



COMPLETED 02/08/06 SH
DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

DRB CASE ACTION LOG

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

DRB Application No.: 05DRB-01926 (P&F)

Project # 1003585

Project Name SILVER STREET TOWNHOMES

Agent: Surveys Southwest

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/18/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

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

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

- PLANNING (Last to sign): 15 day appeal period
- _____
- _____
- _____

- 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.** — OK
- Copy of recorded plat for Planning.**

Project Number 1003585



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

Project Number

1003585

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 Agent: Surveys Southwest Phone No.: 998-0303

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OFFICIAL NOTICE OF DECISION

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 18, 2006

2. **Project # 1003585**

05DRB-01925 Major-Vacation of Public Easements

05DRB-01926 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for 3900 SILVER AVE LLC,
PHILLIP RABY MANAGER request(s) the above action(s) for Lot(s) 1-A-1,
10-A-1, 11-A-1 and 20-A-1, **SILVER STREET TOWNHOMES**, zoned O-R,
located on SILVER AVE SE between ALISO AVE SE and MORNINGSIDE
AVE SE containing approximately 1 acre(s). [REF:05DRB-00737, 05DRB-
01191,05DRB-01190] (K-17)

At the January 18, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B(2) in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The preliminary and final plat was approved with final plat sign off delegated to Planning for 15-day appeal period.

If you wish to appeal this decision, you must do so by February 2, 2006, in the manner described below.



OFFICIAL NOTICE OF DECISION

PAGE 2

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.

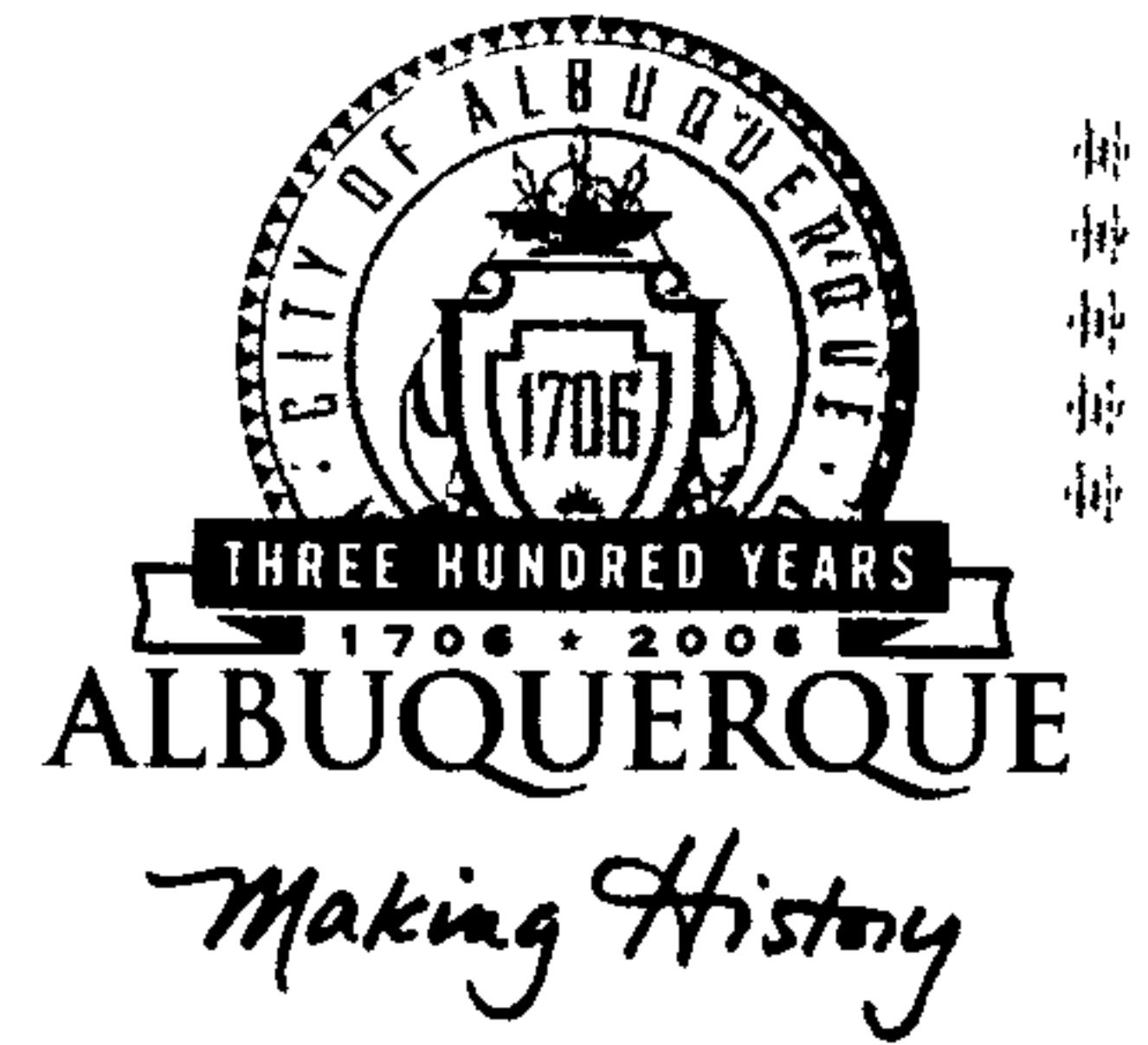
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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.)

Sheran Matson, AICP, DRB Chair

Cc: Phillip Raby, Manager, 3900 Silver Ave LLC, 4200 Silver Ave NE, 87108
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Douglas Lopez, 160 Washington SE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003585

AGENDA ITEM NO: 2

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 18, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003585 AGENDA#: 2 DATE: 1-18-06

1. Name: Douglas Lopez Address: 160 Washington Zip: SE 87108

2. Name: Don Honey Address: Surrey SW Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 18, 2006

Project # 1003585

05DRB-01925 Major-Vacation of Public Easements
05DRB-01926 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for 3900 SILVER AVE LLC,
PHILLIP RABY MANAGER request(s) the above action(s) for Lot(s) 1-A-1,
10-A-1, 11-A-1 and 20-A-1, **SILVER STREET TOWNHOMES**, zoned O-R,
located on SILVER AVE SE between ALISO AVE SE and MORNINGSIDE
AVE SE containing approximately 1 acre(s). [REF:05DRB-00737, 05DRB-
01191,05DRB-01190] (K-17)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letters sent to Nob Hill NA (R).

APS

The project, **Silver Street Townhomes**, will affect Bandelier Elementary, Wilson Middle School, and Highland High School. While Bandelier's enrollment is above capacity, a significant portion of their enrollment is due to students transferring into the school. These schools will be able to absorb any student growth from the development.

School	2005-06 40 Day Count	Capacity	Space Available
BANDELIER ES	605	530	-75
WILSON MS	549	770	221
HIGHLAND HS	1,963	2,150	187

Police Department No CPTED or crime prevention comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas

This request is **not approved**, there are existing PNM facilities in the easement including gas service lines. Will there be in easement, after vacation? Contact Fernando Vigil. R/W Agent at 241-4434 e-mail – fvigil@pnm.com

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Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

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

Open Space Division No adverse comments.

City Engineer No objection to the vacation request. No adverse comments on the platting action.

Transportation Development

Unsure where the utilities will be located? Are the private utilities in favor of this vacation request? We need their concurrence before the action is approved.

Parks & Recreation Defer to affected agencies.

Utilities Development

There is an existing 24" sanitary sewer line that is located in this parcel of I and.

As a condition of final plat: The applicant/agent must show the location of the existing manhole and the location and depth of the existing 24" sewer line to determine the impact of this proposed platting action.

Planning Department

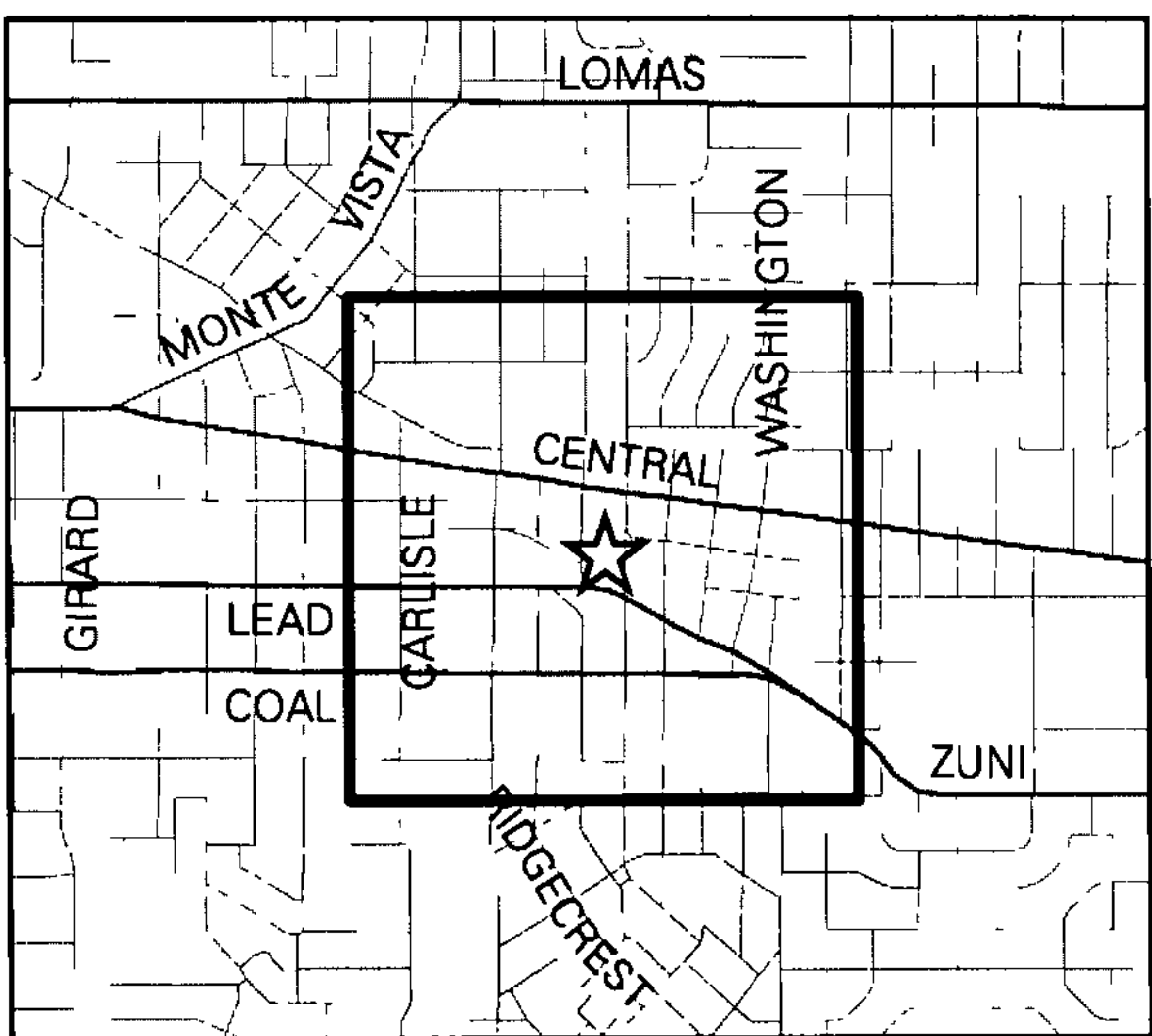
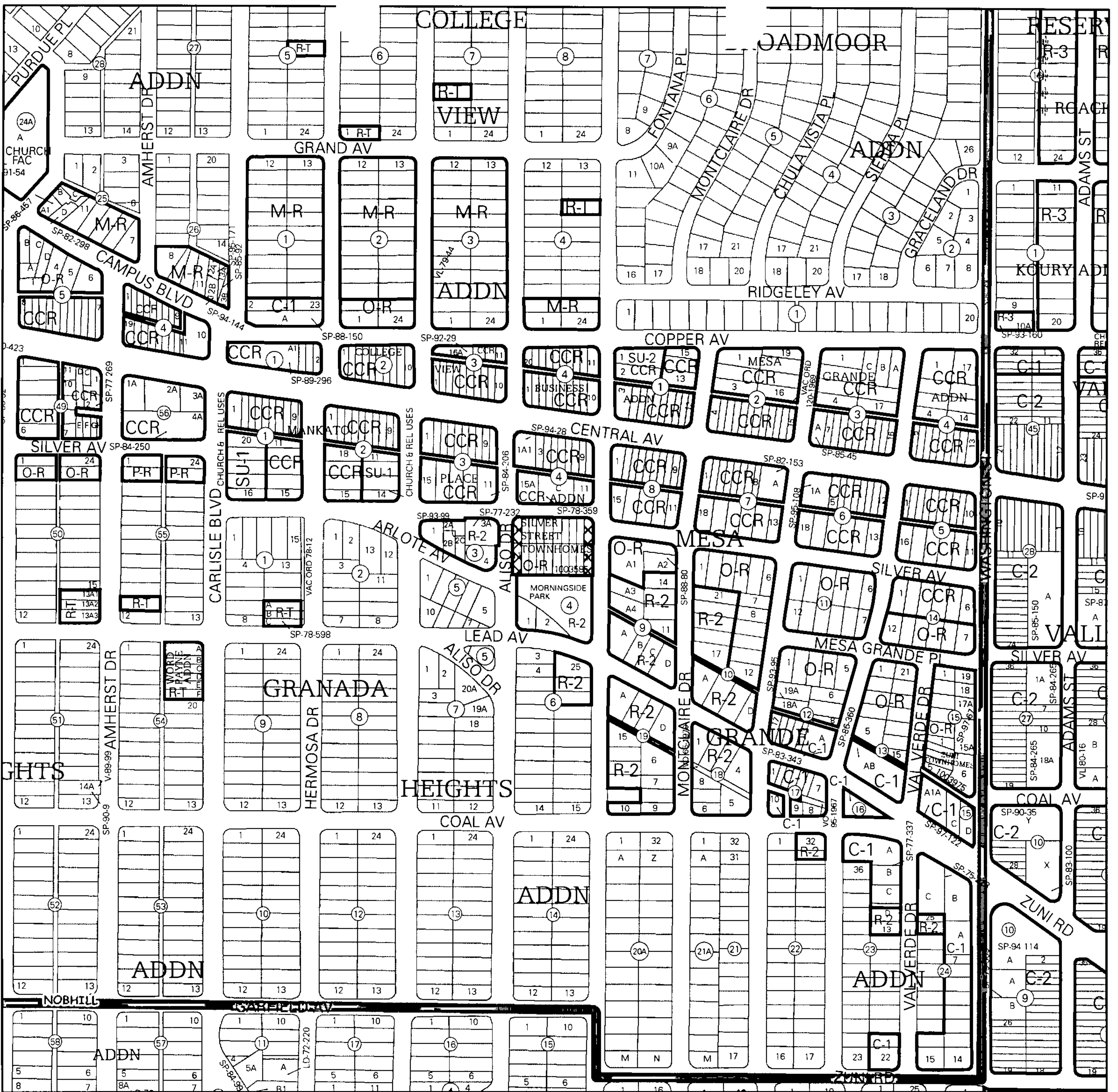
There are no objections to any of the requested actions. Planning will take delegation for the 15-day appeal period.

Impact Fee Administrator

No comments on the proposed vacation of easements.

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

cc: Phillip Raby, Manager, 3900 Silver Ave LLC, 4200 Silver Ave NE, 87108
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102



ZONING MAP

Note Grey shading indicates County



1 inch equals 500 feet

Project Number:
1003585

Hearing Date:
1/18/06

Zone Map Page:
K-17

Additional Case Numbers:
05DRB-01925
05DRB-01926



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**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, January 18, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

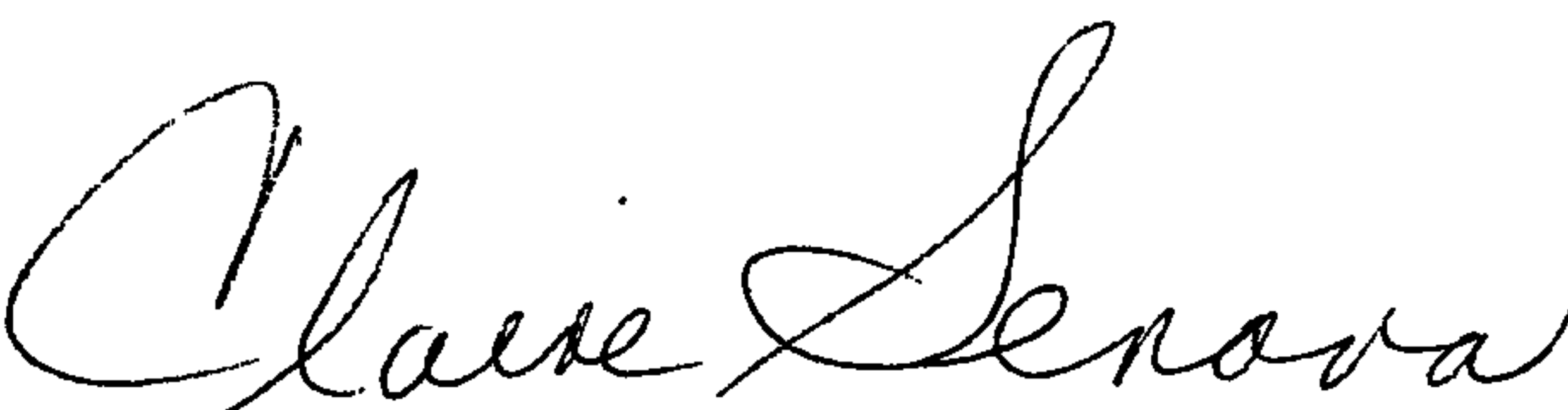
Project # 1001696
05DRB-01919 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Tract(s) 1-13 & A, **PICO LA CUEVA**, zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and ALAMEDA BLVD NE [REF: 03DRB-01952] (C-20)

~~**Project #: 1003585**~~
05DRB-01925 Major-Vacation of Public Easements
05DRB-01926 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for 3900 SILVER AVE LLC, PHILLIP RABY MANAGER request(s) the above action(s) for Lot(s) 1-A-1, 10-A-1, 11-A-1 and 20-A-1, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 1 acre(s). [REF:05DRB-00737, 05DRB-01191,05DRB-01190] (K-17)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 2, 2006.

