNX
WS# 006 TRANS# 0008
RECEIPT# 00104099-00104099
PERMIT# 2009070108 TRSDMG
Trans Amt $595.00
DRB Actions $355.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/13/2009 Issued By: E08375

Permit Number: **2009 070 107** **Category Code 910**

Application Number: **09DRB-70107**, Bulk Land Variance

Address:

Location Description: ELLISON DR NW BETWEEN EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW

Project Number: 1003570

Applicant
The Haskell Company

Po Box 44100
Jacksonville FL 32231
904-357-4222

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199
mark@goodwinengineers.com

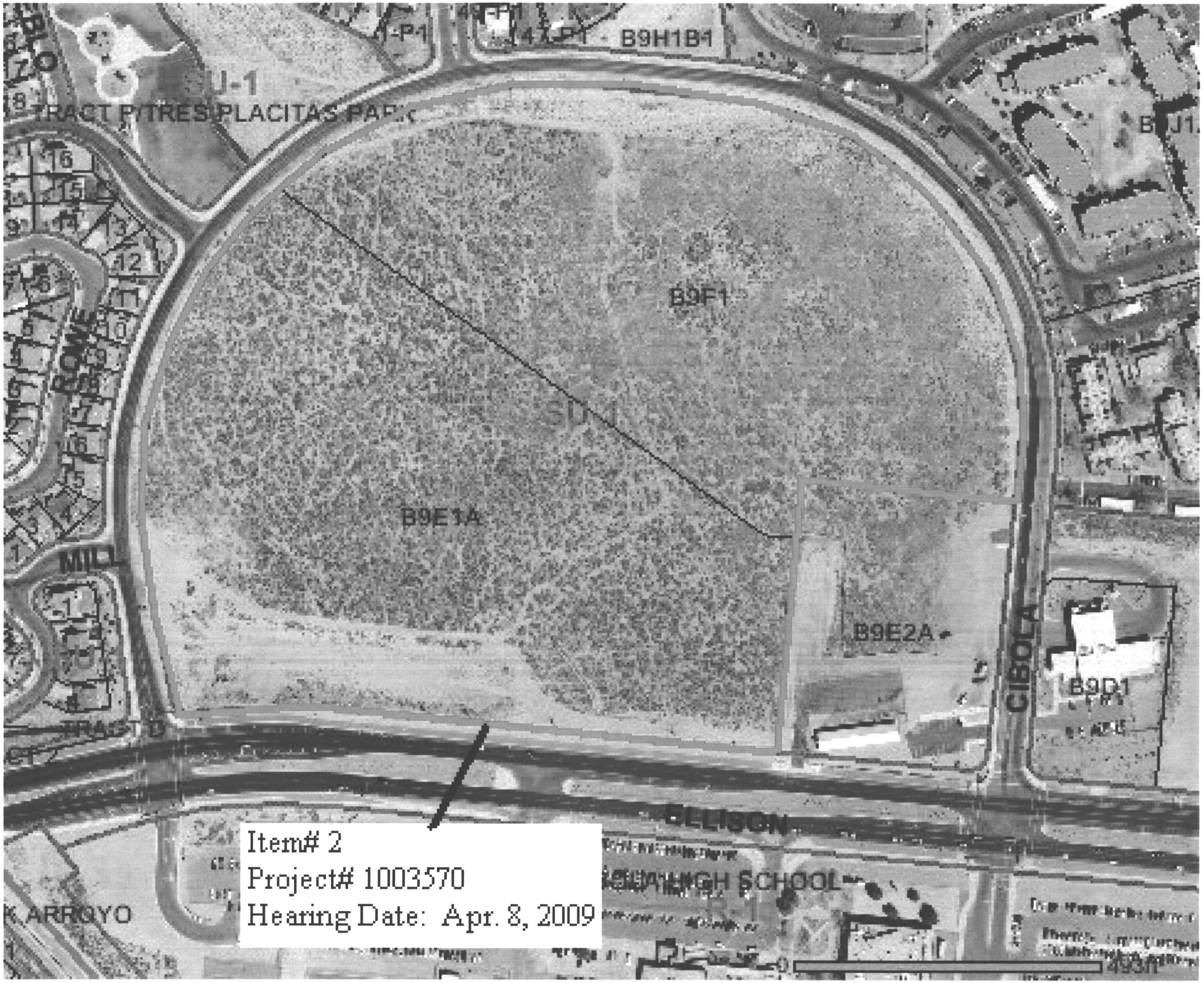
Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$145.00
	TOTAL:	**$240.00**

City Of Albuquerque
Treasury Division

3/13/2009 10:12AM LOC: ANNX
WS# 006 TRANS# 0008
RECEIPT# 00104099-00104100
PERMIT# 2009070107 TRSDMG
Trans Amt $595.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $145.00
CK $595.00
CHANGE $0.00

Thank You


B9H1B1
B9F1
B9E1A
B9E2A
B9D1
CIBOLA
ELLISON
HIGH SCHOOL
ARROYO
MID
Item# 2
Project# 1003570
Hearing Date: Apr. 8, 2009

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

- ____ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**

- X for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — **D**
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D)

- ____ Storm Drainage Cost Allocation Plan

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)

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): Mark Goodwin & Associates PHONE: 829-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers

APPLICANT: The Haskell Company PHONE: (904) 357-4222
ADDRESS: PO Box 44100 FAX (904) 705-6185
CITY: Jacksonville STATE FL ZIP 32231 E-MAIL: john.brendel@the
Proprietary interest in site: Contract Purchaser **List all owners:** Vientecillo, LLC haskellco.com

DESCRIPTION OF REQUEST: Final site plan for subdivision signoff

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

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

Lot or Tract No. B-9E-1-A and B-9F-1 Block: ____ Unit: ____
Subdiv/Addn/TBKA: Seven Bar Ranch TBKA: Cibola Loops Subdivision
Existing Zoning: SU-1 / R-2 Uses Proposed zoning: SU-1/Senior Housing w/Limited Medical
Zone Atlas page(s): A-13 UPC Code: 101306629114040305 Facilities and
101306633817540310 SU-1/C-1 Perm.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003570
06EPC01321/01322, DRB-97-459/Z-97-127, AA-96-24, SD-78-3-1

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 3 Total area of site (acres): 26.4
LOCATION OF PROPERTY BY STREETS: On or Near: Ellison Drive NW
Between: East Cibola Loop NW and West Cibola Loop NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒ Date of review: 03-18-08

SIGNATURE John MacKenzie DATE 03·31·09
(Print) John MacKenzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

NA ☐ **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
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
09DRB - ____ - 70130	SPS	___	$ 0
____ - ____ - ____	CMF	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
Hearing date April 8, 2009			$ 20.00

Rachel 3·31·09
Planner signature / date

Project # 1003570

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

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

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

❑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ 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
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ 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) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

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

❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

X 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**
na Solid Waste Management Department signature on Site Plan for Building Permit
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
na Infrastructure List, if relevant to the site plan
na Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
X List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
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.

John MacKenzie
Applicant name (print)

John MacKenzie 3/31/09
Applicant signature / date

*Inside set as Sht. 4

Form revised **October 2007**

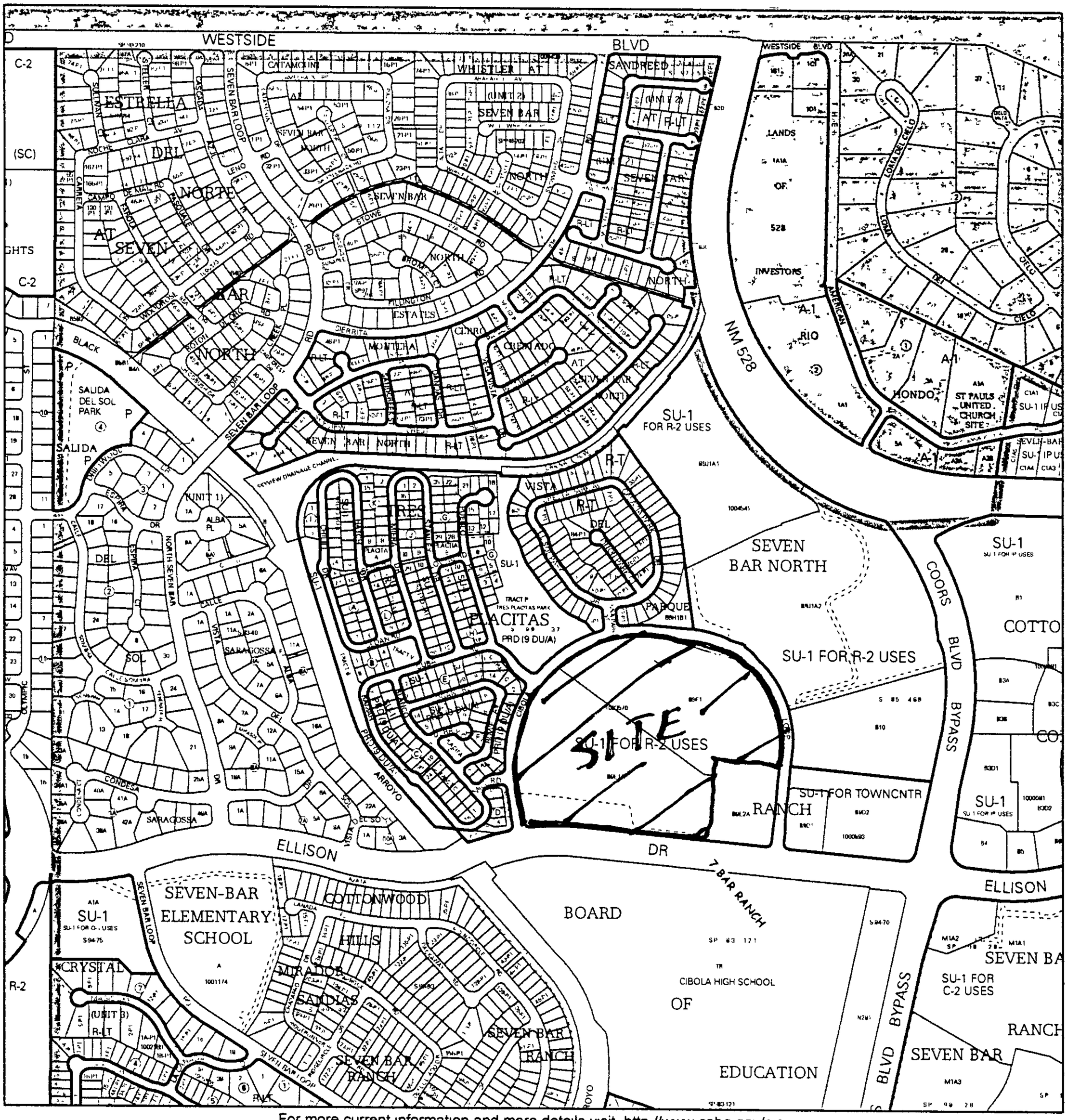
☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
09DRB - _____ - 70130
_____ - _____ - _____
_____ - _____ - _____