4444

3585

DXF Electronic Approval Form

DRB Project Case #: 1003585

Subdivision Name: SILVER STREET TOWNHOMES LOTS 1A1, 10A1, 11A1, 20A1

Surveyor: GARY E GRITSKO

Contact Person: GARY E GRITSKO

Contact Information: 998-0303

DXF Received: 1/4/2006

Hard Copy Received: 1/4/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

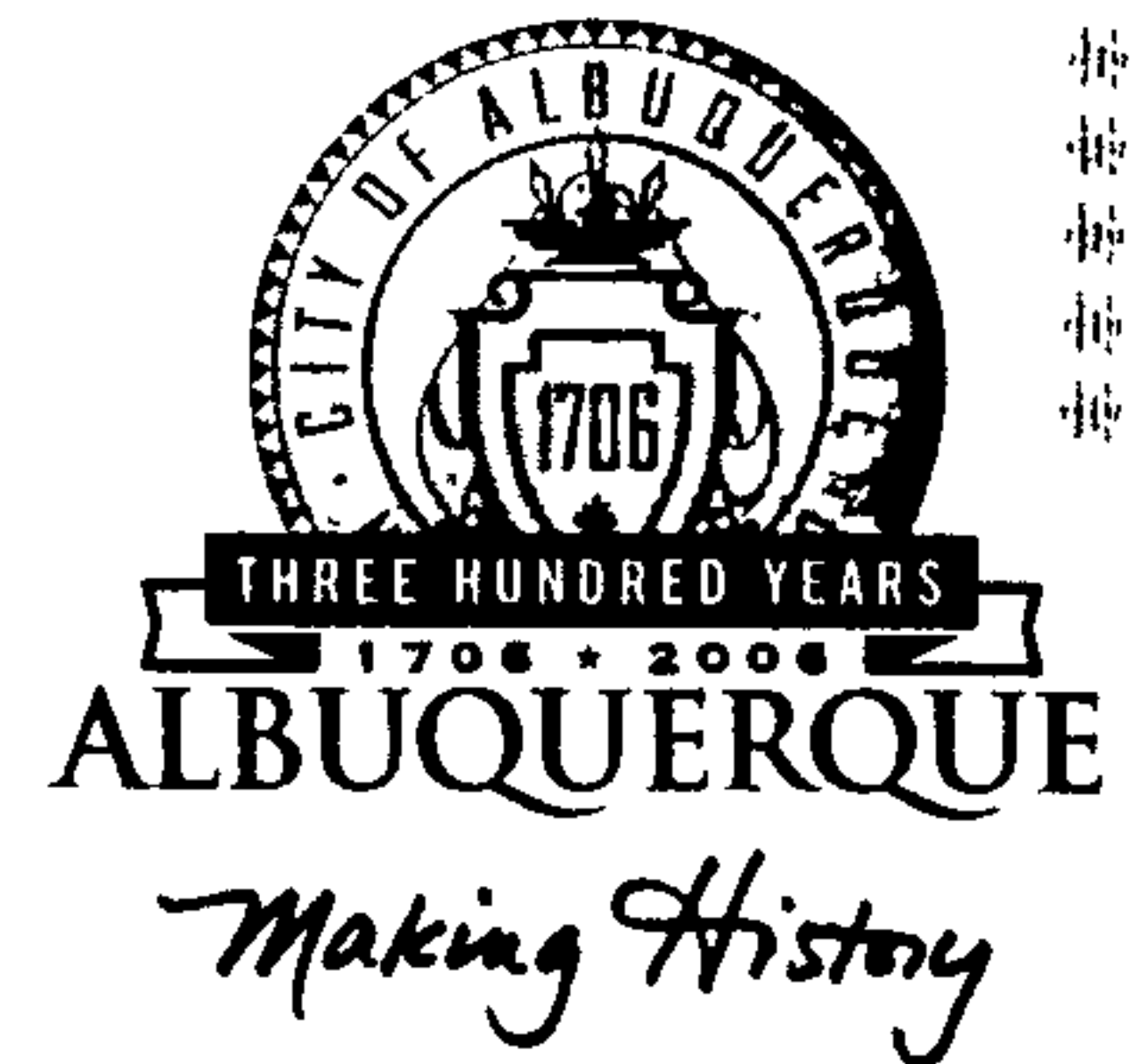
01-04-2006
Date

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

AGIS Use Only
Copied fc **3585** to agiscov on **1/4/2006** Contact person notified on **1/4/2006**

CITY OF ALBUQUERQUE

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

January 4, 2006

TO: Barbara Lanier and Deanna DeSutter, Nob Hill NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for Major Vacation of Public Easements and Minor Preliminary and Final Plat Approval for the Silver Street Townhomes.

Proposed by: Surveys Southwest, LTD.

Agent for: 3900 Silver Avenue, LLC, Phillip Raby, Manager

For property located: On or near Silver Avenue SE between Aliso Street SE and Morningside Drive SE.

The case number(s) assigned is: 05DRB- 01925 and 01926, Project # 1003585.

City Planning accepted application for this request on December 23, 2005.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, January 18, 2006 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Meeting Date: JANUARY 18, 2006
Zone Atlas Page: K-17-Z
Notification Radius: 100 Ft.

Project# 1003585
App#05DRB-01925
APP#05DRB-01926

Cross Reference and Location: SILVER AVE SE BETWEEN ALISO AVE SE AND
MORNINGSIDE AVE SE

Applicant: 3900 SILVER AVE LLC, PHILLIP RABY, MANAGER
Address: 4200 SILVER AVE NE
ALBUQUERQUE, NM 87108

Agent: SURVEYS SOUTHWEST, LTD
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: DECEMBER 30, 2005
Signature: YVONNE SAAVEDRA

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**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1003585
Application# _____

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-17	1017057	117-189	326-05	
		116-170	03	
		091-196	325-02	
		090-187	01	
		092-168	324-02	
		081-195	325-05	
		083-189	06	
		079-190	03	
		086-171	324-03	
		082-173	04	
		096-163	01	
		090-164	09	
		079-164	08	
		095-153	350-01	
		110-151	317-12	
		110-146	13	
		110-139	14	
		122-148	11	
		122-142	10	
		122-137	09	
		137-185	327-07	
		137-175	08	
		136-170	12	
		140-159	09	

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1003585
Application# _____

PAGE 2 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-17	1017057	146-155	327-10	
		148-184	06	
		149-178	05	
		154-173	04	
		154-168	03	
		154-162	02	
		150-152	11	
		155-148	01	
		150-205	338-01	
		156-199	02	
		158-205	03	
		142-207	12	
		140-210	11	
		141-205	13	
		141-201	14	
		127-209	337-05	
		115-209	351-01	
		107-209	337-01	
		089-211	336-04	
		067-210	01	



mainframe@coa1mp3.ca
bq.gov
12/27/2005 02:28 PM

To
cc
bcc
Subject

##

1 R E C O R D S W I T H L A B E L S PAGE
1
01017057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101705711718932605 LEGAL: 001 004G RANADA HTS ADD L1,2,3&4
LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: 3900 SILVER AVENUE LLC
OWNER ADDR: 02209 VIA SEVILLE RD NW
ALBUQUERQUE NM 87104
0101705711617032603 LEGAL: 001 006L TS 1 & 2 BLK 6 GRANADA HTS ADDN
MORNINGSID LAND USE:
PROPERTY ADDR: 00000 LEAD
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101705709119632502 LEGAL: 3A 3 GRA NADA HEIGHTS REPLAT OF LOT 3 BLK 3 &
SOUTH LAND USE:
PROPERTY ADDR: 00000 ALISO
OWNER NAME: 200 ALISO SE LLC
OWNER ADDR: 02209 VIA SEVILLE RD NW
ALBUQUERQUE NM 87104
0101705709018732501 LEGAL: 004 003G RANADA HTS
LAND USE:
PROPERTY ADDR: 00000 ALISO
OWNER NAME: ARMIJO URSULITA B
OWNER ADDR: 00207 ALISO SE
ALBUQUERQUE NM 87108
0101705709216832402 LEGAL: 005 005G RANADA HTS ADD
LAND USE:
PROPERTY ADDR: 00000 ALISO
OWNER NAME: SANCHEZ JOSE L & MARIA D SALIN DR SE
OWNER ADDR: 00301 ALISO
ALBUQUERQUE NM 87108
0101705708119532505 LEGAL: LOT 2-A PLAT OF LOTS 2-A THROUGH 2-C BLK 3
GRANADA LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: WITT MARK E & ELIZABETH L AV SE
OWNER ADDR: 03804 SILVER
ALBUQUERQUE NM 87108
0101705708318932506 LEGAL: LOT 2-C PLAT OF LOTS 2-A THROUGH 2-C BLK 3
GRANADA LAND USE:
PROPERTY ADDR: 00000 ARLOTE
OWNER NAME: JOLLENSTEN SUZANNE E DR NE
OWNER ADDR: 08508 SONOMA VALLEY
ALBUQUERQUE NM 87122
0101705707919032503 LEGAL: LOT 2-B PLAT OF LOTS 2-A THROUGH 2-C BLK 3
GRANADA LAND USE:
PROPERTY ADDR: 00000 ARLOTE
OWNER NAME: JANOV ROBERT S & ANNEMARIE MCM SE
OWNER ADDR: 03805 ARLOTE
ALBUQUERQUE NM 87108

PAGE 2

0101705708617132403	LEGAL: 004 005G RANADA HTS ADD	
LAND USE:	PROPERTY ADDR: 00000 ARLOTE	
	OWNER NAME: BRADLEY KAREN	
	OWNER ADDR: 03812 ARLOTE	AV SE
ALBUQUERQUE NM	87108	
0101705708217332404	LEGAL: 003 005G RANADA HTS ADD	
LAND USE:	PROPERTY ADDR: 00000 ARLOTE	
	OWNER NAME: GRAVLIN JAMES C ETUX	
	OWNER ADDR: 03808 ARLOTE	AV SE
ALBUQUERQUE NM	87108	
0101705709616332401	LEGAL: 005P OR L OT 6 GRANADA HTS ADDITION	
LAND USE:	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: SILVA VICTOR F ETUX	
	OWNER ADDR: 03801 LEAD	AV SE
ALBUQUERQUE NM	87108	
0101705709016432409	LEGAL: POR OF L OT 7 & 8 BLOCK 5 GRANADA HTS ADD	
LAND USE:	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: SILVA VICTOR F ETUX	
	OWNER ADDR: 03801 LEAD	AV SE
ALBUQUERQUE NM	87108	
0101705707916432408	LEGAL: 009 005G RANADA HTS ADD WLY 1/2 L8&L9	
LAND USE:	PROPERTY ADDR: 00000 COAL	
	OWNER NAME: SILVA VICTOR F ETUX	
	OWNER ADDR: 03801 LEAD	AV SE
ALBUQUERQUE NM	87108	
0101705709515335001	LEGAL: SLY POR OF LOTS 6 & 7 GRANADA HTS ADD PARK	
LAND USE:	PROPERTY ADDR: 00000 LEAD	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101705711015131712	LEGAL: 003 006G RANADA HTS ADD	
LAND USE:	PROPERTY ADDR: 00000 ALISO	
	OWNER NAME: EPSTEIN SHELLEY	
	OWNER ADDR: 00300 ALISO	DR SE
ALBUQUERQUE NM	87108	
0101705711014631713	LEGAL: 004 006G RANADA HTS ADD L4&N 15FT L5	
LAND USE:	PROPERTY ADDR: 00000 ALISO	
	OWNER NAME: DUDNOW CHARLOTTE J	
	OWNER ADDR: 00304 ALISO	DR SE
ALBUQUERQUE NM	87108	
0101705711013931714	LEGAL: 005 006G RANADA HTS ADD S 35FT L5&N 30FT L6	
LAND USE:	PROPERTY ADDR: 00000 ALISO	
	OWNER NAME: ADAMS RICKY	
	OWNER ADDR: 00308 ALISO	DR SE
ALBUQUERQUE NM	87106	

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PAGE 3

0101705712214831711 LAND USE: LEGAL: 025 006G RANDA HTS ADD
PROPERTY ADDR: 00000 MORNINGSIDE
OWNER NAME: CHANDLER TRACIE & JOHN CROLL &
OWNER ADDR: 01335 NEWHALL ST
SAN JOSE CA 95126

0101705712214231710 LAND USE: LEGAL: 024 006G RANADA HTS ADD
PROPERTY ADDR: 00000 MORNINGSIDE
OWNER NAME: LUCERO JOHN & JULIE
OWNER ADDR: 00303 MORNINGSIDE DR SE
ALBUQUERQUE NM 87108

0101705712213731709 LAND USE: LEGAL: 023 006G RANDA HTS ADD
PROPERTY ADDR: 00000 MORNINGSIDE
OWNER NAME: CANDELARIA PETE J ETAL
OWNER ADDR: 00305 MORNINGSIDE DR SE
ALBUQUERQUE NM 87108

0101705713718532707 LAND USE: LEGAL: LOT "A-1 " BLK 9 MESA GRANDE ADD REPL OF LOTS 1,
2, LAND USE: PROPERTY ADDR: 00000 MORNINGSIDE
OWNER NAME: NM SCHOOL OF NATURAL
OWNER ADDR: 00202 MORNINGSIDE SE

0101705713717532708 LAND USE: LEGAL: LOT "A-3 " BLK 9 MESA GRANDE ADD REPL OF LOTS 1,
2, LAND USE: PROPERTY ADDR: 00000 MORNINGSIDE
OWNER NAME: ALVARADO GILBERTO T
OWNER ADDR: 07423 HAWTHORNE AV NE

0101705713617032712 LAND USE: LEGAL: LOT "A-4 " BLK 9 MESA GRANDE ADD REPL OF LOTS 1,
2, LAND USE: PROPERTY ADDR: 00000 MORNINGSIDE
OWNER NAME: ALVARADO GILBERTO T
OWNER ADDR: 07423 HAWTHORNE AV NE

0101705714015932709 LAND USE: LEGAL: REPL OF BENTONS ADD LT A BLK 9
PROPERTY ADDR: 00000 MORNINGSIDE
OWNER NAME: STRATVERT WILLIAM K
OWNER ADDR: 02318 EL NIDO CT NW

0101705714615532710 LAND USE: LEGAL: B 00 9MES A GRANDE ADD BENTONS REPL
PROPERTY ADDR: 00000 LEAD
OWNER NAME: STERLING SAMUEL M & HELEN A
OWNER ADDR: 01511 SAN CARLOS RD SW

0101705714818432706 LAND USE: LEGAL: LOT "A-2 " BLK 9 MESA GRANDE ADD REPL OF LOTS 1,
2, LAND USE: PROPERTY ADDR: 00000 MONTCLAIRE
OWNER NAME: NEW MEXICO SCHOOL OF NATURAL
OWNER ADDR: 00202 MORNINGSIDE SE

ALBUQUERQUE NM 87108

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PAGE 4

0101705714917832705 M/L LAND USE: LEGAL: LOT 14 B LK 9 MESA GRANDE ADD CONT 6,000 SQ FT
PROPERTY ADDR: 00000 MONTCLAIRE
OWNER NAME: SCHOLFIELD LAURA M
OWNER ADDR: 00211 MONTCLAIRE DR SE
ALBUQUERQUE NM 87108

0101705715417332704 LAND USE: LEGAL: 013 009M ESA GRANDE ADD
PROPERTY ADDR: 00000 MONTCLAIRE
OWNER NAME: MCLEHANEY J D FAMILY TRUST
OWNER ADDR: 05108 ROANOKE NW
ALBUQUERQUE NM 87120

0101705715416832703 LAND USE: LEGAL: 012 009M ESA GRANDE ADD
PROPERTY ADDR: 00000 MONTCLAIRE
OWNER NAME: BERTRAM MAURICE J &
OWNER ADDR: 02623 GENERAL MARSHALL ST NE
ALBUQUERQUE NM 87112

0101705715416232702 LAND USE: LEGAL: MESA GRA NDE ADDN LT 11 BLK 9
PROPERTY ADDR: 00000 MONTCLAIRE
OWNER NAME: HUMMINGBIRD PROPERTIES LLC
OWNER ADDR: 06504 CALLE CANDELA NW
ALBUQUERQUE NM 87107

0101705715015232711 LAND USE: LEGAL: C 00 9MES A GRANDE ADD BENTONS REPL
PROPERTY ADDR: 00000 LEAD
OWNER NAME: BURBANK JAMES C
OWNER ADDR: 04009 LEAD AV SE
ALBUQUERQUE NM 87108

0101705715514832701 LAND USE: LEGAL: D 00 9MES A GRANDE ADD BENTONS REPL
PROPERTY ADDR: 00000 MONTCLAIRE
OWNER NAME: ORTEGA MARK S
OWNER ADDR: 00233 MONTCLAIRE SE
ALBUQUERQUE NM 87108

0101705715020533801 LT LAND USE: LEGAL: THE WLY 25 FT OF THR NLY 70 FT OF LT 12 ALL OF
PROPERTY ADDR: 00000 SILVER
OWNER NAME: PALCZA ZSOLT & WHITNEY WOODWAR
OWNER ADDR: 00315 14TH ST NW
ALBUQUERQUE NM 87104

0101705715619933802 LAND USE: LEGAL: 012 008M ESA GRANDE ADD S 50FT L11&12
PROPERTY ADDR: 00000 MONTCLAIRE
OWNER NAME: HENDREN J L
OWNER ADDR: PO BOX 14383
ALBUQUERQUE NM 87191

0101705715820533803 25 F LAND USE: LEGAL: 8 NO RTH 70 FT OF LOT 11 & NORTH 70 FT OF EAST
PROPERTY ADDR: 00000 MONTCLAIRE 113
OWNER NAME: DIVERSIFIED ASSOCIATES LLC
OWNER ADDR: PO BOX 14383
ALBUQUERQUE NM 87154

PAGE 5

0101705714220733812 LEGAL: THE SLY 25 FT OF THE NLY 45 FT OF LT 15 & THE
 SLY LAND USE:
 PROPERTY ADDR: 00000 MORNINGSIDE
 OWNER NAME: RICCOBENE BRENDAN
 OWNER ADDR: 00440 CHAPARRAL LN
 CORRALES NM 87048

0101705714021033811 LEGAL: NORT H 20 FT LOT 15 & NORTH 20 FT OF THE WEST 25
 FT LAND USE:
 PROPERTY ADDR: 00000 MORNINGSIDE
 OWNER NAME: PETKOSEK JOYCE & MICHAEL A KIN
 OWNER ADDR: 06400 JA CT NW
 ALBUQUERQUE NM 87120

0101705714120533813 LEGAL: THE S 25 FT OF THE N 70 FT OF LT 15 & THE S 25
 FT LAND USE:
 PROPERTY ADDR: 00000 MORNINGSIDE
 OWNER NAME: CONRAD BONNIE L &
 OWNER ADDR: 00116 MORNINGSIDE SE
 ALBUQUERQUE NM 87108

0101705714120133814 LEGAL: 015 008M ESA GRANDE ADD S 50FT L14&15
 LAND USE:
 PROPERTY ADDR: 00000 MORNINGSIDE
 OWNER NAME: STRELL ROBERT E
 OWNER ADDR: 00120 MORNINGSIDE DR SE
 ALBUQUERQUE NM 87108

0101705712720933705 LEGAL: 011 004M ANKATO PL ADD
 LAND USE:
 PROPERTY ADDR: 00000 SILVER
 OWNER NAME: STRELL ROBERT E
 OWNER ADDR: 00120 MORNINGSIDE DR SE
 ALBUQUERQUE NM 87108

0101705711520935101 LEGAL: LAND & C OMMON AREA IMP. SILVER TOWNHOUSES
 CONDOMIN LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: SILVER TOWNHOUSES A CONDO ASSO
 OWNER ADDR: 03911 SILVER SE
 ALBUQUERQUE NM 87108

0101705710720933701 LEGAL: LT 1 5-A BLK 4 OF THE REPL OF LT 15, THE W/2 LT
 14 LAND USE:
 PROPERTY ADDR: 00000 ALISO
 OWNER NAME: ALBUQUERQUE BIBLE COLLEGE
 OWNER ADDR: 00120 ALISO DR SE
 ALBUQUERQUE NM 87108

0101705708921133604 LEGAL: 011 003M ANKATO PL ADD L11&12
 LAND USE:
 PROPERTY ADDR: 00000 CENTRAL
 OWNER NAME: PREMIER MOTEL LLC
 OWNER ADDR: 03901 GEORGIA NE
 ALBUQUERQUE NM 87110

0101705706721033601 LEGAL: LTS 13, 14 & 15 BLOCK 3 MANKATO PLACE ADDITION
 LAND USE:
 PROPERTY ADDR: 00000 SILVER
 OWNER NAME: PREMIER MOTEL LLC
 OWNER ADDR: 03901 GEORGIA NE
 ALBUQUERQUE NM 87110

QUIT

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101705711617032603

LEGAL: *001 006LTS 1 & 2 BLK G GRANADA HTS ADDN MO
PROPERTY ADDR: 3901 LEAD AVE SE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101705709515335001

LEGAL: SLY POR OF LOTS 6 & 7 GRANADA HTS ADD PARK
PROPERTY ADDR: LEAD AVE SE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101705715619933802

LEGAL: *012 008 MESA GRANDE ADD S 50F T L11 & 12
PROPERTY ADDR: 117 MONTCLAIRE DR SE

OWNERS NAME: HENDREN J L
OWNERS ADDR: PO BOX 14383
ALBUQUERQUE, NM 87191

101705715820533803

LEGAL: 8 NORTH 70 FT OF LOT 11 & NORTH H 70 FT OF EAS 1 2 MESA
GRANDE AD
PROPERTY ADDR: 111 MONTCLAIRE 113 SE

OWNERS NAME: HENDREN J L & MILDRED RVT
OWNERS ADDR: PO BOX 14383
ALBUQUERQUE, NM 87191



City of Albuquerque

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

December 20, 2005

Sarah
Surveys Southwest, LTD
333 Lomas Blvd. NE /87102
Phone: 998-0303 Fax: 998-0306

Dear Sarah:

Thank you for your inquiry of **December 20, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1-20, SILVER STREET TOWNHOMES** zone map **K-17**.

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

NOB HILL N.A. (NOB) "R"

***Barbara Lanier**
214 Sierra Dr. SE/87108 265-9127 (h)
Deanna DeSutter
310 Richmond SE/87106 256-0402 (h)

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Deborah Nason

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(Below this line for ONC use only)

Date of Inquiry: 12/20/05 Time Entered: 11:30 am ONC Rep. Initials: DN

Project # 1003585
3900 SILVER AVE LLC
4200 SILVER AVE NE
ALBUQUERQUE, NM 87108

Project # 1003585
DEANNA DESUTTER
Nob Hill N.A.
310 RICHMOND SE
ALBUQUERQUE, NM 87106

101705709018732501
ARMIJO URSULITA B
207 ALISO SE
ALBUQUERQUE NM 87108

101705708318932506
JOLLENSTEN SUZANNE E
8508 SONOMA VALLEY DR NE
ALBUQUERQUE NM 87122

101705708217332404
GRAVLIN JAMES C ETUX
3808 ARLOTE AV SE
ALBUQUERQUE NM 87108

101705711014631713
DUDNOW CHARLOTTE J
304 ALISO DR SE
ALBUQUERQUE NM 87108

101705712214231710
LUCERO JOHN & JULIE
303 MORNINGSIDE DR SE
ALBUQUERQUE NM 87108

101705713717532708
ALVARADO GILBERTO T
7423 HAWTHORNE AV NE
ALBUQUERQUE NM 87113

101705714818432706
NEW MEXICO SCHOOL OF NATURAL
202 MORNINGSIDE SE
ALBUQUERQUE NM 87108

101705715416832703
BERTRAM MAURICE J &
2623 GENERAL MARSHALL ST NE
ALBUQUERQUE NM 87112

Project # 1003585
SURVEYS SOUTHWEST, LTD
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

101705711718932605
3900 SILVER AVENUE LLC
2209 VIA SEVILLE RD NW
ALBUQUERQUE NM 87104

101705709216832402
SANCHEZ JOSE L & MARIA D SALI
301 ALISO DR SE
ALBUQUERQUE NM 87108

101705707919032503
JANOV ROBERT S & ANNEMARIE MC
3805 ARLOTE SE
ALBUQUERQUE NM 87108

101705709616332401
SILVA VICTOR F ETUX
3801 LEAD AV SE
ALBUQUERQUE NM 87108

101705711013931714
ADAMS RICKY
308 ALISO DR SE
ALBUQUERQUE NM 87106

101705712213731709
CANDELARIA PETE J ETAL
305 MORNINGSIDE DR SE
ALBUQUERQUE NM 87108

101705714015932709
STRATVERT WILLIAM K
2318 EL NIDO CT NW
ALBUQUERQUE NM 87104

101705714917832705
SCHOLFIELD LAURA M
211 MONTCLAIRE DR SE
ALBUQUERQUE NM 87108

101705715416232702
HUMMINGBIRD PROPERTIES LLC
6504 CALLE CANDELA NW
ALBUQUERQUE NM 87107

Project # 1003585
BARBARA LANIER
Nob Hill N.A.
214 SIERRA DR SE
ALBUQUERQUE, NM 87108

101705709119632502
200 ALISO SE LLC
2209 VIA SEVILLE RD NW
ALBUQUERQUE NM 87104

101705708119532505
WITT MARK E & ELIZABETH L
3804 SILVER AV SE
ALBUQUERQUE NM 87108

101705708617132403
BRADLEY KAREN
3812 ARLOTE AV SE
ALBUQUERQUE NM 87108

101705711015131712
EPSTEIN SHELLEY
300 ALISO DR SE
ALBUQUERQUE NM 87108

101705712214831711
CHANDLER TRACIE & JOHN CROLL
1335 NEWHALL ST
SAN JOSE CA 95126

101705713718532707

NM SCHOOL OF NATURAL
202 MORNINGSIDE SE
ALBUQUERQUE NM 87106

101705714615532710
STERLING SAMUEL M & HELEN A
1511 SAN CARLOS RD SW
ALBUQUERQUE NM 87104

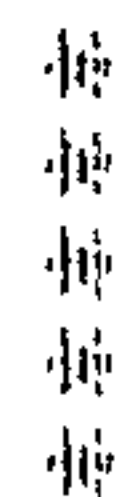
101705715417332704

MCLEHANEY J D FAMILY TRUST
5108 ROANOKE NW
ALBUQUERQUE NM 87120

101705715015232711

BURBANK JAMES C
4009 LEAD AV SE
ALBUQUERQUE NM 87108

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✦
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101705715514832701

ORTEGA MARK S
233 MONTCLAIRE SE
ALBUQUERQUE NM 87108

101705715020533801

PALCZA ZSOLT & WHITNEY WOODWA
315 14TH ST NW
ALBUQUERQUE NM 87104

101705715619933802

HENDREN J L
PO BOX 14383
ALBUQUERQUE, NM 87191

101705715820533803

DIVERSIFIED ASSOCIATES LLC
PO BOX 14383
ALBUQUERQUE, NM 87191

101705714220733812

RICCOBENE BRENDAN
440 CHAPARRAL LN
CORRALES NM 87048

101705714021033811

PETKOSEK JOYCE & MICHAEL A KI
6400 JA CT NW
ALBUQUERQUE NM 87120

101705714120533813

CONRAD BONNIE L &
116 MORNINGSIDE SE
ALBUQUERQUE NM 87108

101705714120133814

STRELL ROBERT E
120 MORNINGSIDE DR SE
ALBUQUERQUE NM 87108

101705712720933705

STRELL ROBERT E
120 MORNINGSIDE DR SE
ALBUQUERQUE NM 87108

101705711520935101

SILVER TOWNHOUSES A CONDO ASS
3911 SILVER SE
ALBUQUERQUE NM 87108

101705710720933701

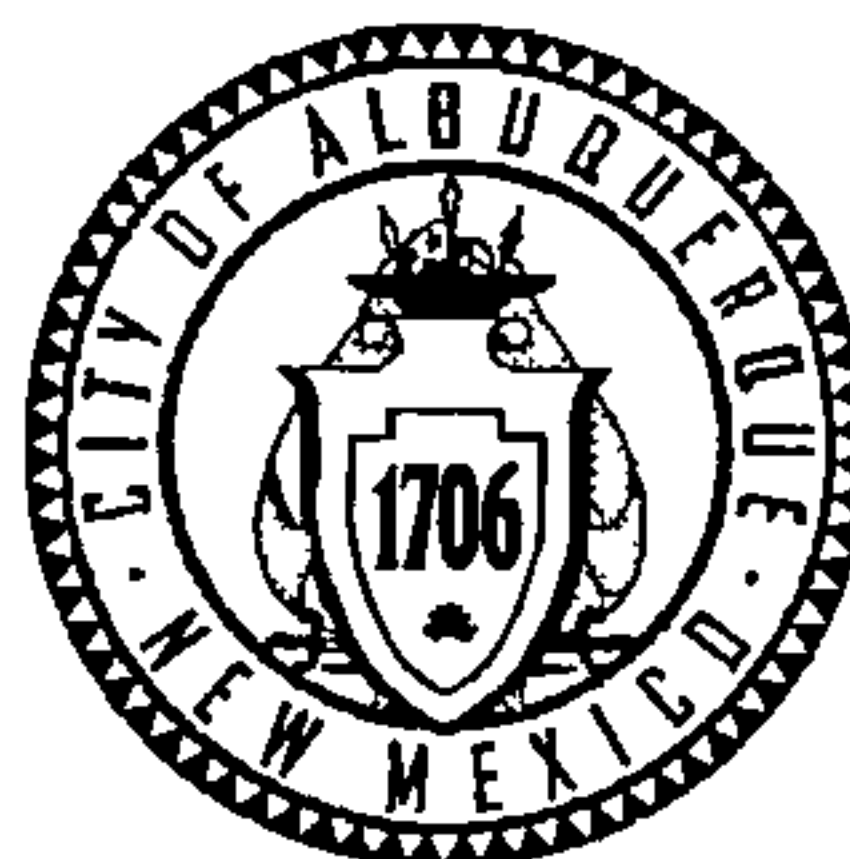
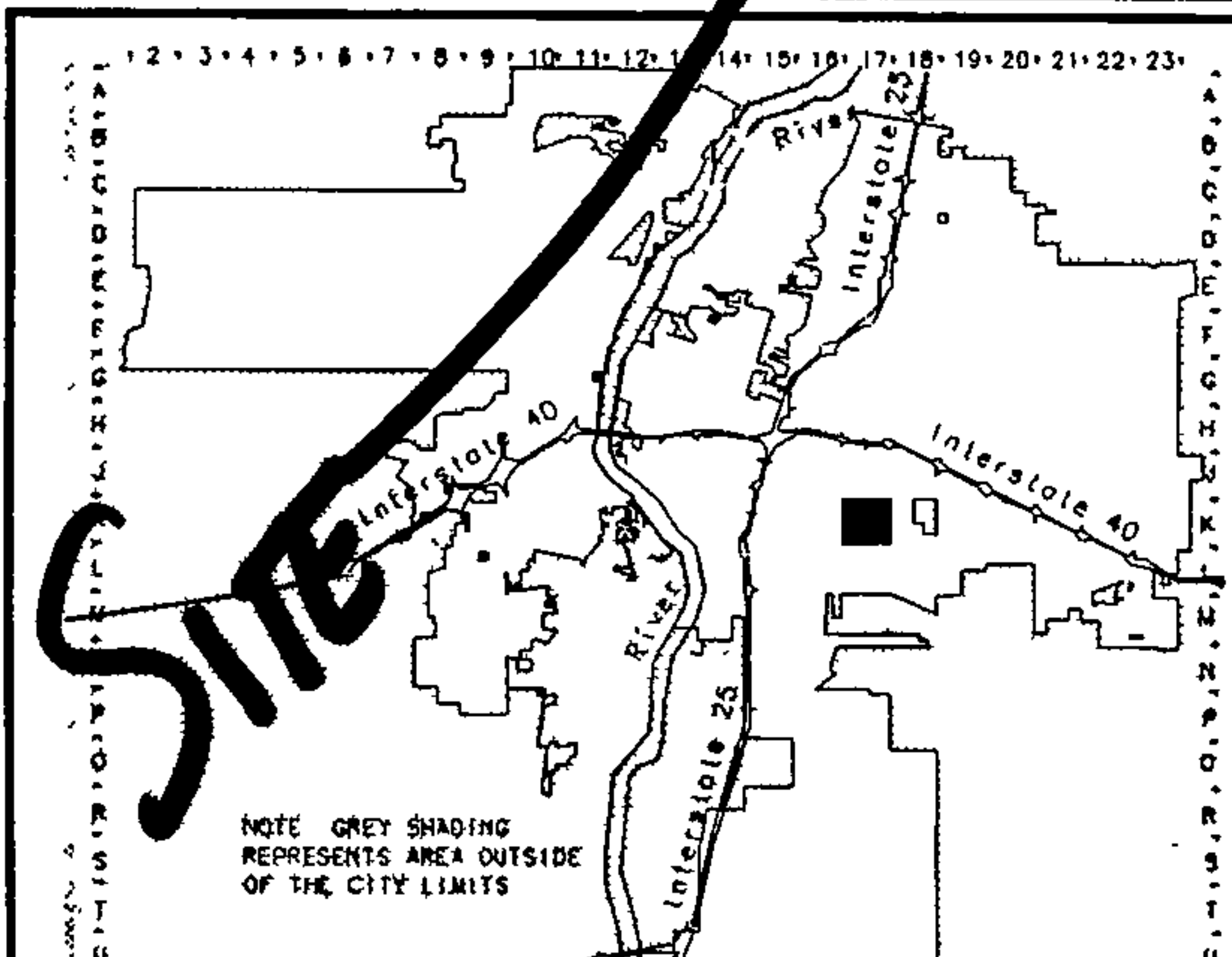
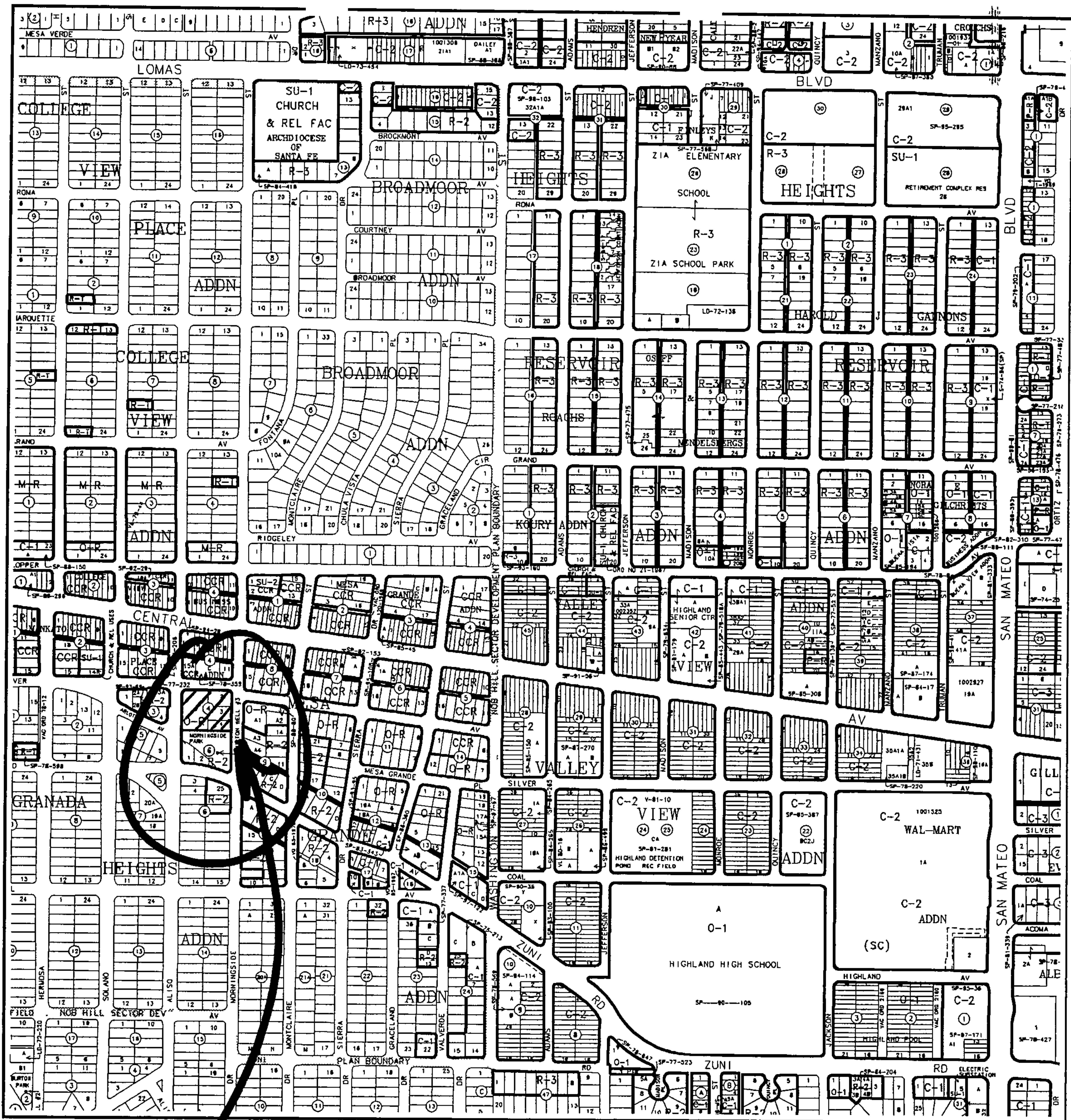
ALBUQUERQUE BIBLE COLLEGE
120 ALISO DR SE
ALBUQUERQUE NM 87108