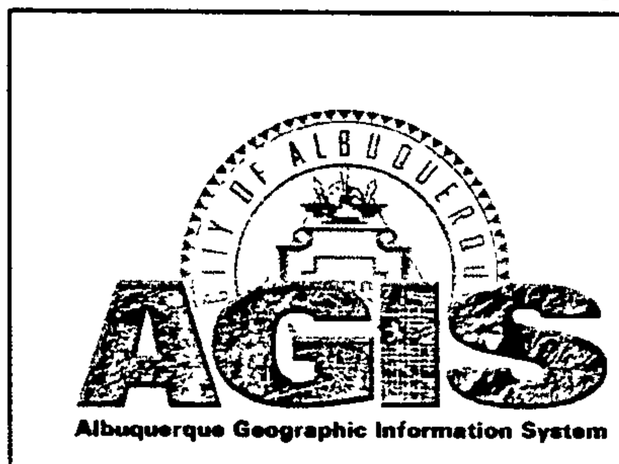
3.31.09
Planner signature / date

Project # 1003570

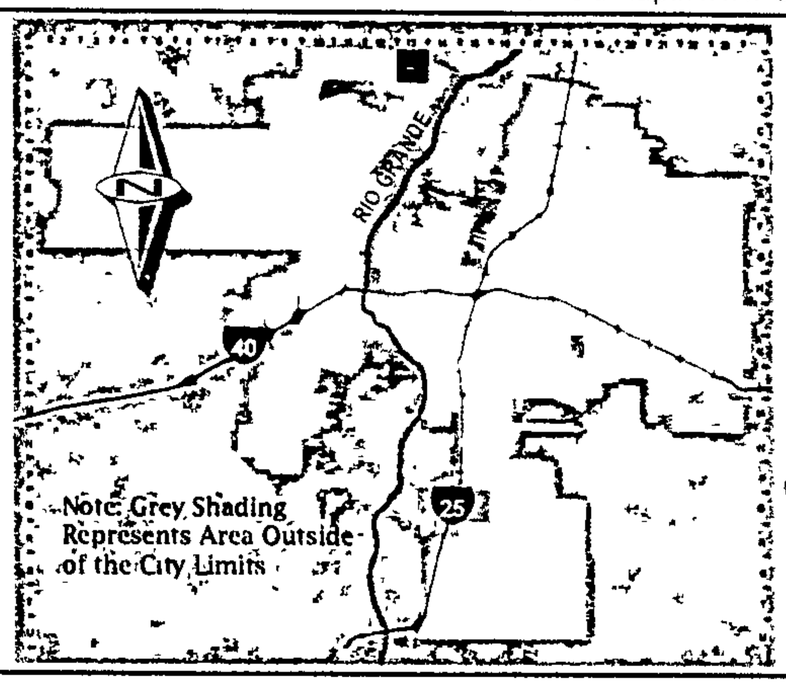
300,000 SF



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



Map amended through: 6/13/2008



Zone Atlas Page:

A-13-Z

Selected Symbols

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

0 750 1,500 Feet

MARK GOODWIN & ASSOCIATES, PA

MEMORANDUM

TO: Catalina Lehner

FROM: JOHN MACKENZIE JMM

SUBJECT: Cibola Loop, Project No. 1003570

DATE: 3/30/2009

The numbered conditions of approval for this project have been addressed as follows:

1. Memo is included herewith.

2. Final approval has been granted by the City Council.

3. Our meeting was conducted on March 26, 2009.

4. The Certificate of No Effect was submitted with the original application.

5. The zoning is displayed in the text on Sheet 1.

6. The requested note has been added on Sheet 5.

7. The Process note has been modified on Sheet 1.

8. A. Setback and building heights are discussed on Sheet 1 and in Standard 13 on sheet 3.

   B. The parking setback has been changed under Standard 3-F.

   C. Setbacks have been restated in Section 13.

9. A. Building height limitations are shown on Sheets 1 and 5.

   B. Building height limitations have been displayed on Sheets 1 and 5 (formerly Sheet 6).

   C. Building height diagram has been changed as requested and is shown on Sheets 1 and 5.

   D. Maximum building height limit is displayed on Sheet 1 as elevation 5,132.

   E. Cross-Sections have been revised. Sheet 6 is now Sheet 5.

PO Box 90606 □ Albuquerque, NM 87199
(505) 828-2200 □ (505) 797-9539 fax □ mark@goodwinengineers.com
www.goodwinengineers.com

10. A. Design standard 1-F has been changed and is now 1-G.

    B. Standard 1-I covers this change.

    C. Standard 1-H covers this change.

    D. Adequate shading is defined under Standard 1-K.

11. The required language revision has been made in Standard 2 (Transit and Feasibility Plan).

12. A. The reference to relocated access points at building permit has been removed.

    B. The maximum allowed parking has been changed accordingly under Standard 3-B.

    C. Thee reference to storage of high profile vehicles has been removed.

13. A. The sidewalk width has been widened under Standard 3-E.

    B. The shade tree interval has been reinstated in Standard 3-E.

    C. "Facilities" has been changed to "areas" in Standard 7-B.

14. A. Increased sidewalk widths are addressed in Standard 3-B.

    B. A pedestrian connection has been added across Cibola Loop at Cuba Road.

    C. The words "asphaltic concrete" have been added to the legend under paved trail.

15. A. Agastache and Scotch Broom have been separated on the plant palette.

    B. The street tree modification has been made in Standard 5-C.

    C. Steel edge has been removed in Standard 5-F.

    D. Xeric has been changed to drought tolerant.

    E. Plant size has been changed to at least one gallon in Standard 5-J.

    F. A water conserving turf mix has been indentified in Standard 5-P.

16. A. A detail of the screen wall has been provided.

    B. Fencing around the perimeter has been prohibited in Standard 7-K.

    C. Loading dock screening has been addressed in Standard 7-H.

    D. The parking lot screen wall has been limited to a height of 3 feet in Standard 1-D.

17. A. Free-standing signage has been addressed under Standard 9-E.

B. A detail of the project entry sign has been provided in Standard 9-I.

18. A lighting detail has been provided in Standard 8.

19. A fiberglass enclosure note has been added in Standard 10-G.

20. Drive-up service windows are not allowed and so they are not referred to except to prohibit.

21. A. "Senior Housing", has been changed to Housing for Older Persons on Sheets 1 and 2.

B. Details have been integrated into each of the pertinent design standards.

C. Reference to the word should has been replaced by shall.

D. The sentence in Standard 7-F has been completed.

E. "Proposed" has been removed from the Approval Process section.

F. Sentence in Standard 10-B has been completed.

22. The requested language has been added under the Transit Feasibility and Access Plan.

23. Conditions from other agencies are to be addressed at DRB.

24. Reference to the quitclaim deed and its language has been included in the Design Standard's introductory paragraph, and also added as a new Standard 14.

25. This requested language has been added as new Standard 1-A.

26. The maximum number of residential units has been modified on Sheet 1 of the site plan set.

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

Date: July 18, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1003570**
08EPC-40036 SITE DEVELOPMENT - SUBDIVISION

The Haskell Company
P.O. Box 44100
Jacksonville, FL 32231

LEGAL DESCRIPTION: for all or a portion of Tracts B-9E-1 and B-9F, SEVEN BAR RANCH, zoned SU-1/R-2 USES to SU-1/Senior Housing w/ Limited Medical Facilities AND SU-1/C-1-Permissive Uses including drive-up service window, located on Ellison Dr NW between East Cibola Loop NW and West Cibola Loop NW, containing approximately 27 acres. (A-13) Catalina Lehner, Staff Planner

On July 17, 2008 the Environmental Planning Commission voted to approve Project 1003570/08EPC 40036, a Site Development Plan for Subdivision for Tract B-9-E-1 & Tract B-9-F of Seven Bar Ranch, zoned SU-1 for R-2 uses, located on Ellison Dr. NW, between West Cibola Loop and East Cibola Loop, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tract B-9-E-1 & Tract B-9-F of Seven Bar Ranch, an approximately 27 acre site located on Ellison Drive, zoned SU-1 for R-2 Uses.

2. This request accompanies a sector development plan map amendment request (08EPC-40037), which the EPC considered at its June 19, 2008 hearing. The EPC recommended that an approval recommendation for the sector development plan map amendment, with conditions, be forwarded to the City Council.

3. The applicant proposes to eliminate the lot line between Tract B-9-E-1 & Tract B-9-F and create three tracts in order to develop a continuous care retirement center (housing for older persons) on Tract A and small commercial uses on Tract B. Design standards are proposed. Delegation of approval authority to the Development Review Board (DRB) is not requested nor recommended.

4. The proposal *furthers* the following Comprehensive Plan policies:
   A. Policy II.B.5a: Adding an age-restricted residential use and neighborhood commercial uses will increase land use variety in the area.
   B. Policy II.B.5e: The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
   C. Policy II.B.5h: In this area, a mixed density pattern is already established. A multi-family development up to 30 DU/acre would be compatible with existing land uses, infrastructure is available and the subject site is located in a designated Activity Center.