101705708921133604

PREMIER MOTEL LLC
3901 GEORGIA NE
ALBUQUERQUE NM 87110

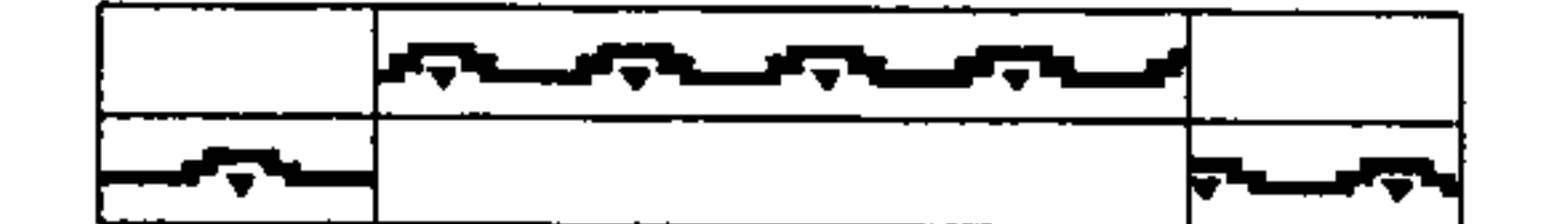
101705706721033601

PREMIER MOTEL LLC
3901 GEORGIA NE
ALBUQUERQUE NM 87110



GRAPHIC SCALE IN FEET

250 0 750 1000



Zone Atlas Page

K-17-Z

Map Amended through August 04, 2004

A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

December 21, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 1-A-1, 10-A-1, 11-A-1 & 20-A-1, SILVER STREET TOWNHOMES

Dear Board Members:

The purpose of this vacation request is due to the fact that buildings were designed and built into portions of the existing P.U.E. and therefore require vacation.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President



Completed 12/21/05

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.: **05DRB-01190 (P&F)**

Project # **1003585**

Project Name: **SILVER STREET TOWNHOMES**

Agent: **Surveys Southwest.**

Phone No.: **998-0303**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/21/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 15 days approval
Prop. review complete
check plat 12/21/05

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

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

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk

Property Management's signature must be obtained prior to Planning Department's signature.

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

Project Number

1003585

#17





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.: 05DRB-01190 (P&F)

Project # 1003585

Project Name: SILVER STREET TOWNHOMES

Agent: Surveys Southwest.

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/11/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

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

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

- PLANNING (Last to sign): 15 days appeal
- Prop. M. S. ...
- Final Plat
- _____
- _____

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

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

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

Project Number 1003585

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**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, January 18, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001696
05DRB-01919 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Tract(s) 1-13 & A, **PICO LA CUEVA**, zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and ALAMEDA BLVD NE [REF: 03DRB-01952] (C-20)

Project # 1003585
05DRB-01925 Major-Vacation of Public Easements
05DRB-01926 Minor-Prelim&Final Plat Approval

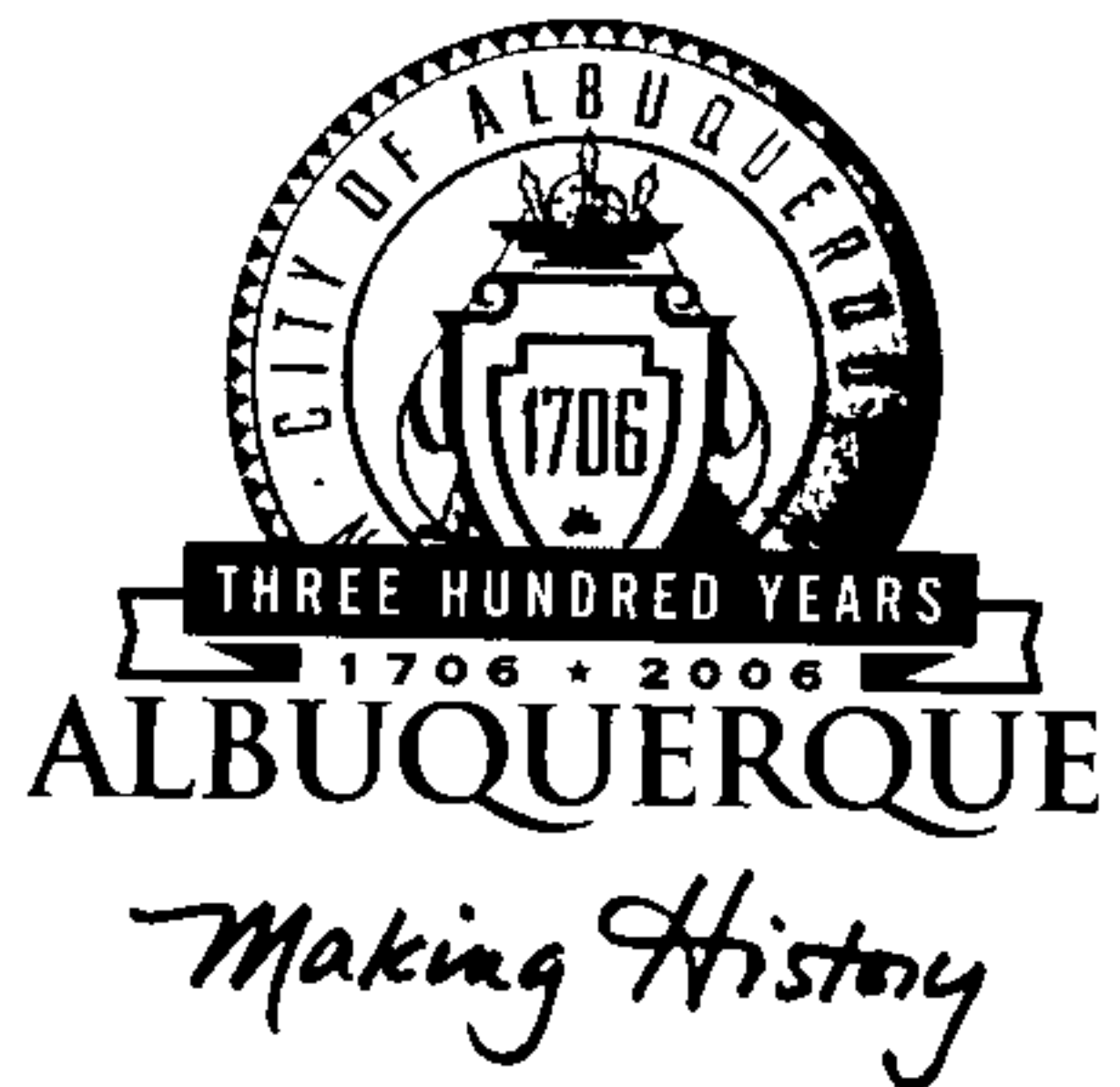
SURVEYS SOUTHWEST LTD agent(s) for 3900 SILVER AVE LLC, PHILLIP RABY MANAGER request(s) the above action(s) for Lot(s) 1-A-1, 10-A-1, 11-A-1 and 20-A-1, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 1 acre(s). [REF:05DRB-00737, 05DRB-01191,05DRB-01190] (K-17)

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

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 2, 2006.

CITY OF ALBUQUERQUE



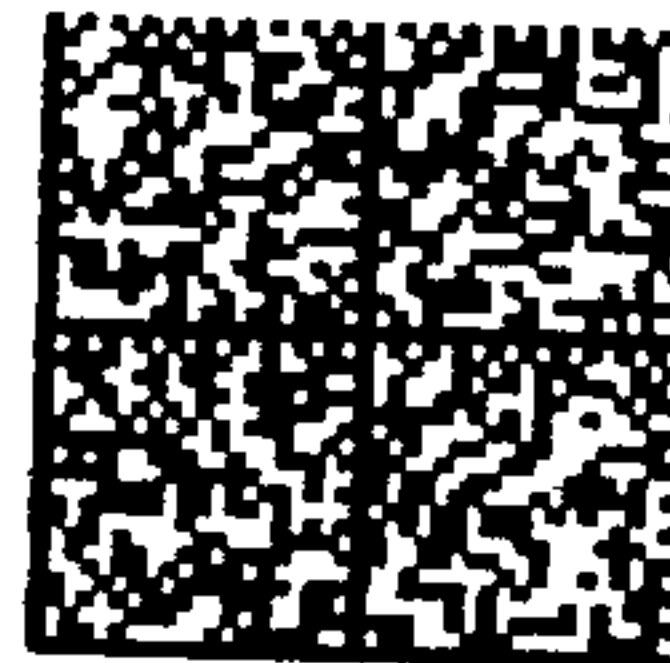
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101705712214231710

LUCERO JOHN & JULIE
303 MORNINGSIDE DR SE
ALBUQUERQUE NM 87108



02 1A \$ 00.37⁰
0004329277 DEC 29 2005
MAILED FROM ZIP CODE 87102

LUCE303 871082009 IN 21 01/05/06
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

87108+2634-03 C003



**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, January 18, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

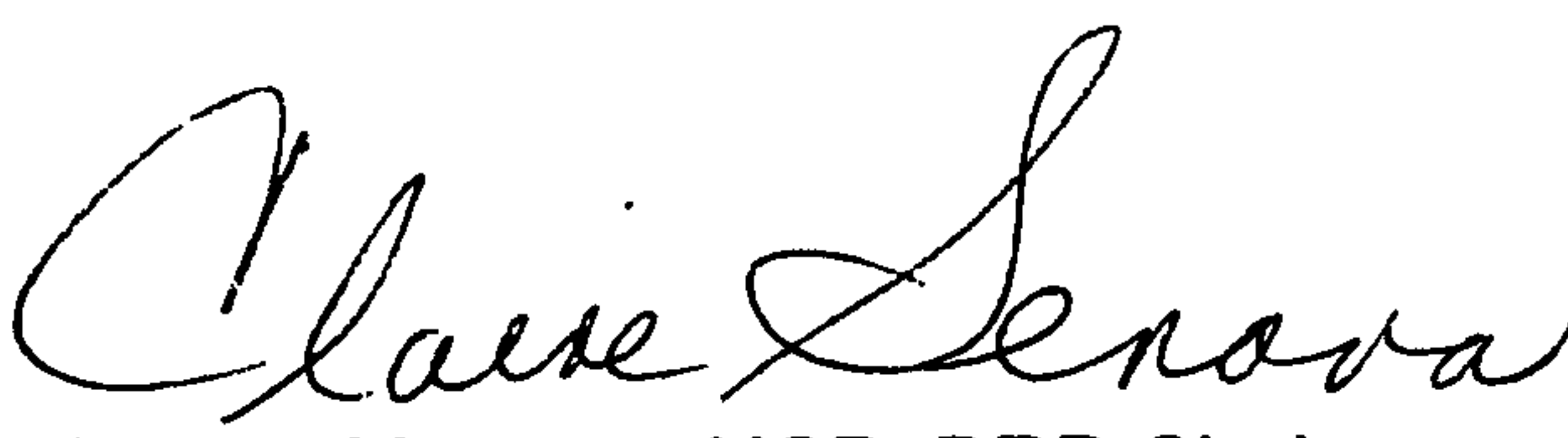
Project # 1001696
05DRB-01919 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Tract(s) 1-13 & A, **PICO LA CUEVA**, zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and ALAMEDA BLVD NE [REF: 03DRB-01952] (C-20)

Project # 1003585
05DRB-01925 Major-Vacation of Public Easements
05DRB-01926 Minor-Prelim&Final Plat Approval

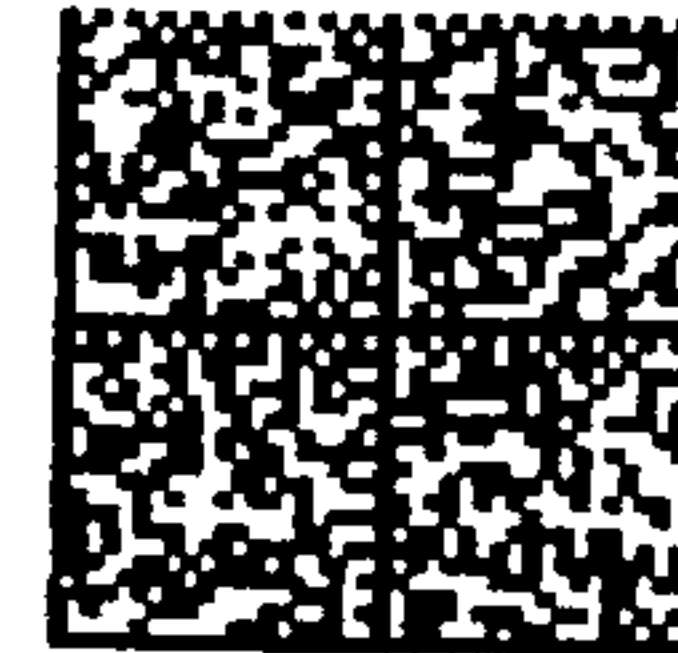
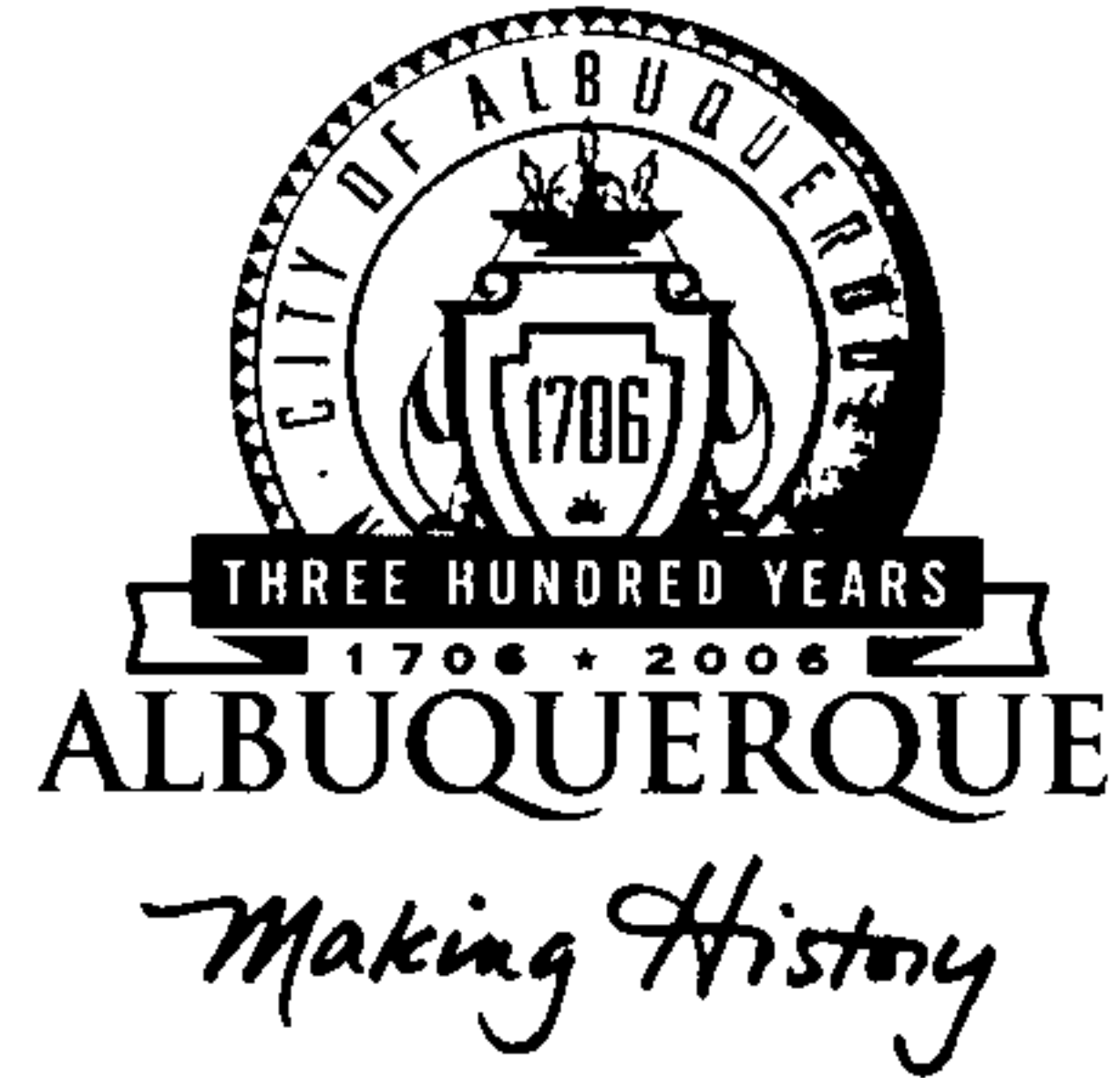
SURVEYS SOUTHWEST LTD agent(s) for 3900 SILVER AVE LLC, PHILLIP RABY MANAGER request(s) the above action(s) for Lot(s) 1-A-1, 10-A-1, 11-A-1 and 20-A-1, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 1 acre(s). [REF:05DRB-00737, 05DRB-01191,05DRB-01190] (K-17)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 2, 2006.

CITY OF ALBUQUERQUE



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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

7. Project # 1003585

05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] [*Deferred from 8/17/05*] (K-17)

At the August 24, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the approval of the grading plan engineer stamp dated 5/4/05 the preliminary and final plat was approved with final plat sign off delegated to Planning for 15-day appeal period, Real Property's signature and to record.

If you wish to appeal this decision, you must do so by September 8, 2005, in the manner described below.