5. The proposal *partially furthers* the following Comprehensive Plan policies:
   A. Policy II.B.5d: There are no details at this stage regarding site layout of the future uses. However, neighbors are generally concerned about building height, the uses' intensity and scenic resources.
   B. Policy II.B.5k: Cibola Loop Rd. would be widened to accommodate additional traffic. However, increased traffic could affect the livability and safety of the established residential neighborhoods.
   C. Policy II.B.5j: The proposed commercial development would be located in the boundaries of the Regional Activity Center, a larger area-wide shopping center, though the existing zoning is not commercial.

6. The Activity Center Goal of the Comprehensive Plan is *partially furthered*. The subject site is located in the designated Regional Activity Center for the Westside. The proposed uses would be generally compatible with the area's land use pattern. However, the commercial uses would not necessarily reduce auto travel needs, especially if they are mostly drive-thru uses. Activity Centers are intended to be accessible by all modes of travel, not just vehicles.

7. The Transportation and Transit Goal and Policy II.D.4g of the Comprehensive Plan are *partially furthered*. The proposal would place multi-unit housing and commercial uses in a Transit Corridor, but the circulation may not be balanced and efficient (Goal). The proposed design standards have integrated pedestrian opportunities, but pedestrian-friendliness would be adversely impacted without a limitation on drive-thru uses.

8. The proposal generally *furthers* the following West Side Strategic Plan (WSSP) policies:
   A. Policy 1.1: The accompanying sector development plan map amendment (zone change) would allow multi-family residential and commercial development within the boundaries of the Regional Activity Center.

B. Policy 2.5: The zone change and site development plan, for an age-restricted residential development and some commercial uses, would not contribute to additional school overcrowding on the Westside. As required, the Planning Department has considered school capacity in its evaluation of this proposal.
C. Policy 3.2. It is generally appropriate to locate multi-family housing and commercial services in the Regional Center.
D. Policy 3.3. A bicycle trail, sidewalks and connections to the transit system are included, and information on connectivity is provided in the design standards.
E. Policy 3.4. Though not a designated Neighborhood Activity Center, the commercial uses may function as a smaller, de facto neighborhood center within the Regional Center.

9. With respect to the Seven Bar Ranch Sector Development Plan (SBRSDP), the proposal *furthers* Goal 2. The proposed design standards provide for creation of a "streetscape image" that will be landscaped based on a plant palette that will create a unified visual image.

10. With respect to the SBRSDP, the proposal *partially furthers* the following Goal and policy.
A. Goal 1: The proposed commercial uses would be located close to the existing residences and the new retirement center. Some vehicle trips may be minimized, though some uses may foster more vehicle trips and would not help create a "self-sufficient community."
B. Policy 4g: Though pedestrian and bicycle paths have been integrated into the development, non-motorized travel conditions may not be "safe and pleasant" given the proposed road widening and concentration of commercial uses on the corner of west Cibola Loop.

11. The subject site will function as a de facto neighborhood activity center within the context of the much larger Regional Center. Pedestrian connectivity and circulation are particularly important in neighborhood activity centers. The proposed design standards will generally provide for alternatives to vehicle travel, though connectivity between the various residential and commercial uses will be demonstrated at the site development plan for building permit level.

12. The proposed design standards have improved since the previous version and generally will provide a workable framework for reviewers of subsequent site development plans for building permit. Improvements have been made to the sections regarding Site Objectives and Landscaping, though the sections regarding Parking/Circulation, Sidewalks/Bikeways and Screening, Walls & Fencing have both improved and worsened. The revised proposed conditions of approval are intended to remedy any remaining deficiencies and provide additional clarity where needed.

13. The subject site is currently zoned SU-1 for R-2 Uses. The proposed zoning would also be SU-1. With respect to building height, Zoning Code §14-16-2-22, Special Use Zone, states that "the same regulations apply as in the R-2 zone unless modified by the Planning Commission." Therefore, the EPC will decide the appropriate heights for the future buildings.

14. A facilitated meeting between the applicant and the neighborhoods was held. The main issues discussed were building height, views, siting of the senior housing, traffic, fast-food restaurants, liquor sales, and the process. Staff received comments, which reflected these concerns, from the Cibola Loop NA, the Cottonwood Heights NA and individuals. The Cibola Loop NA is opposed to drive-up service windows.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Final approval by the City Council for the related sector development plan map amendment (08EPC-40037) as recommended by the EPC (SU-1 for C-1 Permissive Uses with No Drive-up Service Windows and SU-1 for Housing for Older Persons and Limited Medical Facilities) is required before final DRB sign-off of this site development plan for subdivision.

3. Prior to final DRB sign off, the applicant shall meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

4. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to approval of a preliminary plat, site development plan or master development plan.

5. Once approved by the City Council or other final approval body, the zoning resulting from the associated sector development plan map amendment (08EPC-40037) shall be indicated on the site development plan for subdivision (Sheet 1).

6. A note shall be added to the grading and drainage plan to indicate that the building footprints shown are for illustrative purposes only.

7. Process:
The "Process" section shall explain that the approval process for any tracts resulting from a subsequent subdivision of Tract A, Tract B and Tract C shall return to the EPC.

8. Setbacks & Density:
   A. Building setbacks and building height shall be discussed in the design standards as well as on the site development plan for subdivision (Sheet 1).
   B. The parking area minimum setback from Ellison Rd. shall be 20 ft., as to not conflict with the 20 ft. landscaping buffer along Ellison.
   C. The Setbacks section of the design standards shall be re-instated.

9. Height:
   A. Building height shall not exceed 54 ft. for the residential uses, including the ancillary medical facilities, and 26 ft. for the commercial uses.
   B. Building height shall be specified on the site development plan for subdivision (sheet 1 and sheet 6).
   C. The building height diagram (Sheet 6) shall specify zones using height, not stories.
   D. The top of the building, including parapets, shall be restricted to an elevation of 5,132 feet to the top of parapet and/or the top of screening elements for mechanical equipment for residential units.
   E. The cross sections on sheet 6 shall be revised to reflect the revised grading design presented at the hearing.

10. Public Space:
   A. Design standard 1-F shall state that all non-residential sites (not all sites) shall provide public space in accordance with Zoning Code §14-16-3-18.
   B. Restaurants less than 2,000 square feet shall provide a minimum of 200 square feet of shaded seating area.
   C. Design standard 1-G shall refer to restaurants equal or greater than 2,000 square feet.
   D. Adequate shading shall be defined as shade covering at least 50% of the area.

11. Transit Feasibility & Access Plan:
   The language stating "a minimum [of the residential units] will be occupied by household heads of 55 years and older" shall be deleted. In lieu of the deleted language add the following language "Which must be occupied by older persons in accord with the provisions of the restrictive covenant contained in the Quit Claim Deed."

12. Vehicular Access & Parking:
   A. The vehicular access points identified in the site development plan for subdivision shall not be relocated at the site development plan for building permit stage.
   B. Parking shall not exceed the required parking plus 10% for the non-residential uses.
   C. Areas for the storage of high profile delivery/transport vehicles shall be prohibited (ref: former Standard 7-B).

13. Parking Lot Circulation & Screening:
   A. For all non-residential buildings, a standard sidewalk that is a minimum of 8 ft. shall be provided along the main entrance side of a building (3-E).

B. The following language regarding shading (from the former Standard 3-G) shall be re-instated in 3E: Shade trees shall be provided at intervals of at least 30 ft. on center.
C. In Standard 7-B, "parking facilities" shall be changed to "parking areas."

14. Pedestrian and Bicycle Connections:
A. The pedestrian sidewalks, no less than 8 ft. in width and along the full length of the building, shall increase in width pursuant to Zoning Code §14-16-3-18(C)(1).
B. A pedestrian connection, of textured, colored concrete or thermoplastic, shall be provided across Cibola Loop Rd. near Cuba Rd. NW (Sheet 1).
C. The material for the "new paved trail" shall be specified as asphaltic concrete in the site development plan for subdivision (sheet 1) and in the associated design standards.

15. Landscape Standards:
A. Agastache and Scotch Broom shall be listed separately on the plant palette.
B. Parking lot area trees and street trees shall be deciduous and canopy forming.
C. In Design Standard 5-F, delete the reference to a "steel edge".
D. In Design Standard 5-G, use the term "drought tolerant", not xeric.
E. In Design Standard 5-J, ground covers and perennials shall be at least a 1 gallon size.
F. In Design Standard 5-P, a water conserving turf mix shall be permitted (delete the remaining language).

16. Screening, Walls & Fences:
A. A detail of the screen wall shall be provided.
B. Fencing around a portion of, or the entirety of, the perimeter of Cibola Loop is prohibited.
C. Loading docks shall be screened by walls which match building architecture, materials and color.
D. The parking lot screen wall shall not be a maximum of 3 feet.

17. Signage Standards:
A. One free-standing business monument sign shall be permitted for each tract.
B. A sign detail of the project entry sign and the monument sign shall be provided.

18. Lighting Standards:
A light detail shall be provided.

19. Utility Standards:
The following language shall be re-instated (10-B): "If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping."

20. Drive-up service windows are not allowed.
If drive-up service windows become an allowed use in the Cibola Loop Subdivision, the following design standards shall apply:

A. The drive-up service window shall be oriented away from residentially zoned areas.
B. Pedestrian crossings, of textured, colored concrete or thermoplastic markings shall be provided across all drive-thru service lanes.
C. Separate vehicular and pedestrian access shall be provided.
D. Each drive-thru use must have at least one functional entrance facing Ellison Dr.

21. General & Minor "Clean-up":

A. On the site development plan for subdivision and in the design standards, the term "senior housing" shall be changed to "housing for older persons."
B. The details on Sheet 4 shall be integrated into the design standards and placed near the relevant sections.
C. The word "should" shall be replaced with "shall".
D. The sentence in Standard 7-F shall be completed.
E. The word "proposed" shall be removed from Section 12-Approval Process.
F. Reinstate the missing sentence fragment in 10-B.

22. RECOMMENDED CONDITION FROM THE TRANSIT DEPARTMENT:

The design standards shall include language incorporating Comprehensive Plan policies for buildings adjacent to Enhanced Transit Corridors, including siting buildings close to the street with parking to the side or rear and providing entrances facing the street.

23. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Sector Development Plan Map Amendment, Zone Map Amendment and Site Development Plan for Subdivision shall include:

A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
B. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff. However, a revised TIS will be required based on the change in land use.
C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
D. Provide applicable cross access agreements.
E. A concurrent platting action will be required at DRB.
F. Site plan shall comply and be designed per DPM Standards.
G. The multi-use trail refuge area within the triangular island at the new right-in, right-out driveway on Ellison Drive should be a *minimum* of six feet in length at the point where the trail crosses the refuge. We ask that the applicant coordinate with the Department of Municipal Development, Transportation Section in the preparation of the final design plans.

24. The following language shall be added to the last sentence of the first paragraph: "They are also to be used to supplement the requirements of the restrictive covenant contained in the QuitClaim deed from the City of Albuquerque, dated April 13, 2007 (hereafter, "QuitClaim Deed"), particularly that Tracts A, B and C shall contain, in either a single structure or multiple structures, no more than an aggregate total of 14,000 square feet of office or retail space." A footnote shall be added to the bottom of the page, and the text of the restrictive covenant shall be contained therein.

25. A new design standard 1A shall be added as follows: Buildings shall be arranged so as to provide meaningful open space for gathering by occupants and by visitors. The subsequent standards in this section shall be renumbered.

26. 430 units shall be allowed on Tract A or Tract C, with a maximum total units not to exceed 800 for the subject site.

PROTEST: IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION, WHICH IS BY **AUGUST 1, 2008**.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **AUGUST 1, 2008** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

For Richard Dineen
Planning Director

RD/CL/ac

cc: Mark Goodwin & Assoc., Attn: John MacKenzie, P.O. Box 90606, Albuq. NM 87199
Scott and Beth Salvas, Cibola Loop NA, 10756 Galaxia Park Dr. NW, Albuq.NM 87114
Jacque Abeyta, Cibola Loop NA, 10519 Blanco Dr. NW, Albuq. NM 87114
John Baca, 10724 Galaxia Park NW, Albuq. NM 87114
Bill & Matti Loveland, 10716 Del Sol Park Dr. NW, Albuq. NM 87114

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

___ Major Subdivision action
X Minor Subdivision action
___ Vacation — **V**
X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**

___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan — **D**
___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**

___ Storm Drainage Cost Allocation Plan

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)

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): Mark Goodwin & Associates PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers

APPLICANT: The Haskell Company PHONE: (904) 357-4222
ADDRESS: PO Box 44100 FAX (904) 705-6185
CITY: Jacksonville STATE FL ZIP 32231 E-MAIL: john.brendel@the
Proprietary interest in site: Contract Purchaser **List all owners:** Vientecillo, LLC haskellco.com
DESCRIPTION OF REQUEST: Preliminary and Final Plat and Bulk Land Plat

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

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

Lot or Tract No. B-9E-1-A and B-9F-1 Block: ___ Unit: ___
Subdiv/Addn/TBKA: Seven Bar Ranch TBKA: Cibola Loop Subdivision
Existing Zoning: SU-1 / R-2 Uses Proposed zoning: SU-1/Senior Housing w/Limited Medical
Zone Atlas page(s): A-13 UPC Code: 101306629114040305 Facilities and
101306633817540310 SU-1/C-1 Perm.

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003570
06EPC 01321/01322, DRB-97-459/Z-97-127, AA-96-24, SD-78-3-1

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 3 Total area of site (acres): 26.4
LOCATION OF PROPERTY BY STREETS: On or Near: Ellison Drive NW
Between: East Cibola Loop NW and West Cibola Loop NW
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒ Date of review: 03-18-08

SIGNATURE John MacKenzie DATE 03-12-09
(Print) John MacKenzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
09DRB - ___ - 70107	BLV	___	$ 145.00
09DRB - ___ - 70108	P&F	___	$ 355.00
___ - ___ - ___	ADV	___	$ 75.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
			Total
			$ 595.00

Hearing date April 8, 2009

3.13.09
Planner signature / date

Project # 1003570

FORM V: SUBDIVISION VARIANCES & VACATIONS

☒ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

- X Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- X Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- X Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Fee (see schedule)
- X 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.

John MacKenzie
Applicant name (print)

John MacKenzie 03.03.09
Applicant signature / date

Form revised 4/07

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

Application case numbers
09DRB-_____-70107
_____-_____-_____
_____-_____-_____

3.12.09
Planner signature / date

Project # 1003570

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

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

X 5 Acres or more: Certificate of No Effect or Approval
X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
na Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only Bulk Land
na Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
na Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street
vacant improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
na Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X Fee (see schedule)
X List any original and/or related file numbers on the cover application
na Infrastructure list if required **(verify with DRB Engineer)**
X DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers 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.

John MacKenzie
Applicant name (print)

John MacKenzie 03.03.09
Applicant signature / date

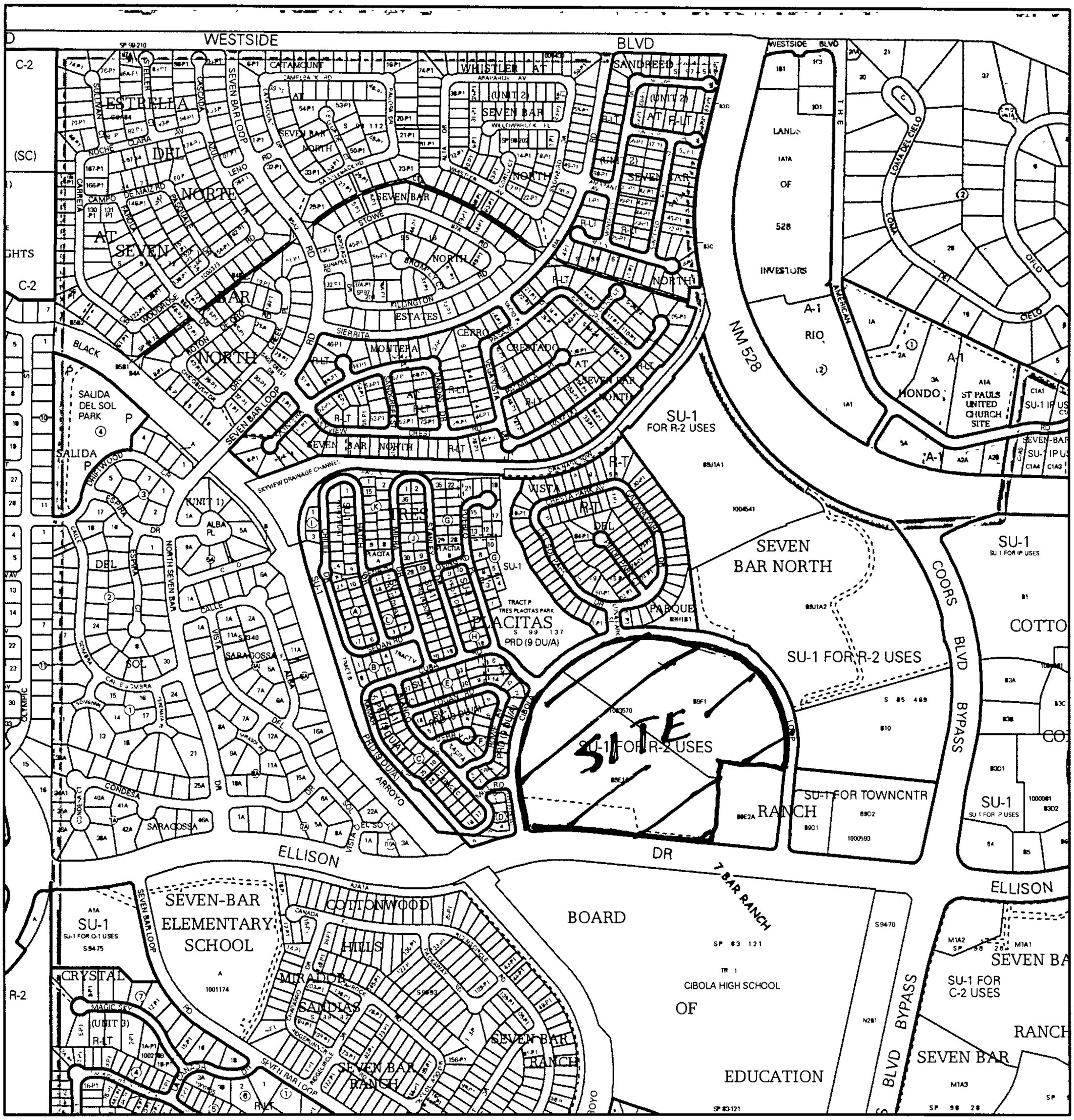
Form revised **October 2007**

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

Application case numbers
09DRB - ____ - 20108
____ - ____ - ____
____ - ____ - ____

3.13.09
Planner signature / date

Project # 1003578


WESTSIDE BLVD
ESTRELLIA AT SEVEN BAR NORTH
SEVEN BAR NORTH (UNIT 2)
SEVEN BAR NORTH
SEVEN BAR NORTH
SEVEN BAR NORTH

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

March 12, 2009

Mr. Jack Cloud
DRB Chairman
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Cibola Loop Subdivision (1001150)

Dear Mr. Cloud:

On behalf of the Haskell Company, my office is requesting preliminary and final plat approval and a bulk land variance for Tracts B-9E-1-A and B-9F-1, Seven Bar Ranch. The property was recently the subject of A Zone Change, Sector Plan Amendment and a Site Plan for Subdivision Request. The Site Plan for Subdivision final sign off will be submitted under a separate cover. Once the site plan is signed off and the plat is filed, the property will be zoned SU-1 for C-1 uses and SU-1 for Housing for Older Persons.