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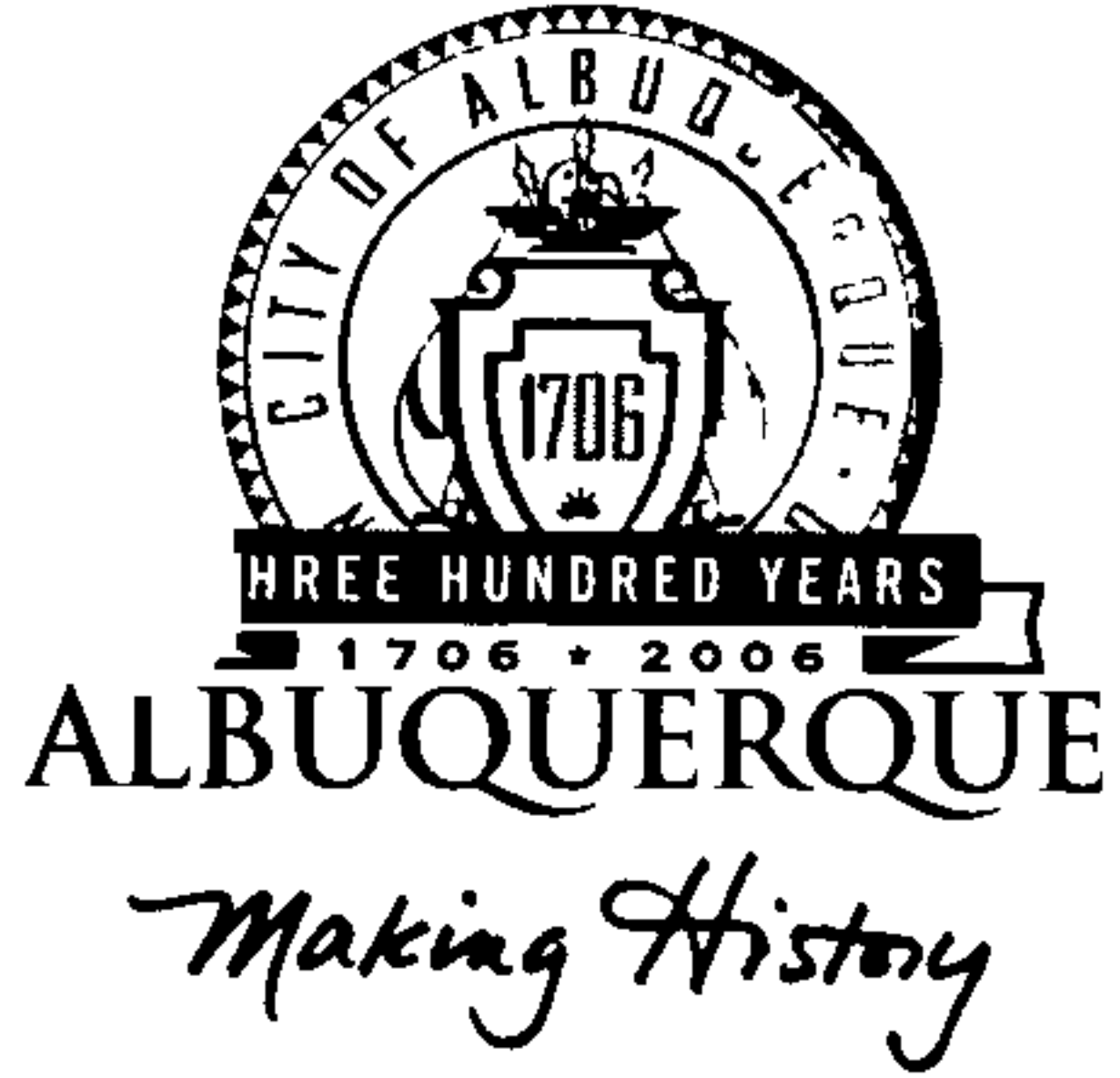
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Sheran Matson, AICP, DRB Chair

Cc:3900 Silver Ave LLC, 4200 Silver Ave NE, 87108
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Chris Thayer, Environmental Dynamics Inc., 320 Central SW, 87102
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

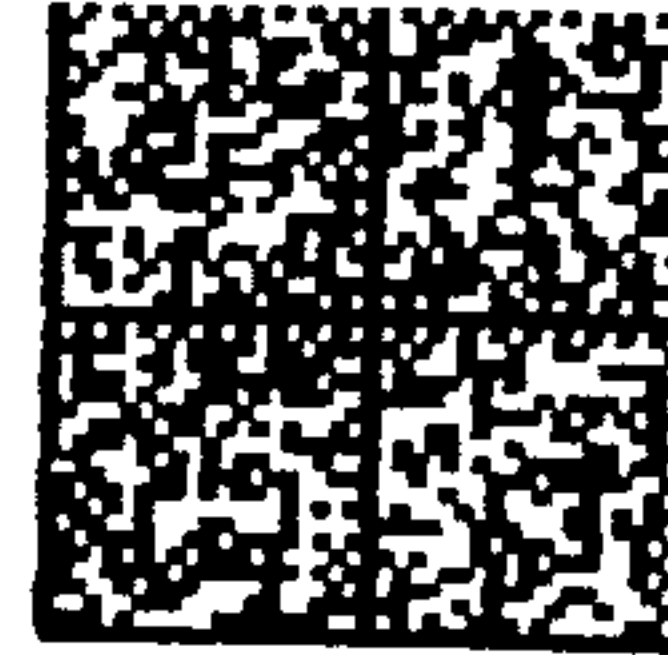
CITY OF ALBUQUERQUE



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DRB

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4200 SILVER AVE NE
ALBUQUERQUE NM 87108



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**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, August 17, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986

05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

Project # 1004162

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05DRB-01197 Minor-Sidewalk Waiver

05DRB-01198 Minor-Temp Defer SDWK

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Project # 1002861

05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, **NEW MEXICO TOWN COMPANY TOWNSITE** (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .



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

PAGE 2

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Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD: NW containing approximately 6 acre(s). (J-10)

Project # 1004173
05DRB-01192 Major-Vacation of Public
Easements
05DRB-01196 Major-Preliminary Plat
Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

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Project # 1003551
05DRB-01183 Major-Preliminary Plat
Approval
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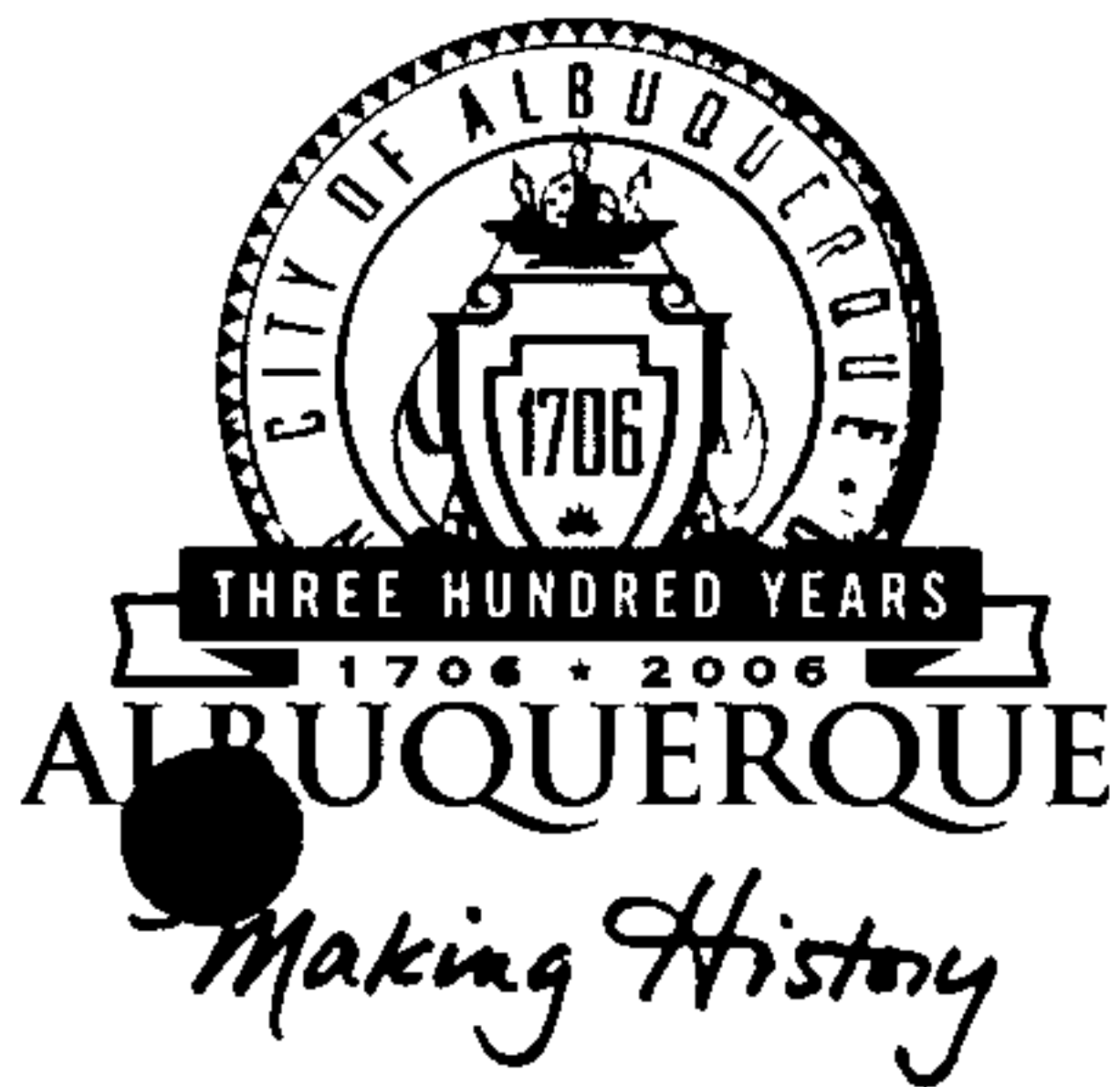
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Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

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Albuquerque, NM 87103

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ALBUQUERQUE NM

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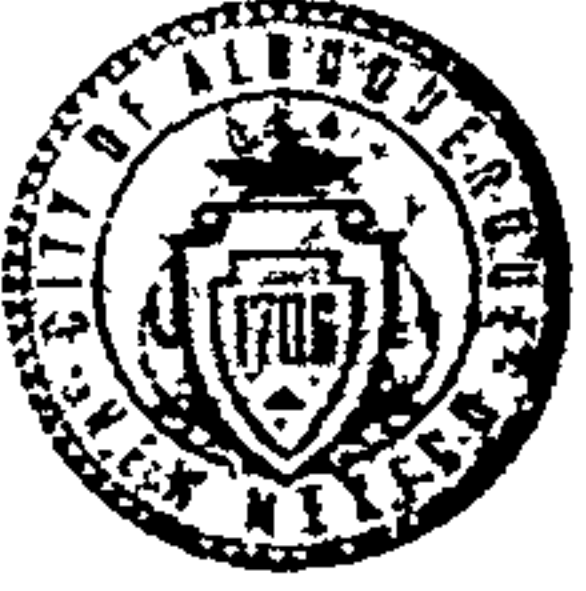
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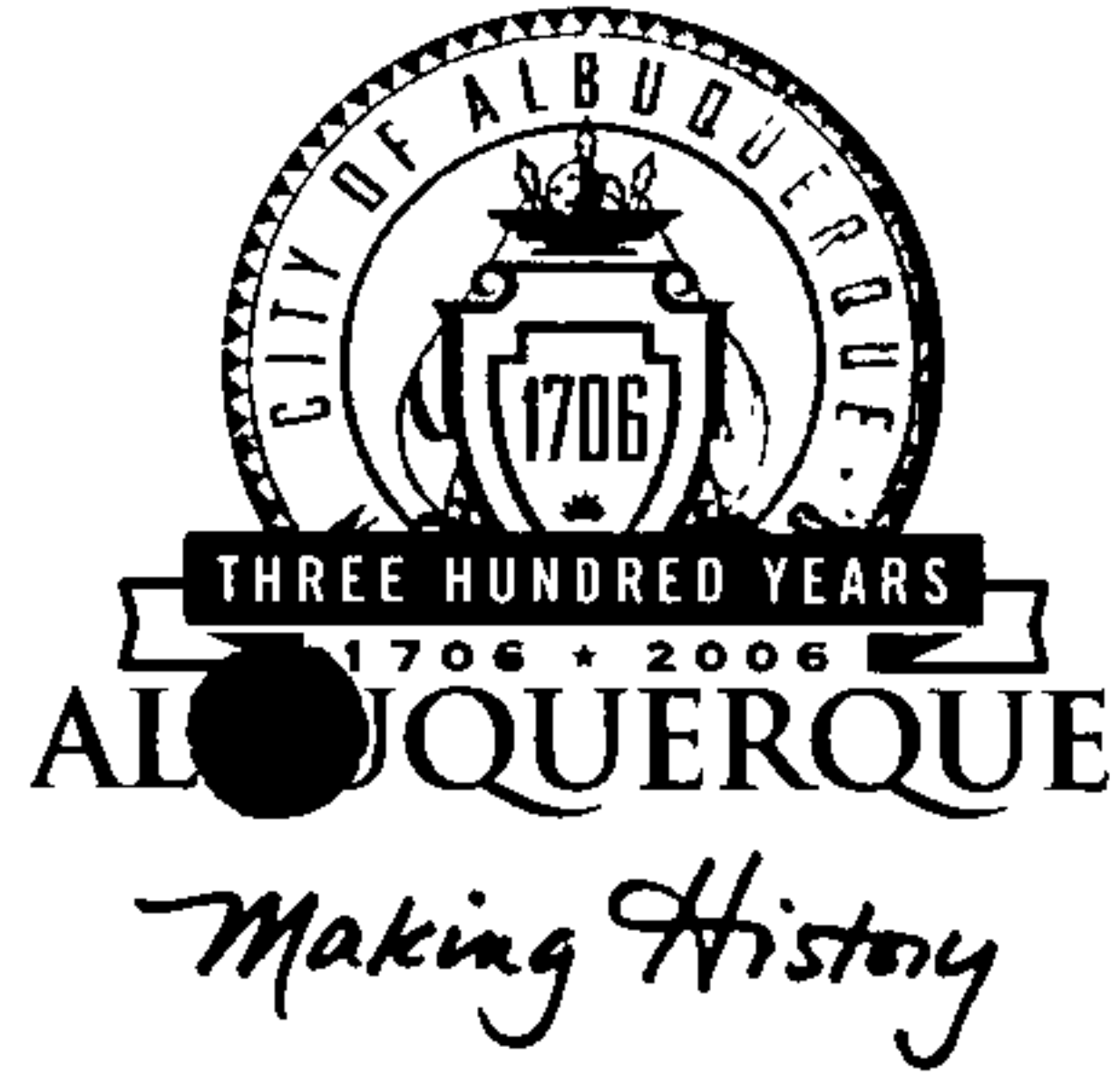
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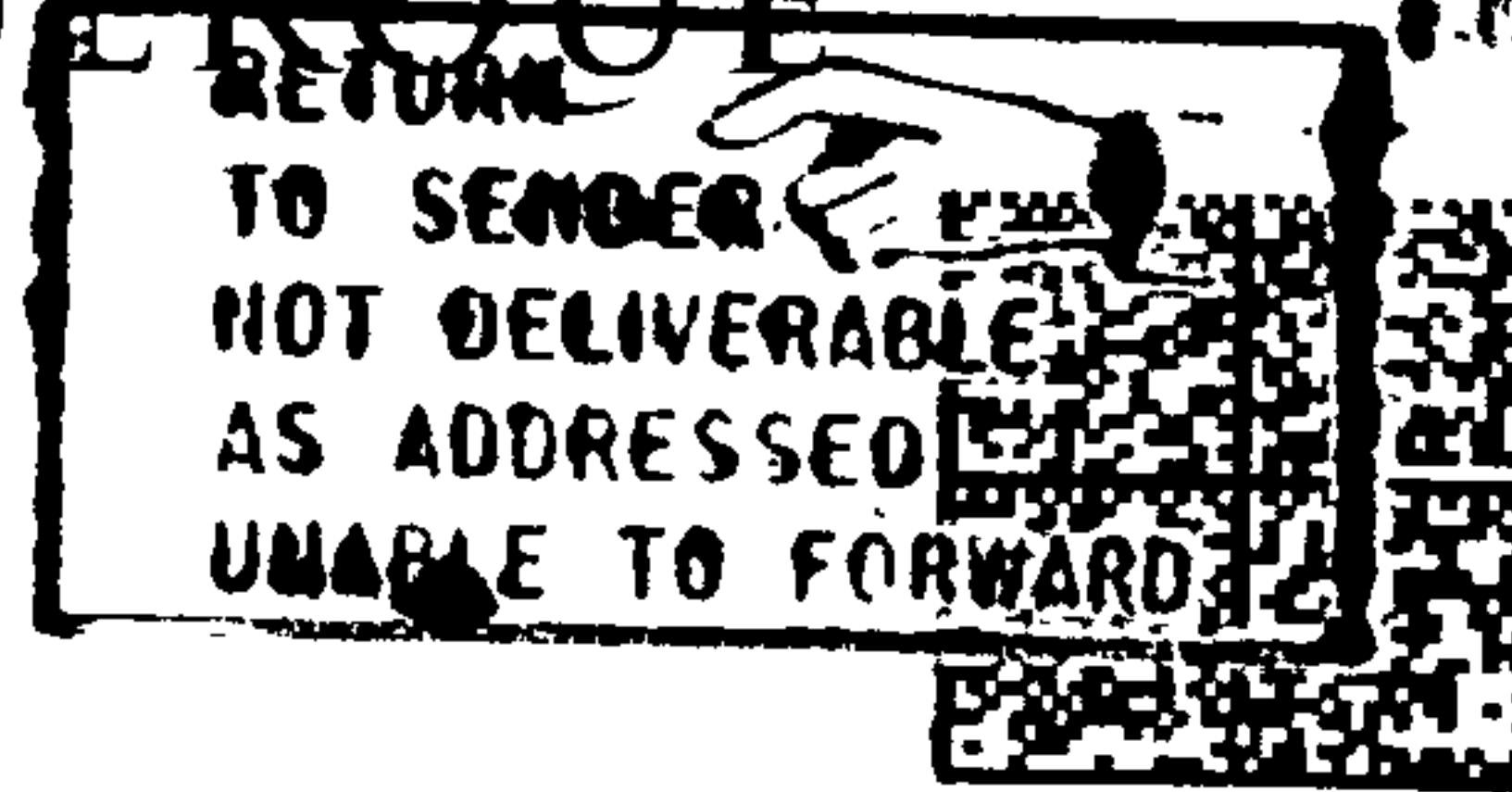
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Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003585 AGENDA#: 7 DATE: 8/24/05

1. Name: Dan Hoang Address: _____ Zip: _____

2. Name: Chris Hayes 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: _____

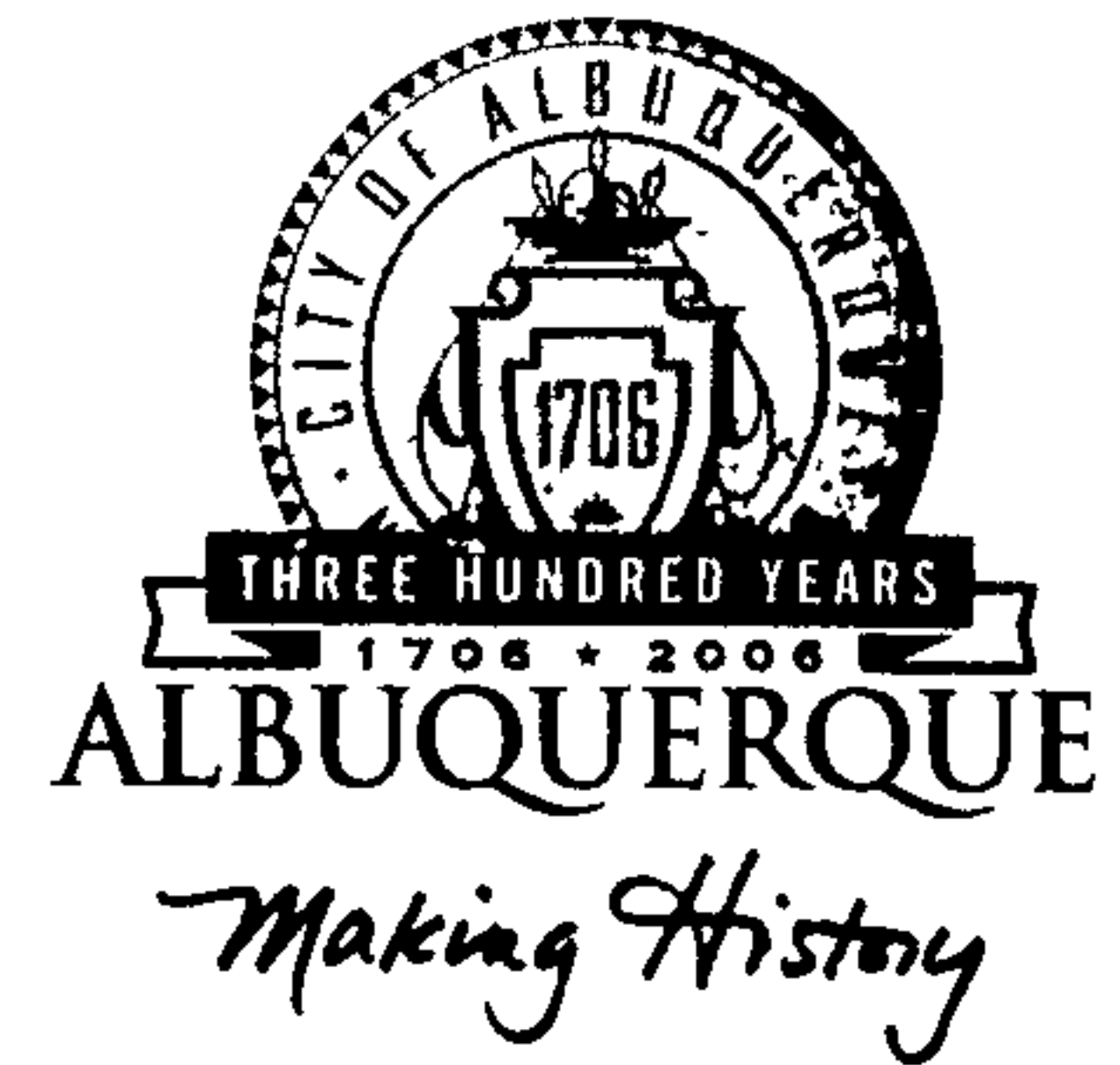
11. Name: _____ Address: _____ Zip: _____

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CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003585

AGENDA ITEM NO: 7

SUBJECT:

Final Plat
Preliminary Plat
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No objection to Vacation request.
An approved drainage report dated 5-04-05 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

RESOLUTION:

APPROVED ; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

New Mexico 87103

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

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

www.cabq.gov

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 24, 2005

3585

DXF Electronic Approval Form

DRB Project Case #: 1003585

Subdivision Name: SILVER STREET TOWNHOMES LOTS 1A THROUGH 20A

Surveyor: GARY E GRITSKO

Contact Person:

Contact Information:

DXF Received: 7/25/2005

Hard Copy Received: 7/25/2005

Coordinate System: Ground rotated to NMSP Grid

M Weinberg
Approved

7/25/05
Date

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

AGIS Use Only
Copied fc **3585** to agiscov on **7/25/2005** Contact person notified on **7/25/2005**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 17, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:15 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001986**
05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004162**
05DRB-01193 Major-Preliminary Plat
Approval
05DRB-01195 Minor-Subd Design (DPM)
Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/11/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-01275 Minor-SiteDev Plan
Subd/EPC

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] **[Russell Brito for Elvira Lopez, EPC Case Planner] (E-16) THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CORRECTION OF NORTH ARROW.**

3. ~~**Project # 1003585**~~
05DRB-01191 Major-Vacation of Pub
Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] *[Deferred from 8/17/05]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

4. **Project # 1002861**
05DRB-01202 Major-Preliminary Plat
Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] [Deferred from 8/17/05] (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

5. **Project # 1004341**
05DRB-01203 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD NW containing approximately 6 acre(s). (J-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003551**
05DRB-01183 Major-Preliminary Plat
Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1004173**
05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/10/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-01281 Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [Listed under Project #1002962 in error] [Deferred from 8/3/05] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: USE OF A**

HAMMERHEAD REQUIRES FIRE AND SOLID WASTE APPROVAL. A PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

9. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat
Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). *[Deferred from 8/3/05 & 8/17/05]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

10. **Project # 1004300**
05DRB-01080 Minor-SiteDev Plan
BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). *[Deferred from 7/27/05 and 8/10/05 & 8/17/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

- 05DRB-01286 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT NAVARRETTE, ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). *[REF: 05DRB01080] [Deferred from 8/17/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

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

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

11. Project # 1000631

05DRB-01287 Minor-SiteDev Plan
Subd/EPC
05DRB-01288 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES, agent(s) for JEROME BETTMAN request(s) the above action(s) for all or a portion of Tract(s) A-2B and B-1, **JEANNEDALE, UNIT 5**, zoned SU-3 special center zone, located on UPTOWN BLVD NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s). [REF: AA-96-118, Z-72-65, 03EPC02043, 03EPC02042, 1002442] [**Carmen Marrone, EPC Case Planner**] (H-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR INTERNAL COMMENT SHEET MARKED UP AND ENTRANCE ON UPTOWN LOOP ROAD AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATERLINE EASEMENT, TO SHOW NEW 2-INCH METERBOX WITHIN RIGHT-OF-WAY AND TO TRANSPORTATION DEVELOPMENT FOR INTERNAL COMMENT SHEET MARKED UP AND ENTRANCE ON UPTOWN LOOP ROAD AND 3 COPIES OF THE SITE PLAN.**

05DRB-01282 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for 6401 UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2B and B-1, **DALE J BELLAMAH'S JEANNEDALE UNIT 5**, zoned SU-3 special center zone, located on AMERICAS PARKWAY NE, between UPTOWN BLVD NE and JEANNEDALE DR NE containing approximately 5 acre(s). [REF: AA-96-118 03EPC02043, 03EPC020] (H-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD 20-FOOT WATERLINE EASEMENT, CHANGE STREET NAME, MAY NEED PRIVATE WATER/SEWER SERVICE EASEMENTS FOR BUILDING TO THE WEST AND TO TRANSPORTATION DEVLEOPMNT FOR RADIUS DEDICATION @ INTERSECTIONS, ADA EASEMENTS AND CROSS-ACCESS (WEST)(NORTH).**

12. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan
Subd/EPC
05DRB-01294 Minor-SiteDev Plan
BldPermit/EPC
- TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned SU-1 FOR C-1 WITH DRIVE UP PHARMACY & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] [**Russell Brito for Elvira Lopez, EPC Case Planner**] [*Deferred from 8/17/05*] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/31/05.**
13. **Project # 1004353**
05DRB-01285 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 6, **SANTA FE @ THE TRAILS UNIT 2**, zoned R-D residential and related uses zone, developing area, located on WOODMONT NW, between RAINBOW BLVD NW and OAKRIDGE NW containing approximately 20 acre(s). [Listed under Project #1002962 in error] (C-9) **SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**
14. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit
- DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [*Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05 & indef deferred on a no show 8/17/05*] (D-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

15. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan
BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK**, zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). *[Was Indef Deferred on 4/7/04 on a no show] [Deferred from 8/10/05]* (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO DETERMINE IF ENVIRONMENTAL HEALTH HAS APPROVED THE ABATEMENT MEASURES FOR THE LANDFILL.**

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

16. **Project # 1004177**
05DRB-01280 Minor-Subd Design (DPM)
Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 10-13, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and containing approximately 74 acre(s). [REF: 05DRB01122, 01123, 01124, 00783] (B-8) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1002960**
05DRB-01284 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, **SUNDORO SOUTH, UNIT 2**, zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA BLVD NW and I-40 NW containing approximately 6 acre(s). [REF: 05DRB-00109] (J-8/9) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXCHANGE WITH NMDOT AND TO RECORD PLAT AND TO PARKS FOR MAINTENANCE OF PCD EASEMENT.**

18. **Project # 1003982**
05DRB-01283 Minor-Prelim&Final Plat
Approval

WILKS CO. agent(s) for TAIHI & MARYANN JONES request(s) the above action(s) for Tract(s) A-15-M5-17 and A-15-M5-16, **LANDS OF TAIHI & MARYANN JONES**, zoned SU-2 NCR, located on WALTER NE, between MOUNTAIN RD NE and KINLEY AVE NE containing approximately 1 acre(s). [REF: 05DRB00338] (J-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004058**
05DRB-01268 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for SANDIA FOUNDATION, PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, LOMAS & BROADWAY and Tract(s) P-1, LANDS OF NEW MEXICO CREDIT CORP., UNIT 2 (to be known as **LANDS OF SANDIA FOUNDATION**) zoned SU-2 M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: ZA-87-241, DRB-93-164, DRB-90-186, 05DRB00486] (J-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003672**
05DRB-00704 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 & 5/18/05 & 5/25/05*) [*Final Plat Indef Deferred for SIA*] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT LANGUAGE ACROSS LOT 6-P1 AND TO PLANNING TO RECORD.**

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

21. **Project # 1004361**
05DRB-01247 Minor-Sketch Plat or Plan
- G. DONALD DUDLEY ARCHITECT agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 4 and 5, Block(s) 001, MONTGOMERY HEIGHTS (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between CARLISLE NE and WELLESLY NE containing approximately 1 acre(s). (G-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1004369**
05DRB-01279 Minor-Sketch Plat or Plan
- RICHARD L GONZALES request(s) the above action(s) for all or a portion of Lot(s) 24-39, Block(s) 3, WEST PARK (to be known as **COUNTRY CLUB TOWNHOMES**) zoned C-2 community commercial zone, located on CENTRAL SW, between NEW YORK SW and GOLF COURSE containing approximately 2 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for August 3, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 3, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:15 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003585 AGENDA#: 3 DATE: 8.17.05

✓ 1. Name: JOHN PATE Address: 1007 Idlewild Ln SE Alb, NM Zip: 87108

✓ 2. Name: Don Harey Address: Surrey SW Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

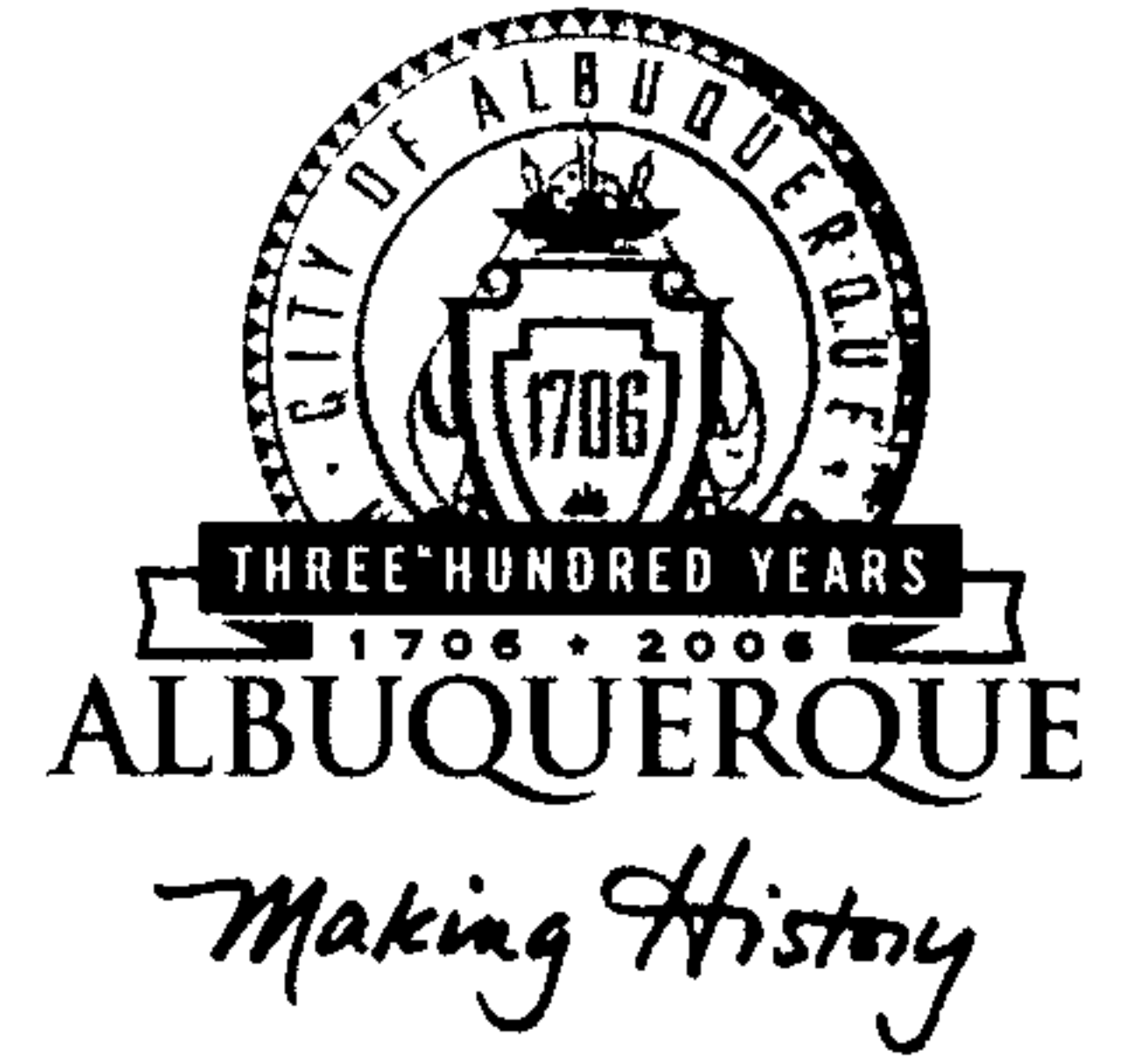
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003585

AGENDA ITEM NO: 3

SUBJECT:

**Final Plat
Preliminary Plat
Vacation of Public Right-of-Way**

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No objection to Vacation request.
An approved drainage report dated 5-04-05 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

RESOLUTION:

8-24-05

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

New Mexico 87103

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

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

www.cabq.gov

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 17, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

Project # 1003585

05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned 0-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letters sent to Southeast Heights NA (R) and Nob Hill NA (R).
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.

Open Space Divisio

adverse comments.

City Engineer

Defer to Transportation on vacation request.

Transportation Development

Applicant needs to provide a drawing of how the street (curb/gutter and sidewalk) will relate to the vacated areas. What is the adjustment between the 20 lot lines?

Parks & Recreation

What lot lines are being adjusted? Defer to Transportation regarding the vacation request.

Utilities Development

No objection to Vacation request. No objection to Plat approval.

Planning Department

This property lies within the Nob Hill Sector Plan boundaries.

No objection to the lot line adjustments. Defer to the Traffic Engineer on right of way issue.