The bulk land variance is being requested because the applicant is not the end-user of the property and the requested action is intended to facilitate transfer to an intermediate land holder. The ultimate end-user will have to return to EPC and DRB with its Site Plan for Building Permit since the property is zoned SU-1. With future development the DRB will have the opportunity to require that public infrastructure associated with the project be built or financially guaranteed.

Currently the subject property is vacant and the surrounding city streets function adequately without additional right-of-way dedication or infrastructure improvements. The existing on-site stormwater ponding area on the southwest corner of the property will remain as-is and continue to receive runoff from the subdivision to its west.

Until an end-user for the property can be found, there will be no adverse impact to the surrounding community or the public. A bulk land variance notice has been placed on the plat that, disclosing that the city may impose additional requirements on the ultimate end user.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

for *John M. MacKenzie, PE*
Vice President

JMM/sr

F:\1-Projects\2008\A08016 - Cibloa CCRC\DRB Submittal, PP & FP.doc

NOTICE OF SUBDIVISION PLAT CONDITIONS
Cibola Loop Subdivision

The plat of Cibola Loop has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, 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 resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City make 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, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:

_____ _____
Chairman, Development Review Board Date

3-12-09
Land Owner(s) Date

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 12th day of March, 2009 by Michael E. Malouff, AS MANAGING MEMBER of Viewtecillo LLC.

My Commission Expires:
6/21/2011

Notary Public

CITY'S NOTARY

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

This instrument was acknowledged before me on ____ day of _____, 20____ by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:

_____
Notary Public

_____

D. Mark Goodwi. , ~ Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

March 12, 2009

Mr. Frank Brown
Cibola Loop N.A.
10744 Galaxia Park Dr. NW
Albuquerque, NM 87114

Mr. Matt Pierce
Cibola Loop N.A.
10736 Galaxia Park Dr. NW
Albuquerque, NM 87114

Re: Cibola CCRC

Dear Mr. Brown and Mr. Pierce:

Enclosed please find a copy of the DRB Application requesting a Preliminary Plat, Final Plat and Bulk Land Plat Approval for the referenced project. The anticipated date to be heard is April 8, 2009. Please contact John MacKenzie of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada
Administrative Assistant

/la

Enclosure

F:\1-Projects\2008\A08016 - Cibloa CCRC\Neighborhood Assoc P_FP.doc

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 3, 2009

John MacKenzie
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539
E-mail: susan@goodwinengineers.com

Dear John:

Thank you for your inquiry of **March 3, 2009** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACTS B-9F-1 AND B-9E-1 OF SEVEN BAR RANCH, LOCATED ON ELLISON DRIVE NW BETWEEN CIBOLA LOOP NW AND COORS BOULEVARD BYPASS NW** zone map **A-13.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

CIBOLA LOOP N.A. (CLP) "R"
Frank Brown
10744 Galaxia Park Dr. NW/87114 899-9254 (h)
Matt Pierce
10736 Galaxia Park Dr. NW/87114 890-5754 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

7006 0810 0004 6708 5277

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Postage	$ 1.02
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	MAR 13 2009
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 3.72

Postmark Here

PERFECTLY LEGAL
ALBUQUERQUE, NM 87109

Sent To: MR. FRANK BROWN - CIBOLA LOOP N.A.
Street, Apt. No.; or PO Box No.: 10744 GALAXIA PARK DR. NW
City, State, ZIP+4: ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0810 0004 6708 5284

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OFFICIAL USE

Postage	$ 1.02
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	MAR 13 2009
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.72

Postmark Here

PERFECTLY LEGAL
ALBUQUERQUE, NM 87109

Sent To: MR MATT PIERCE - CIBOLA LOOP N.A.
Street, Apt. No.; or PO Box No.: 10736 GALAXIA PARK DR NW
City, State, ZIP+4: ALBUQUERQUE NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

March 31, 2008

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent: **Goodwin and Associates**
Applicant:
Legal Description: **Tracts A – E, Placitas Ranch (Seven Bar North)**
Acreage: **28.87 acres**
Zone Atlas Page: **A-13**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
Cultural Resource Survey of 28.87 Acres for a Proposed Retirement Facility, Bernalillo County, New Mexico by Douglas H.M. Boggess P.I. (Lone Mountain Archaeological Services, Inc. March 31, 2008)
NMCRIS #109639

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)— no significant sites in project area***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

228

Text of Quitclaim Deed

(Retyped here in larger font for ease of reading)

The property is conveyed subject to the following restriction which is a covenant running with the land in perpetuity:

The property shall be intended and operated for occupancy pursuant to the Housing for Older Persons Act of 1995, as codified in part at 42 USC §3607(b)(2)(C) of the Fair Housing Act. The real property is intended and operated for occupancy by persons 55 years of age or older in that (i) at least 80 percent of the occupied units, regardless of ownership, must be occupied by at least one person 55 years of age or older; and (ii) the housing facility or community publishes and adheres to polices and policies that demonstrate the intent required under this restrictive covenant; and (iii) the housing facility or community complies with rules issued by the Secretary of United States Housing and Urban Development (HUD) Department for verification of occupancy, which shall (I) provide for verification by reliable surveys and affidavits; and (II) include examples of the types of policies and procedures relevant to a determination of compliance with the requirements of (ii). Such surveys and affidavits shall be admissible in administrative and judicial proceedings for the purpose of such verification. This restrictive covenant may be enforced by the City of Albuquerque (City), HUD or any one or more of the owners of the real property subject to this restrictive covenant, their successors, heirs and representatives.

This restriction contemplates and does not prevent the use of the subject land for a planned residential community that includes single unit dwellings, multi-unit dwellings, a combination of types of dwellings as well as a (1) a community or recreational facility open only to residents and their guests so long as such facility with its grounds does not exceed 5% of the total acreage of subject to this restriction; (2) common area gardens and walkways; (3) an institution which includes various levels of independent and assisted living facilities up to and including limited care, nursing home, rest home and hospice as well as townhouses, condos and apartments which are part of such facilities, whether units are owned individually or owned by a corporate entity and leased to residents, as well as the related amenities of such a residential facility; and (4) a stand-alone office-retail structure or multiple stand-alone office or retail structures on a single or multiple pads, not to exceed 14,000 square feet in the aggregate intended to provide services to the residences of the community. All uses must be consistent with approved zoning.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from March 24 2009 To April 8, 2009

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.

FOR JOHN MACKENZIE — (Applicant or Agent)

3/13/09 — (Date)

I issued 4 signs for this application, 3.13.09 (Date)

(Staff Member)

DRB PROJECT NUMBER: 1003570

Rev. 1/11/05

NOTICE OF SUBDIVISION PLAT CONDITIONS
Cibola Loop Subdivision

The plat of Cibola Loop has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, 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 resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City make 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, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:

3-12-09
Land Owner(s) Date

4-29-09
Chairman, Development Review Board Date

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 12th day of March, 2009 by Michael E. Malouff, as managing member of Viewtecillo LLC.

My Commission Expires:
6/21/2011

Notary Public

CITY'S NOTARY

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

This instrument was acknowledged before me on 29th day of April, 2009 by ~~Richard Dourte~~, ~~City Engineer of the~~ City of Albuquerque, a municipal corporation, on behalf of said corporation. JACK CLOUD Chairman of DRB

My Commission Expires:
10-07-12

Notary Public

Doc# 2009046790
04/29/2009 03:21 PM Page: 1 of 1
NOT R:$9.00 M. Toulouse Oliver, Bernalillo County

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- X Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — **D**
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ____ Storm Drainage Cost Allocation Plan

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)

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): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: P.O. Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

APPLICANT: The Haskell Company PHONE: (904) 357-4222
ADDRESS: P.O. Box 44100 FAX: (904) 765-6185
CITY: Jacksonville STATE FL ZIP 32231 E-MAIL: john.brundel@thehaskellco.com
Proprietary interest in site: Contract Purchaser **List all owners:** Vientecillo, LLC

DESCRIPTION OF REQUEST: Cibola CCRC - Sketch Plat Review

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

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

Lot or Tract No. B-9E-1-A and B-9F-1 Block: ____ Unit: ____
Subdiv/Addn/TBKA: Seven Bar Ranch TBKA: Cibola Loop Subdivision
Existing Zoning: SU-1 / R-2 uses Proposed zoning: SU-1/Senior Housing w/Limited Medical Facilities and SU-1/C-1 Perm. MRGCD Map No ____
Zone Atlas page(s): A-13 UPC Code: 101306629114040305, 101306633817540310

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003570
06EPC 01321/01322, DRB-97-459/Z-97-127, AA-96-24, SD-78-3-1

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 3 Total area of site (acres): 26.4
LOCATION OF PROPERTY BY STREETS: On or Near: Ellison Drive NW
Between: East Cibola Loop NW and West Cibola Loop NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☑. Date of review: 3-18-08

SIGNATURE John MacKenzie DATE 06-09-08
(Print) John M. MacKenzie, PE Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - ____ - 70267	SK	____	$ 0
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total
			$ 0

Hearing date June 18, 2008

6-10-08
Planner signature / date

Project # 1003570

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

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

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- X Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- X Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the request
- X List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of DRB approved infrastructure list
- ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Copy of recorded SIA
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ List any original and/or related file numbers on the cover application
- ___ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- ___ 5 Acres or more: Certificate of No Effect or Approval
- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application
- ___ Infrastructure list if required **(verify with DRB Engineer)**
- ___ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ List any original and/or related file numbers 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.