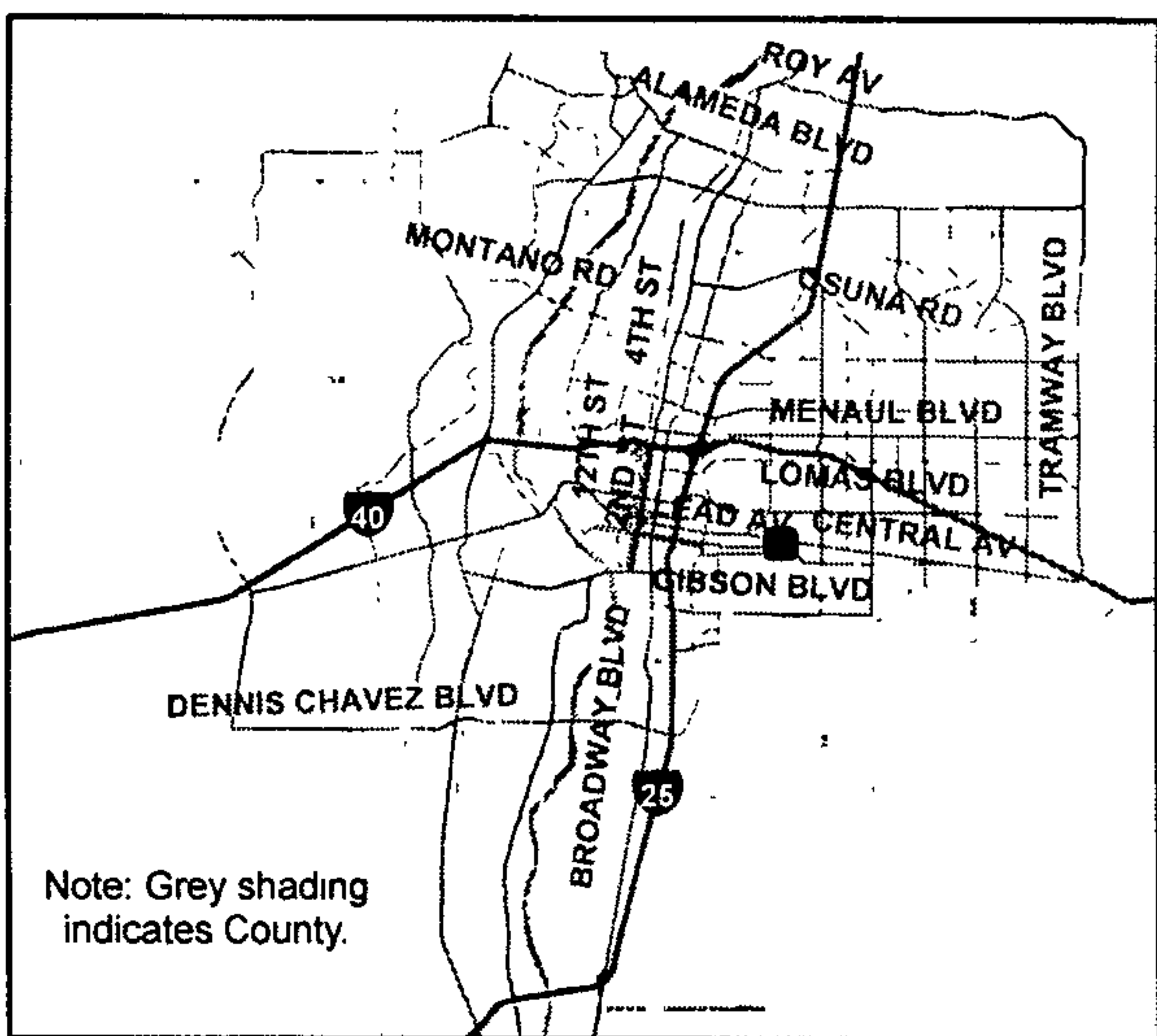
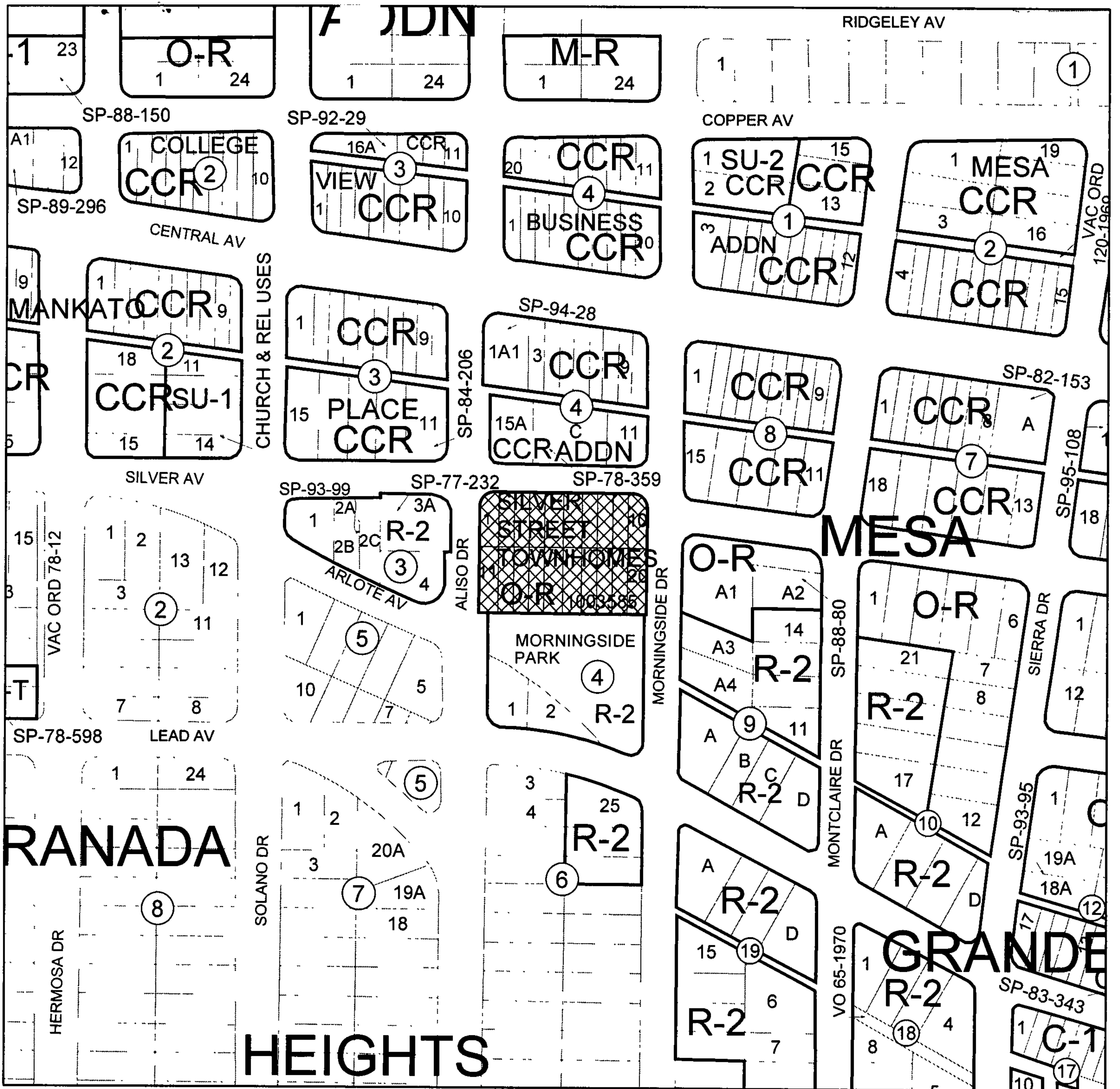
Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately \$541 if a building permit is obtained by December 30, 2005, \$1,067 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$1,592 would be payable thereafter. If an office or institutional use is planned (as allowed in the O-R zone), the office impact fee will be based on \$100 per 1,000 square feet and the institutional impact fee will be based on \$108 per 1,000 square feet.

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

cc:3900 Silver Avenue LLC, Attn: Phillip Raby, Manager, 4200 Silver Ave NE,
87108

Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102



ZONING MAP



1 inch equals 238 feet

Project Number:
1003585

Hearing Date:
8/17/05

Zone Map Page:
K-17

Additional Case Numbers:

05DRB-01191

05DRB-01190



**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, August 17, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986

05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

Project # 1004162

05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, **VISTA DEL NORTE** (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

Project # ~~1003585~~

05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

Project # 1002861

05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, **NEW MEXICO TOWN COMPANY TOWNSITE** (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1004341

05DRB-01203 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD: NW containing approximately 6 acre(s). (J-10)

Project # 1004173

05DRB-01192 Major-Vacation of Public
Easements
05DRB-01196 Major-Preliminary Plat
Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

Project # 1003551

05DRB-01183 Major-Preliminary Plat
Approval
05DRB-01184 Minor-Temp Defer SDWK

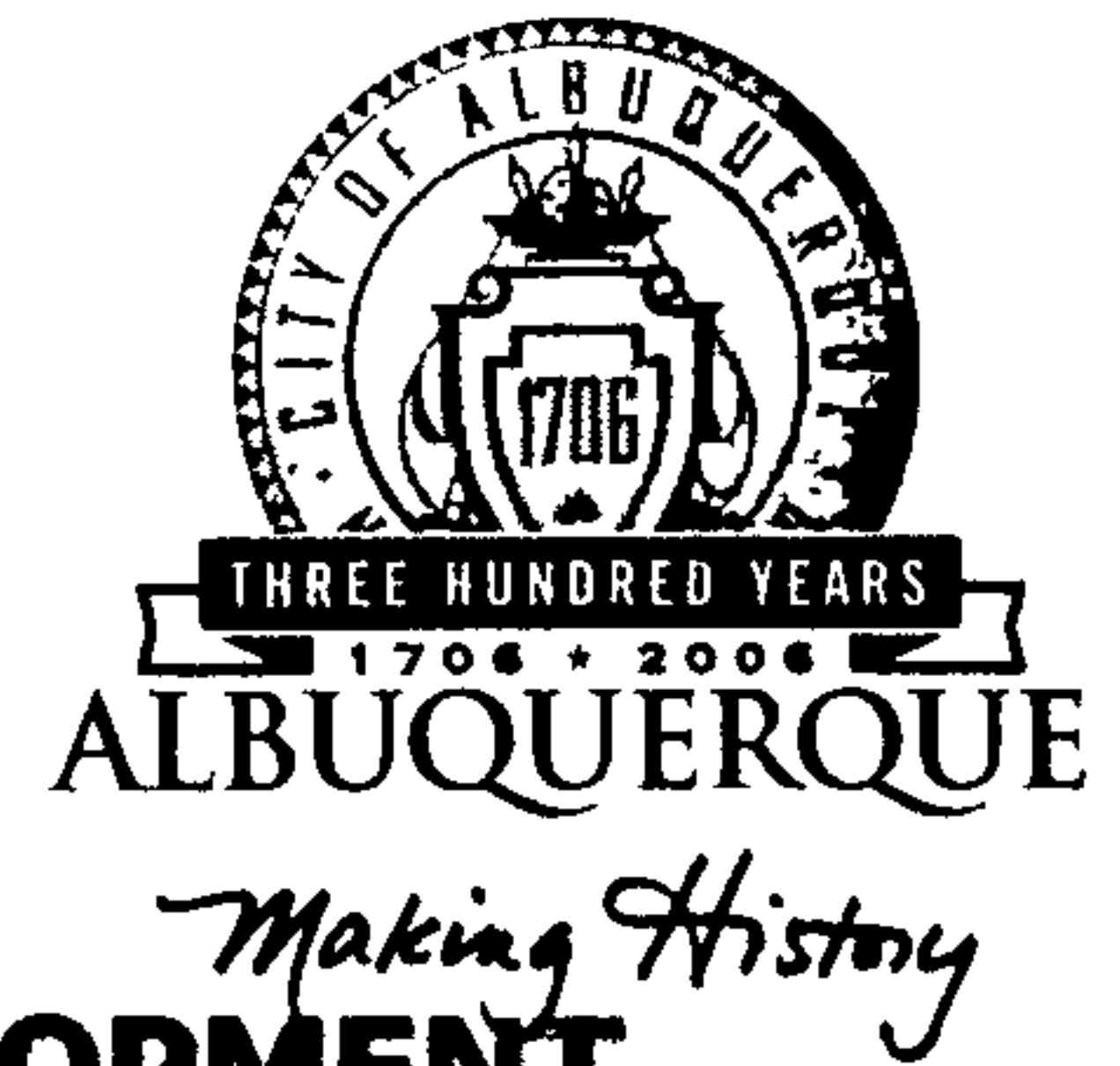
BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.

CITY OF ALBUQUERQUE



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

July 28, 2005

TO: Barbara Lanier and Deanna DeSutter, Nob Hill Neighborhood Association
John Pate and Richard Macpherson, Southeast Heights Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately two (2) acre(s): Major Vacation of Public Right-of-Way and Minor Preliminary and Final Plat Approval for to create twenty (20) new lots and to vacate public street right-of-way for the Silver Street Townhomes.**

Proposed by: Surveys Southwest, Ltd. at 998-0303
Agent for: 3900 Silver Avenue, LLC, Phillip Raby, Manager

P.O. Box 1293

For property located: On or near Silver Avenue SE between Aliso Avenue SE and Morningside Avenue SE.

The case number(s) assigned is: 05DRB- 01191 and 01190, Project # 1003585.

Albuquerque

City Planning accepted application for this request on July 22, 2005.

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, August 17, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

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

Meeting Date: AUGUST 17, 2005
Zone Atlas Page: K-17-Z
Notification Radius: 100 Ft.

Project# 1003585
App# 05DRB-01191
App# 05DRB-01190

Cross Reference and Location:

Applicant: 3900 SILVER AVE, LLC
ATTN: PHILLIP RABY, MANAGER
Address: 4200 SILVER AVE NE
ALBUQUERQUE NM 87108

Agent: SURVEYS SOUTHWEST, LTD
Address: 333 LOMAS BLVD NE
ALBUQUERQUE NM 87102

Special Instructions:

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

Date Mailed: JULY 29, 2005

Signature: KYLE TSEHLIKAI

RECORDS WITH LABELS

PAGE 1

101705712622133707	LEGAL: 009 004M ANKATO PL ADD PROPERTY ADDR: 00000 CENTRAL OWNER NAME: BUNCE THOMAS C OWNER ADDR: 05205 COLLEGE	LAND USE: NW ALBUQUERQUE NM	87120
101705712822033706	LEGAL: 010 004M ANKATO PL ADD PROPERTY ADDR: 00000 CENTRAL OWNER NAME: BUNCE THOMAS C OWNER ADDR: 05205 COLLEGE	LAND USE: NW ALBUQUERQUE NM	87120
101705713821933810	LEGAL: 001 008M ESA GRANDE ADD PROPERTY ADDR: 00000 CENTRAL OWNER NAME: SCHURMEIER TERRY E OWNER ADDR: 00715 PARKLAND	LAND USE: CI SE ALBUQUERQUE NM	87108
101705714521833809	LEGAL: 008L OTS 2 THRU 5 MESA GRANDE ADDN PROPERTY ADDR: 00000 CENTRAL OWNER NAME: YAWN RENIA M OWNER ADDR: 01414 W WEDGEWOOD	LAND USE: DR ANAHEIM CA	92801
101705708921133604	LEGAL: 011 003M ANKATO PL ADD L11&12 PROPERTY ADDR: 00000 CENTRAL OWNER NAME: MANJI ARIF & OWNER ADDR: 03820 CENTRAL	LAND USE: AV SE ALBUQUERQUE NM	87106
101705710720933701	LEGAL: LT 1 5-A BLK 4 OF THE REPL OF LT 15. THE W/2 LT 14 PROPERTY ADDR: 00000 ALISO OWNER NAME: ALBUQUERQUE BIBLE COLLEGE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87184
101705711520935101	LEGAL: LAND & C OMMON AREA IMP. SILVER TOWNHOUSES CONDOMIN PROPERTY ADDR: 00000 N/A OWNER NAME: HARRIS GENENELL ELOISE OWNER ADDR: 03911 SILVER	LAND USE: SE ALBUQUERQUE NM	87108
101705712720933705	LEGAL: 011 004M ANKATO PL ADD PROPERTY ADDR: 00000 SILVER OWNER NAME: BUNCE THOMAS C OWNER ADDR: 05205 COLLEGE	LAND USE: NW ALBUQUERQUE NM	87120
101705714021033811	LEGAL: NORT H 20 FT LOT 15 & NORTH 20 FT OF THE WEST 25 FT PROPERTY ADDR: 00000 MORNINGSIDE OWNER NAME: PETKOSEK JOYCE & MICHAEL A KIN OWNER ADDR: 06400 JA	LAND USE: CT NW ALBUQUERQUE NM	87120
101705715020533801	LEGAL: THE WLY 25 FT OF THR NLY 70 FT OF LT 12 ALL OF LT PROPERTY ADDR: 00000 SILVER OWNER NAME: HENDREN J L OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87191
101705714220733812	LEGAL: THE SLY 25 FT OF THE NLY 45 FT OF LT 15 & THE SLY PROPERTY ADDR: 00000 MORNINGSIDE OWNER NAME: RICCOBENE BRENDAN OWNER ADDR: 00440 CHAPARRAL	LAND USE: LN CORRALES NM	87048

RECORDS WITH LABELS

PAGE 2

101705714120533813	LEGAL: THE S 25 FT OF THE N 70 FT OF LT 15 & THE S 25 FT PROPERTY ADDR: 00000 MORNINGSIDE OWNER NAME: CONRAD BONNIE L & OWNER ADDR: 00116 MORNINGSIDE	LAND USE: SE ALBUQUERQUE NM	87108
101705714120133814	LEGAL: 015 008M ESA GRANDE ADD S 50FT L14&15 PROPERTY ADDR: 00000 MORNINGSIDE OWNER NAME: STRELL ROBERT E OWNER ADDR: 00120 MORNINGSIDE	LAND USE: DR SE ALBUQUERQUE NM	87108
101705709119632502	LEGAL: 3A 3 GRA NADA HEIGHTS REPLAT OF LOT 3 BLK 3 & SOUTH PROPERTY ADDR: 00000 ALISO OWNER NAME: GERMAIN LAWRENCE S & OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87154
101705711718932605	LEGAL: 001 004G RANADA HTS ADD L1,2,3&4 PROPERTY ADDR: 00000 SILVER OWNER NAME: ALBUQ HIRAM INCORP OWNER ADDR: 03914 SILVER	LAND USE: AV SE ALBUQUERQUE NM	87108
101705713718532707	LEGAL: LOT "A-1 " BLK 9 MESA GRANDE ADD REPL OF LOTS 1, 2. PROPERTY ADDR: 00000 MORNINGSIDE OWNER NAME: NM SCHOOL OF NATURAL OWNER ADDR: 00202 MORNINGSIDE	LAND USE: SE ALBUQUERQUE NM	87106
101705709018732501	LEGAL: 004 003G RANADA HTS PROPERTY ADDR: 00000 ALISO OWNER NAME: ARMIJO URSULITA B OWNER ADDR: 00207 ALISO	LAND USE: SE ALBUQUERQUE NM	87108
101705713717532708	LEGAL: LOT "A-3 " BLK 9 MESA GRANDE ADD REPL OF LOTS 1, 2. PROPERTY ADDR: 00000 210 MORNINGSIDE OWNER NAME: VIERRA ANDREA F & SCHULTZ OWNER ADDR: 00343 SARAH	LAND USE: LN NW ALBUQUERQUE NM	87114
101705708217332404	LEGAL: 003 005G RANADA HTS ADD PROPERTY ADDR: 00000 ARLOTE OWNER NAME: GRAYLIN JAMES C ETUX OWNER ADDR: 03808 ARLOTE	LAND USE: AV SE ALBUQUERQUE NM	87108
101705711617032603	LEGAL: 001 006L TS 1 & 2 BLK 6 GRANADA HTS ADDN MORNINGSID PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
101705708617132403	LEGAL: 004 005G RANADA HTS ADD PROPERTY ADDR: 00000 ARLOTE OWNER NAME: BRADLEY KAREN OWNER ADDR: 03812 ARLOTE	LAND USE: AV SE ALBUQUERQUE NM	87108
101705709216832402	LEGAL: 005 005G RANADA HTS ADD PROPERTY ADDR: 00000 ALISO OWNER NAME: KATSINAS TED OWNER ADDR: 00301 ALISO	LAND USE: DR SE ALBUQUERQUE NM	87108