John M. Mackenzie, PE
Applicant name (print)

John MacKenzie 06.09.08
Applicant signature / date

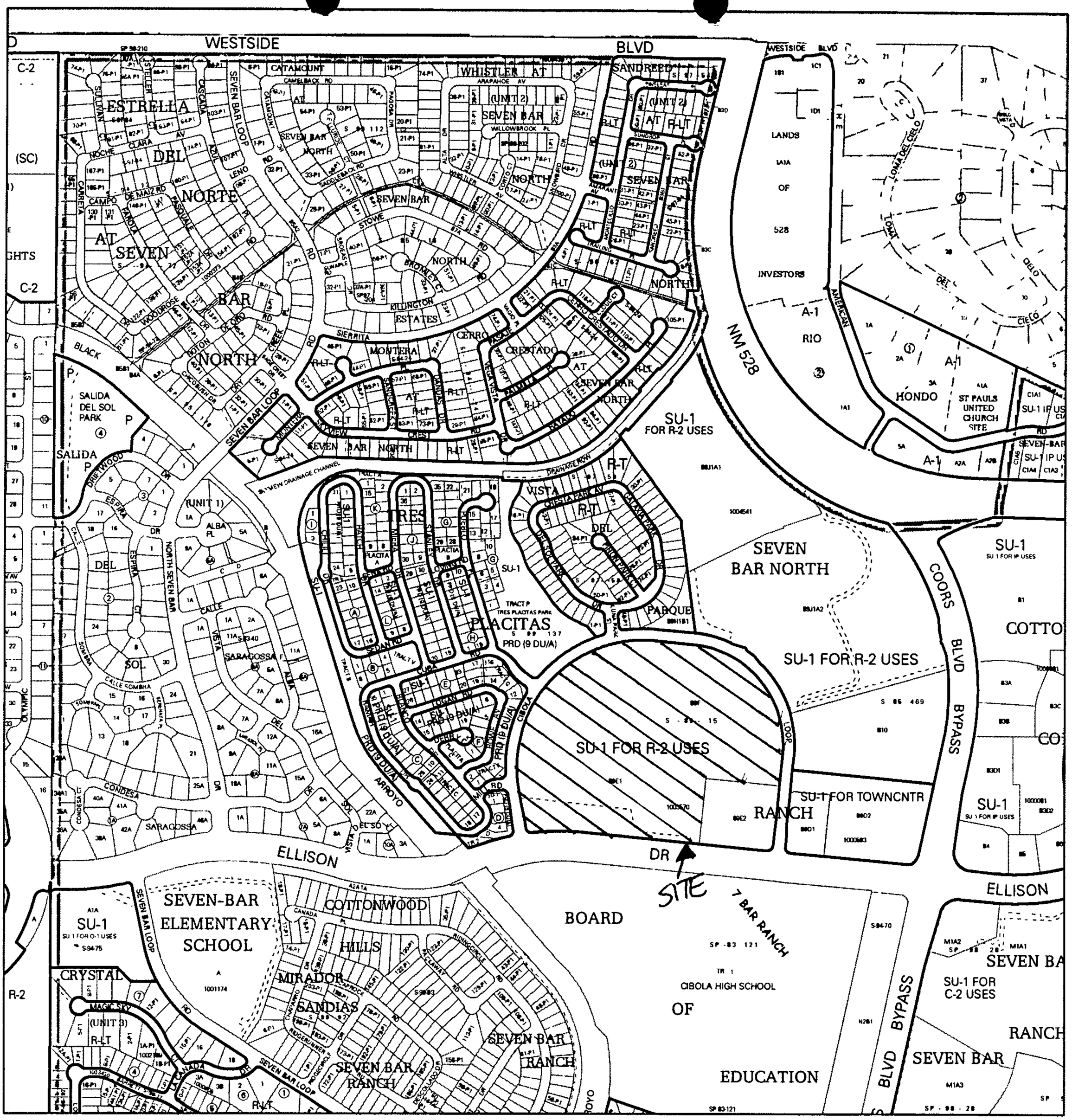
Form revised **October 2007**

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

Application case numbers
08DRB - ____ - 70267
____ - ____ - ____
____ - ____ - ____

Planner signature / date 6-10-08

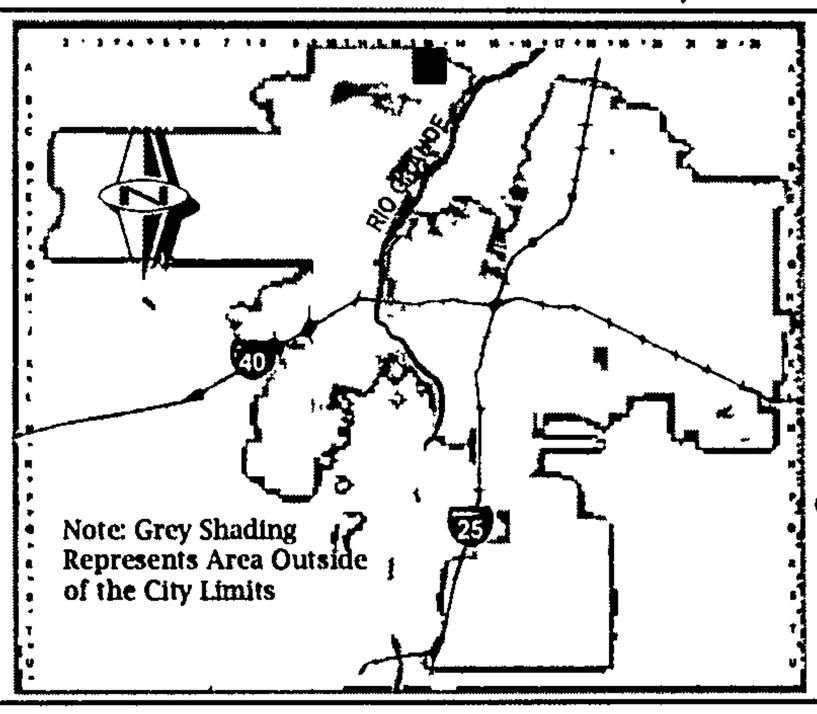
Project # 1003576



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008



Zone Atlas Page:

A-13-Z

Selected Symbols

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

0 750 1,500 Feet

D. Mark Good..... & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

June 10, 2008

Mr. Jack Cloud
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Cibola CCRC

Dear Mr. Cloud:

The subject property is presently zoned SU-1 / R-2, and a site plan for subdivision is presently proceeding through EPC. Access will be taken directly off Cibola Loop. Utilities are to be provided by NMUI. On-site drainage pond will be kept and shifted east.

Please contact me if I can be of further assistance.

Sincerely,

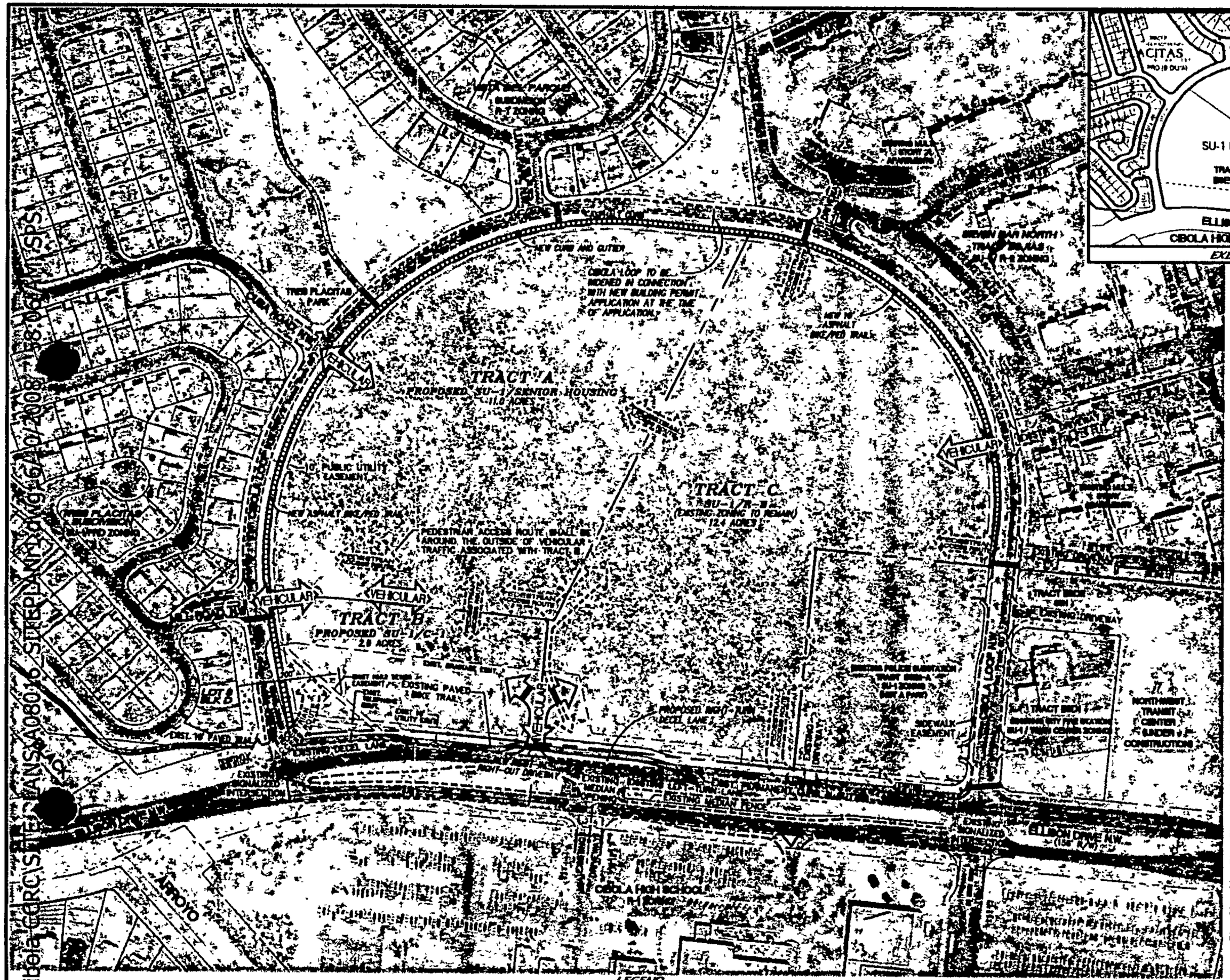
MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
President

JMM/la

Attachment

F:\1-Projects\2008\A08016 - Cibloa CCRC\DRB Submittal Ltr..doc


TRACT A
PROPOSED SU-1 SENIOR HOUSING
11.0 ACRES
TRACT B
PROPOSED SU-1/C-1
2.8 ACRES
TRACT C
SU-1/R-2
(EXISTING ZONING TO REMAIN)
12.4 ACRES
CIBOLA LOOP TO BE... MODIFIED IN CONNECTION WITH NEW BUILDING PERMIT APPLICATION AT THE TIME OF APPLICATION
NEW CURB AND GUTTER
NEW 10' ASPHALT BIKE/PED TRAIL
NEW SIDEWALK
10' PUBLIC UTILITY EASEMENT
PEDESTRIAN ACCESS ROUTE SHALL BE AROUND THE OUTSIDE OF VEHICULAR TRAFFIC ASSOCIATED WITH TRACT B
VEHICULAR
EXISTING PAVED BIKE TRAIL
PROPOSED RIGHT-TURN DECEL LANE
EXISTING DECEL LANE
RIGHT-OUT DRIVEWAY
EXISTING SIGNALIZED INTERSECTION
EXISTING MEDIAN OPENING
EXISTING MEDIAN FENCE
LEFT-TURN LANE
SIDEWALK EASEMENT
EXISTING POLICE SUBSTATION
TRACT B&E-1-A
SU-1 ZONED
PART A PARK
NORTHWEST TRANSIT CENTER (UNDER CONSTRUCTION)
TRACT B&E-1
SU-1 / R-2 ZONED
TRES PLACITAS PARK
SUBDIVISION
R-T ZONED
SEVEN BAR NORTH TRACT B&E-1-A1
R-2 ZONING
CIBOLA HIGH SCHOOL
R-1 ZONED
ELLISON DRIVE N.W. (156' R/W)
ARROYO
LOT 8 BLK 6
LOT 7 BLK 6
EXIST. 16' PAVED R/W
EXIST. 10' PAVED R/W
EXIST. 8" WATER LINE
EXIST. 8" SEWER LINE
EXIST. UTILITY EASEMENT
EXIST. DRAINAGE EASEMENT
EXIST. ROAD SEWER EASEMENT
EXIST. SUBDIVISION R/W
EXIST. 16' UTILITY EASEMENT
EXIST. 10' UTILITY EASEMENT
EXIST. 20' UTILITY EASEMENT
EXIST. DRAINAGE DITCH
EXIST. 10' PAVED R/W
EXIST. 16' PAVED R/W
EXIST. 8" WATER LINE
EXIST. 8" SEWER LINE
EXIST. 10' UTILITY EASEMENT
EXIST. 20' UTILITY EASEMENT
EXIST. DRAINAGE DITCH

Garcia, Andrew B.

From: WPlotnerjr@aol.com

Sent: Monday, October 22, 2007 4:37 PM

To: Garcia, Andrew B.

Cc: dmay@rmkmarch.com; RSARASON@rmkmarch.com; lread@readengineering.com

Subject: Project 1003570 APD

Andrew,

Please defer, indefinitely, the above referenced project.

Thanks, Will Plotner

See what's new at AOL.com and Make AOL Your Homepage.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

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

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

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)

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

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

APPLICANT INFORMATION:

NAME: City of Albuquerque Bill Watson PHONE: 768-2427

ADDRESS: 400 Roma NW FAX:

CITY: Alb. STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: **List all owners:**

AGENT (if any): Cartesian Surveys INC PHONE: 896-3050

ADDRESS: 2104 Southern Blvd FAX:

CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL:

DESCRIPTION OF REQUEST: CHANGE THE LOT LINES BETWEEN THREE TRACTS.

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. B-9E-1A, B-9F-1 & B-9E-2-A Block: Unit:

Subdiv. / Addn. Seven Bar Ranch

Current Zoning: SU-1 FOR R-2 USES Proposed zoning:

Zone Atlas page(s): A-13 No. of **existing** lots: 3 No. of **proposed** lots: 3

Total area of site (acres): 29.7887 Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___

UPC No. 101306629114040305 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Cibola Loop NW & ELLISON DR NW

Between: and

CASE HISTORY:

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

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

SIGNATURE Will Plotter DATE 10/11/07

(Print) Will Plotter Jr. ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☑ All checklists are complete	07 DRB - ___ - 70314	P&F	$(3)	$ 0
☑ 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				Total
☐ F.H.D.P. density bonus	Hearing date October 24, 2007			$ 0
☑ F.H.D.P. fee rebate				

Andrew Garcia 10/12/07

Project # 1003570

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

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**.

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

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

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Charlie Caldwell 10/12/07
Applicant name (print)

[signature] 10/12/07
Applicant signature / date

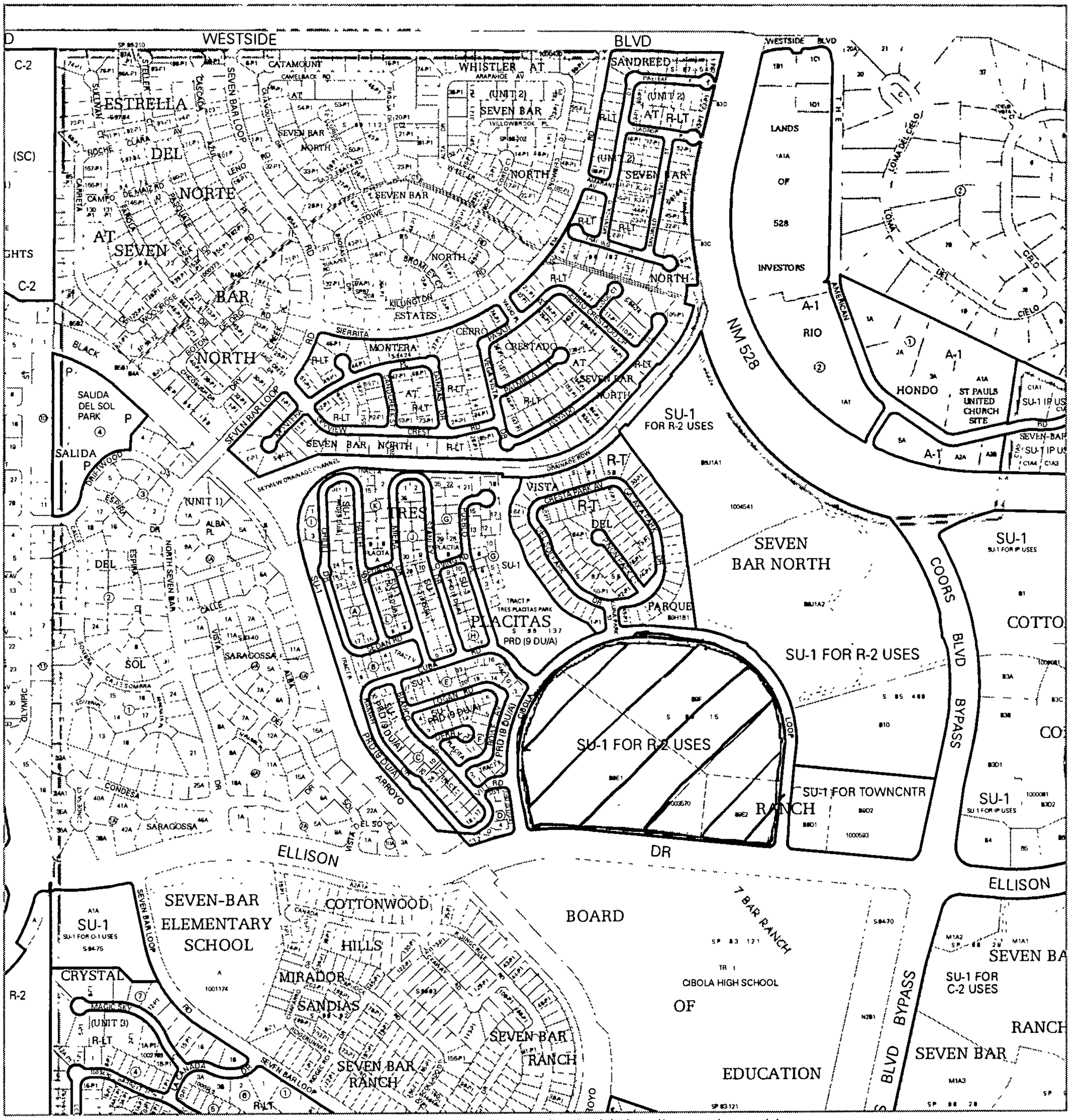
Form revised 8/04, 1/05 & **10/05**

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

Application case numbers
07DRB - ____ - 20314
____ - ____ - ____
____ - ____ - ____

[signature] 10/12/07
Planner signature / date

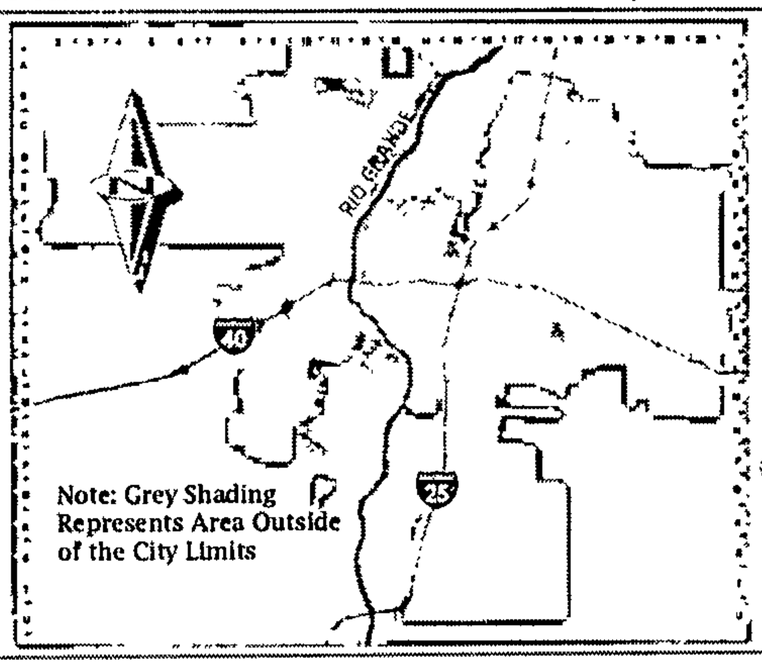
Project # 1003570



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

Albuquerque Geographic Information System

Map amended through: 9/6/2007



Zone Atlas Page:

A-13-Z

Selected Symbols

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

0 750 1,500 Feet

Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174

896-3050 Fax 891-0244

October 11, 2007

Development Review Board
City of Albuquerque

Re: Lots B-9E-1-A, B-9F-1, & B-9E-2-A, Seven Bar Ranch

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a review and approval of a plat changing the lot line between the three lots.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

2004.06 7.1

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☐ Major Subdivision action	
☒ Minor Subdivision action	
☐ Vacation	**V**
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☐ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING	**Z**
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	

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: City of Albuquerque Legal Department Real Property — PHONE: (505) 768-3855
ADDRESS: 1 Civic plaza NW (P.O. Box 2248) — FAX: (505) 768-3817
CITY: Albuquerque STATE NM ZIP87103 — E-MAIL: ____
Proprietary interest in site: Owners

AGENT (if any): Surveying Control, Inc. — PHONE: (505) 266-0938
ADDRESS: 201 La Veta Drive, NE — FAX: (505) 266-9985
CITY: Albuquerque STATE NM ZIP 87108 — E-MAIL: surcon@aol.com

DESCRIPTION OF REQUEST: To create two (2) tracts of land from the original tract.
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. Tract B-9E — Block: n/a — Unit: n/a

Subdiv. / Addn. Seven Bar Ranch

Current Zoning: SU-1 — Proposed zoning: n/a

Zone Atlas page(s): A-13-Z — No. of **existing** lots: 1 — No. of **proposed** lots: 2

Total area of site (acres): +/-16.8979 — Density if applicable: dwellings per gross acre: n/a — dwellings per net acre: n/a

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? NO

UPC No. 101306631013040305 — MRGCD Map No. NO

LOCATION OF PROPERTY BY STREETS: On or Near: 4501 Ellison Drive, NW
Between: Coors Boulevard Byass, NW (NM 528) and Cibola Loop, NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____
V-89-58
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE Debie LeBlanc Trujillo — DATE 07-20-04

(Print) Debie LeBlanc Trujillo for Surveying Control, Inc. — ☐ Applicant ☒ Agent

Form revised 9/01, 3/03

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
04DRB - ____ - 01133	P & F	$ 0	
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 0

Hearing date 07-28-04

7-20-04
Planner signature / date

Project # 1003570

2004.067.1

FORM S(3): SUBDIVISION - D.. ..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.
ACANT ✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A Fee (see schedule) CITY OF ALBUQUERQUE PROJECT
N/A Any original and/or related file numbers are listed on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** Pending

❑ **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.

SURVEYING CONTROL, INC.
DEBIE LEBLANC TRUJILLO FOR
Applicant name (print)
Debie LeBlanc Trujillo 07-20-04
Applicant signature / date

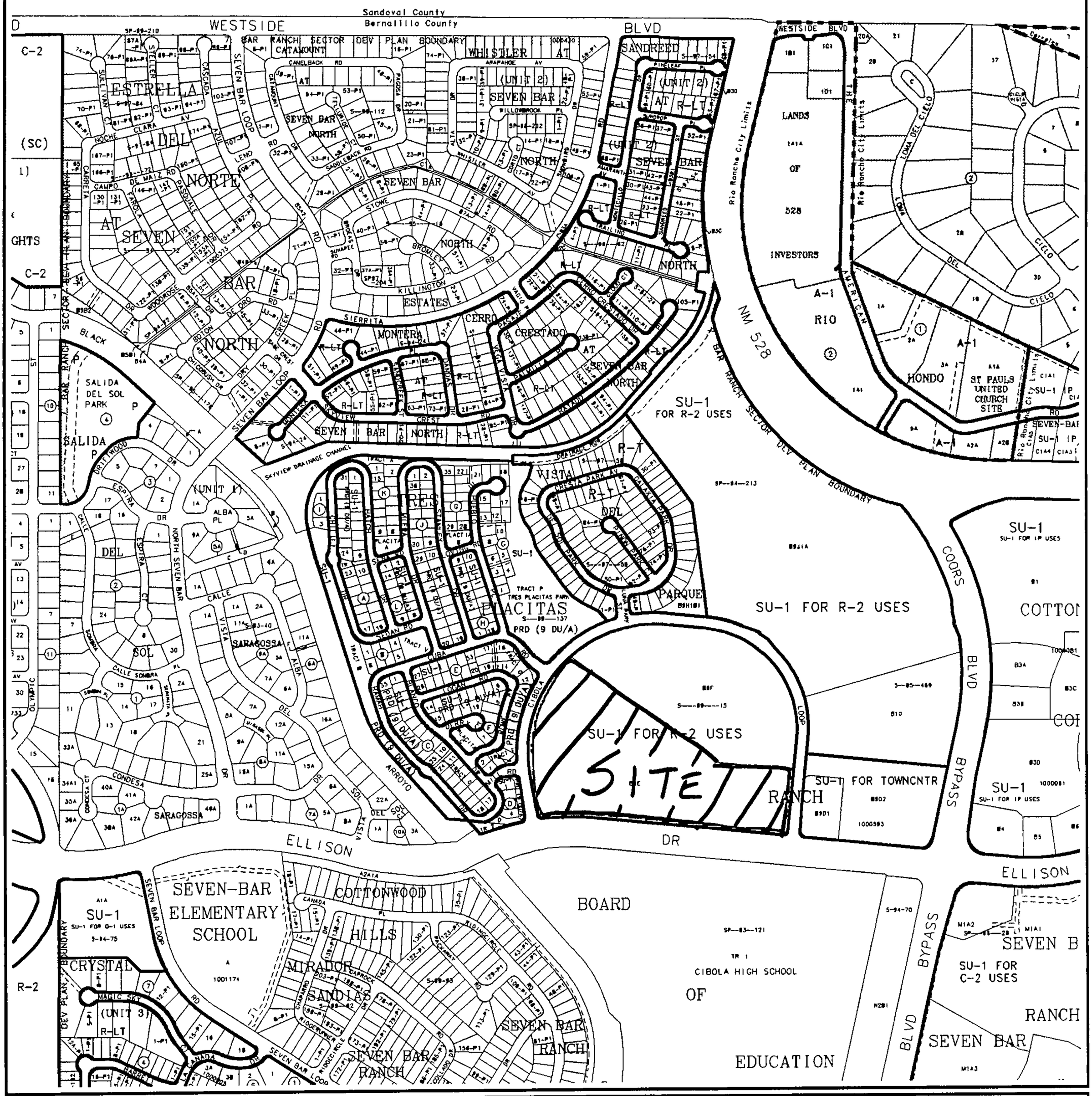
Form revised ~~3/03,~~ 8/03 and **11/03**

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

Application case numbers
04DRB - ____ - 01133
____ - ____ - ____
____ - ____ - ____

7-20-04
Planner signature / date

Project # 1003570


Sandoval County
Bernalillo County
WESTSIDE BLVD
SEVEN BAR RANCH SECTOR DEV PLAN BOUNDARY
ESTRELLA DEL NORTE AT SEVEN BAR NORTH
SEVEN BAR LOOP
SEVEN BAR NORTH
WHISTLER AT SEVEN BAR NORTH (UNIT 2)
SANDREED AT SEVEN BAR NORTH (UNIT 2)
KILLINGTON ESTATES
CERRO CRESTADO AT SEVEN BAR NORTH
SIERRITA MONTERA
SKYVIEW DRAINAGE CHANNEL
SALIDA DEL SOL PARK
SALIDA DEL SOL (UNIT 1)
DEL SOL
SARAGOSSA
CONDESA
TRES PLACITAS
PRD (9 DU/A)
SU-1 FOR R-2 USES
SU-1 FOR TOWNCNTR
SU-1 FOR C-2 USES
SU-1 FOR IP USES
SU-1 FOR O-1 USES
SITE
RANCH
PARQUE
ARROYO
ELLISON DR
SEVEN-BAR ELEMENTARY SCHOOL
COTTONWOOD HILLS
CRYSTAL MIRADOR
SANDIAS
SEVEN BAR RANCH
CIBOLA HIGH SCHOOL
BOARD OF EDUCATION
LANDS OF 528 INVESTORS
RIO RANCHO
HONDO
ST PAULS UNITED CHURCH SITE
NM 528
Rio Rancho City Limits
COORS BLVD BYPASS
SEVEN B
SEVEN BAR RANCH
COTTON
COR
Interstate 25
Interstate 40
River
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
CITY OF ALBUQUERQUE · NEW MEXICO · 1706
GRAPHIC SCALE IN FEET
250 0 750 1000
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004
Zone Atlas Page
A-13-Z
Map Amended through July 06, 2004

SURVEYING CONTROL, INC.

201 La Veta Dr. NE
Albuquerque, NM 87108
(505) 266-0935
fax (505) 266-9985

2004.067.1
July 19, 2004

Sheran Matson, AICP Chair
Planning Manager DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Preliminary / Final Plat Approval
Tracts B-9E-1and B-9E-2, Seven Bar Ranch
Zone Atlas A-13-Z

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) **(No fees will be collected *City of Albuquerque Project*)**
- Six (6) copies of the Preliminary and Final Plat
- Two (2) copies of Site Sketch - One (1) for Parks and Recreation - One (1) for Transportation **(VACANT LAND)**
- City of Albuquerque Zone Atlas A-13

On behalf of the City of Albuquerque Legal Department Real Property, we are requesting Preliminary / Final Plat Approval to create two (2) tracts of land. To be known as Tracts B-9E-1 and B-9E-2, Seven Bar Ranch. Tract B-9E-2 will become the Albuquerque Police Department's new substation.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

SURVEYING CONTROL, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

Xc: Jolene – City of Albuquerque Legal Department Real Property