RECORDS WITH LABELS

PAGE 3

101705713617032712	LEGAL: LOT "A-4 " BLK 9 JUCA GRANDE ADD REPL OF LOTS 1. 2. LAND USE: PROPERTY ADDR: 00000 214 MORNINGSIDE OWNER NAME: SCHULTZ DAVID V OWNER ADDR: 00343 SARAH	LN NW ALBUQUERQUE NM	87114
101705714015932709	LEGAL: REPL OF BENTONS ADD LT A BLK 9 PROPERTY ADDR: 00000 MORNINGSIDE OWNER NAME: STRATVERT WILLIAM K OWNER ADDR: 02318 EL NIDO	CT NW ALBUQUERQUE NM	87104

"Attachment A"

Date of Request: July 19, 2005
Name: Sarah
Phone: 998-0303 Fax: 998-0306
Zone Map: K-17

NOB HILL N.A. (NOB) "R"

***Barbara Lanier**
214 Sierra Dr. SE/87108 265-9127 (h)
Deanna DeSutter
310 Richmond SE/87106 256-0402 (h)

SOUTHEAST HEIGHTS N.A. (SEH) "R"

***John Pate**
1007 Idlewilde Ln. SE/87108 255-2984 (h) 242-5700 (w)
Richard Macpherson
601 Carlisle SE/87106 254-3582 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "*Unrecognized*"
neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

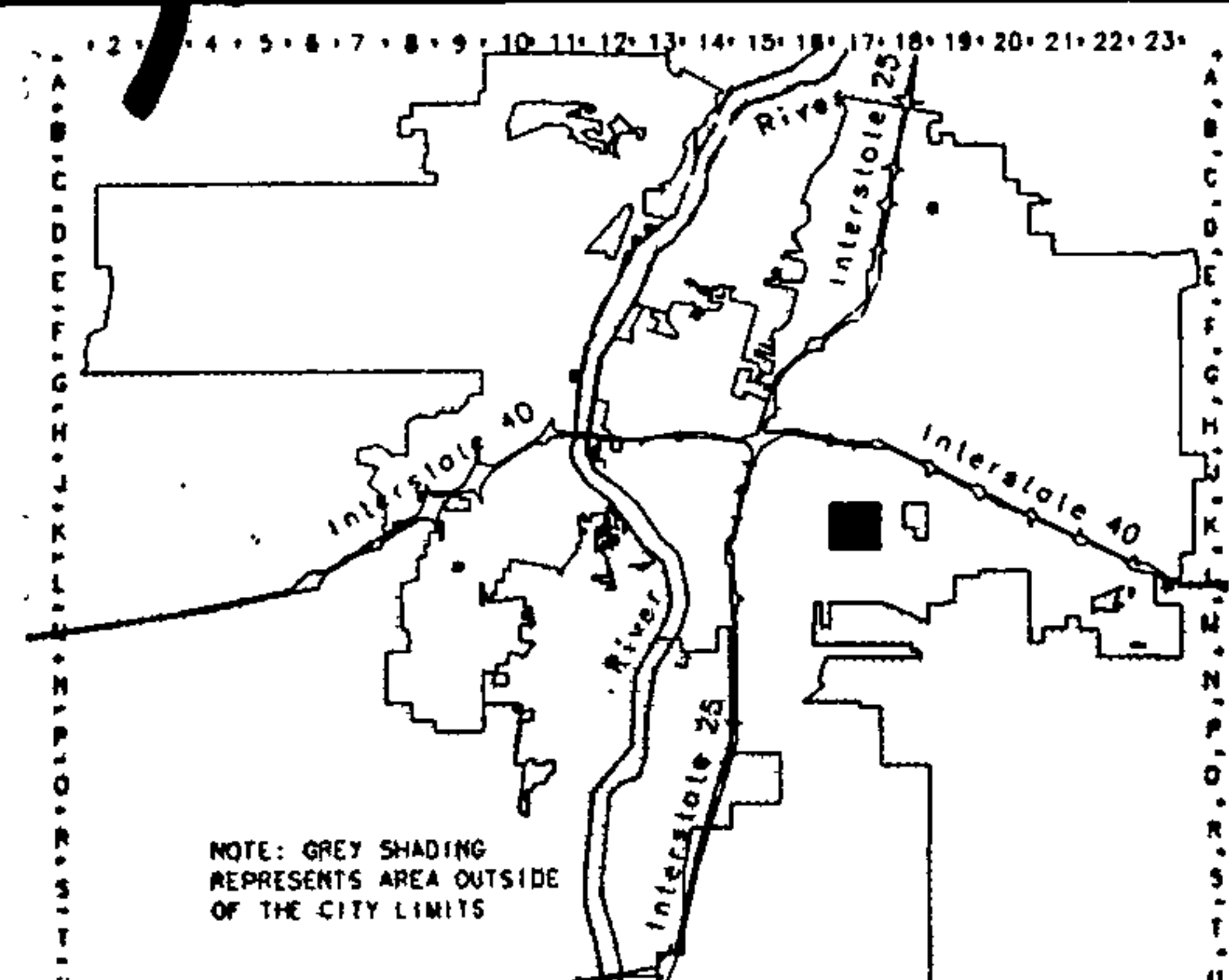
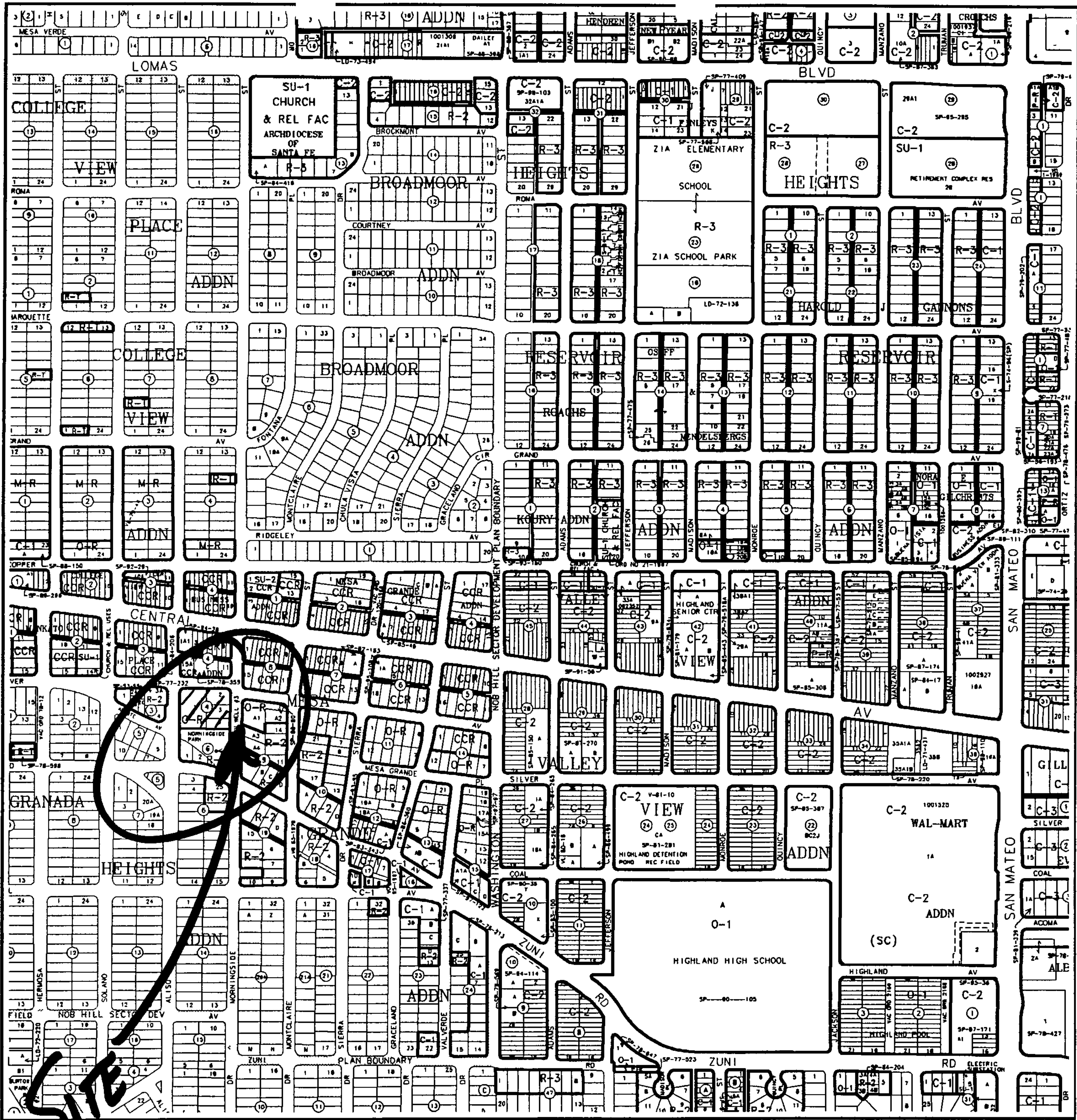
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(Below this line for ONC use only)

Date of Inquiry: 7/19/05 Time Entered: 8:20am ONC Rep. Initials: SW



Zone Atlas Page

K-17-Z

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Map Amended through August 04, 2004

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

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

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

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

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

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

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

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

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

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

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Pan Franey
 Applicant name (print)
Pan Franey
 Applicant signature / date
 7-19-05



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

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 05DRB - 01190

Sandy Handley 07/22/05
 Planner signature / date
Project # 1003585

11

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 11, 2005
DRB Comments**

ITEM # 19

PROJECT # 1003585

APPLICATION # 05-00737

RE: Silver Street Townhomes/ major final plat

No objections to this request.

AGIS dxf is not on file.



Sheran A Matson, AICP
924-3880 Fax 924-3864
smatson@cabq.gov

Con'te

6/14/05

Pg



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00737 (FP)

Project # 1003585

Project Name: SILVER STREET TOWNHOMES

Agent: Rio Grande Engineering

Phone No.: 872-0999 JUNO RABY
450-4466

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Park dedication ok g ✓

PLANNING (Last to sign): AGIS ✓

Apprs on vacations ✓
Add Note 10 for Dedication of Public Water/Sewer 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.

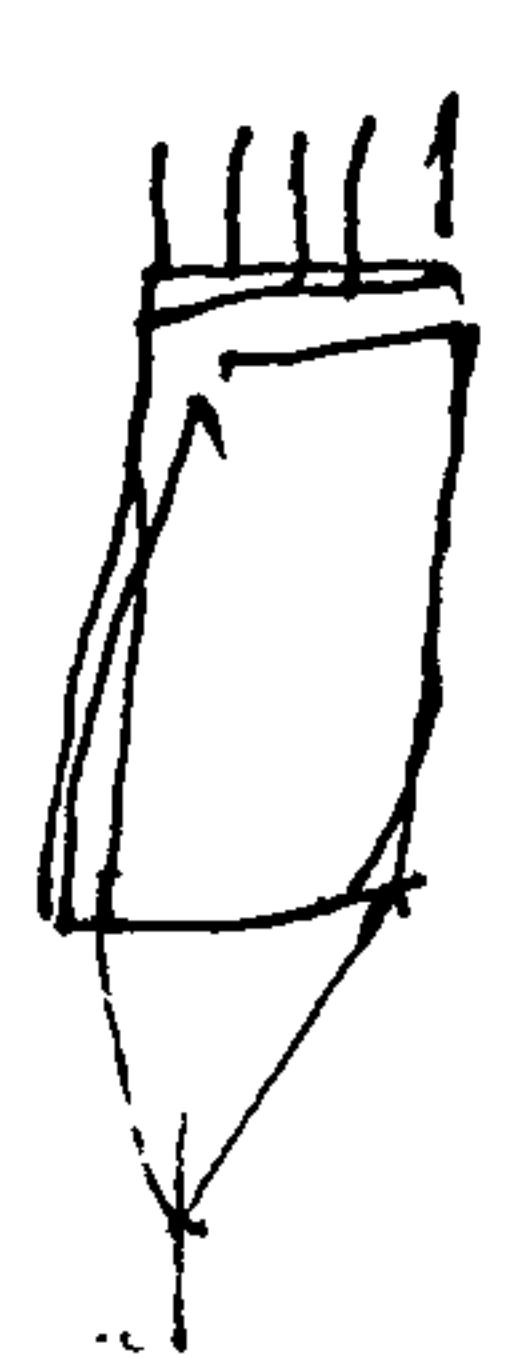
pl'

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

Project Number

1003585

2012



Lucy & Mary
 768-3112
 2/ Deposits
 1/ Deposits

3585

DXF Electronic Approval Form

DRB Project Case #: 1003585

Subdivision Name: SILVER STREET TOWNHOMES LOTS 1-20

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 5/17/2005

Hard Copy Received: 5/17/2005

Coordinate System: Ground rotated to NMSP Grid



Approved

5/17/05

Date

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

AGIS Use Only

Copied cov **3585** to agiscov on _____ Contact person notified on _____

#19



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: <u>05DRB-00737 (FP)</u>	Project # <u>1003585</u>
Project Name: <u>SILVER STREET TOWNHOMES</u>	
Agent: <u>Rio Grande Engineering</u>	Phone No.: <u>872-0999</u>

Project Number 1003585

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

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Park dedication

PLANNING (Last to sign): AGIS
Appts on vacations
Add NOTE 10 for Dedication of Public Water/Sewer 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.
 - 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. OKay
 - Copy of recorded plat for Planning.

3585

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:



Approved

Date

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

AGIS Use Only

Copied fc **3585** to agiscov on **5/24/2005** Contact person notified on **5/24/2005**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 11, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 1:10 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1002885**
05DRB-00631 Major-Vacation of Pub
Right-of-Way
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1002457**
05DRB-00651 Major-Vacation of
Public Easements
05DRB-00650 Major-Preliminary Plat
Approval
05DRB-00654 Minor-Temp Defer
SDWK
05DRB-00652 Minor-Subd Design
(DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as GLENWOOD LOFTS SUBDIVISION) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN APPROVED PUBLIC WORKS DESIGN IS REQUIRED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

05DRB-00649 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for KENNY HINKES, RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, GLENWOOD HILLS, UNIT 1, zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] [David Stallworth, EPC Case Planner] [Deferred from 4/27/05] (G-23) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1003364**
05DRB-00656 Major-Vacation of Public Easements
05DRB-00657 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project # 1004138**
05DRB-00658 Major-Vacation of Public Easements
- PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER**, zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
5. **Project # 1003655**
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver
- DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [*Deferred from 5/11/05*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

6. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**
7. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan
BldPermit
- BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s).*[Deferred from 4/6/05 & 4/20/05]* (E-19) **AN INFRASTRUCTURE LIST DATED 5/11/05 WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 15-DAY APPEAL PERIOD AND TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPROVEMENTS.**
8. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way
- CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

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

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [*Deferred from 4/6/05 & 4/13/05 & 5/11/05*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

10. **Project # 1003813**
05DRB-00590 Major-Preliminary Plat
Approval
05DRB-00591 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (*Deferred from 5/4/05*) (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT, TO REARRANGE THE LOTS ON MOLTEN PRIOR TO FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS (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.

11. **Project # 1002865**
05DRB-00712 Minor-SiteDev Plan
BldPermit
- JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) 10-A, JOURNAL CENTER, PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.
- 05DRB-00711 Minor-SiteDev Plan
BldPermit
- JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) 10-B, JOURNAL CENTER, PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, ALIGNMENT OF DRIVES AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.
12. **Project # 1003212**
05DRB-00729 Minor-SiteDev Plan
BldPermit/EPC
- JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, BROWNEWELL & LAILS HIGHLAND ADDITION, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] [Russell Brito, EPC Case Planner for Debbie Stover] [Deferred from 5/11/05] (K-15) DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.

13. **Project # 1004159**
05DRB-00736 Minor-SiteDev Plan BldPermit

TATE FISHBURN ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 20, **JOURNAL CENTER 2, UNIT 2**, zoned IP, located on RUTLEDGE NE, between JEFFERSON NE and NORTH DIVERSION CHANNEL containing approximately 4 acre(s). [REF: 03DRB-00996] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND SIDEWALK ALONG SNAPROLL AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN, APPROVAL OF REPLAT AND INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

14. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF:Z-79-80-2,S-80-26] [*Deferred from 4/27/05 & 5/11/05*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

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

15. **Project # 1003778**
05DRB-00738 Minor-Amnd Prelim Plat
Approval

ADIL RIZVI agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, **SHAHEEN SUBDIVISION, NORTH ALBUQUERQUE, ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). [REF: 04DRB01750, 04DRB01751, 04DRB01752, 04DRB01753] (C-19) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1003861**
05DRB-00731 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT, SUBMIT AN APPLICATION FOR WAIVER OF SIDEWALKS AND TEMPORARY DEFERRAL OF SIDEWALK PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN SHALL OCCUR PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1001031**
05DRB-00734 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, **SANDIA SCIENCE & TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB-95-523, Z-80-96, AX-80-21, Z-95-69] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002935**
05DRB-00735 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 255A through 260A, **SUNDORO SUBDIVISION, UNIT 4**, zoned SU-2 RLT, located on PACAYA DR SW, between LADERA DR SW and SUNDORO PL SW containing approximately 2 acre(s). *[Listed under Project #1002644 in error]* (J-8) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. ~~Project # 1003585~~
05DRB-00737 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB00168, 04DRB01958, 05DRB00087 & 00088] (K-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO PLANNING FOR AGIS DXF FILE, APPLICATION NUMBERS ON VACATIONS CALLED OUT AND ADDITION OF NOTE 10 FOR DEDICATION OF PUBLIC WATER/SEWER EASEMENTS.**

20. **Project # 1004158**
05DRB-00732 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for BARBARA SPORLEDER request(s) the above action(s) for all or a portion of Lot(s) 20, 21 & 22, Block(s) 16, **ELDER HOMESTEAD ADDITION**, zoned R-3, located on LOUISIANA BLVD SE, between ANDERSON SE and ROSS SE containing approximately 1 acre(s). (L-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

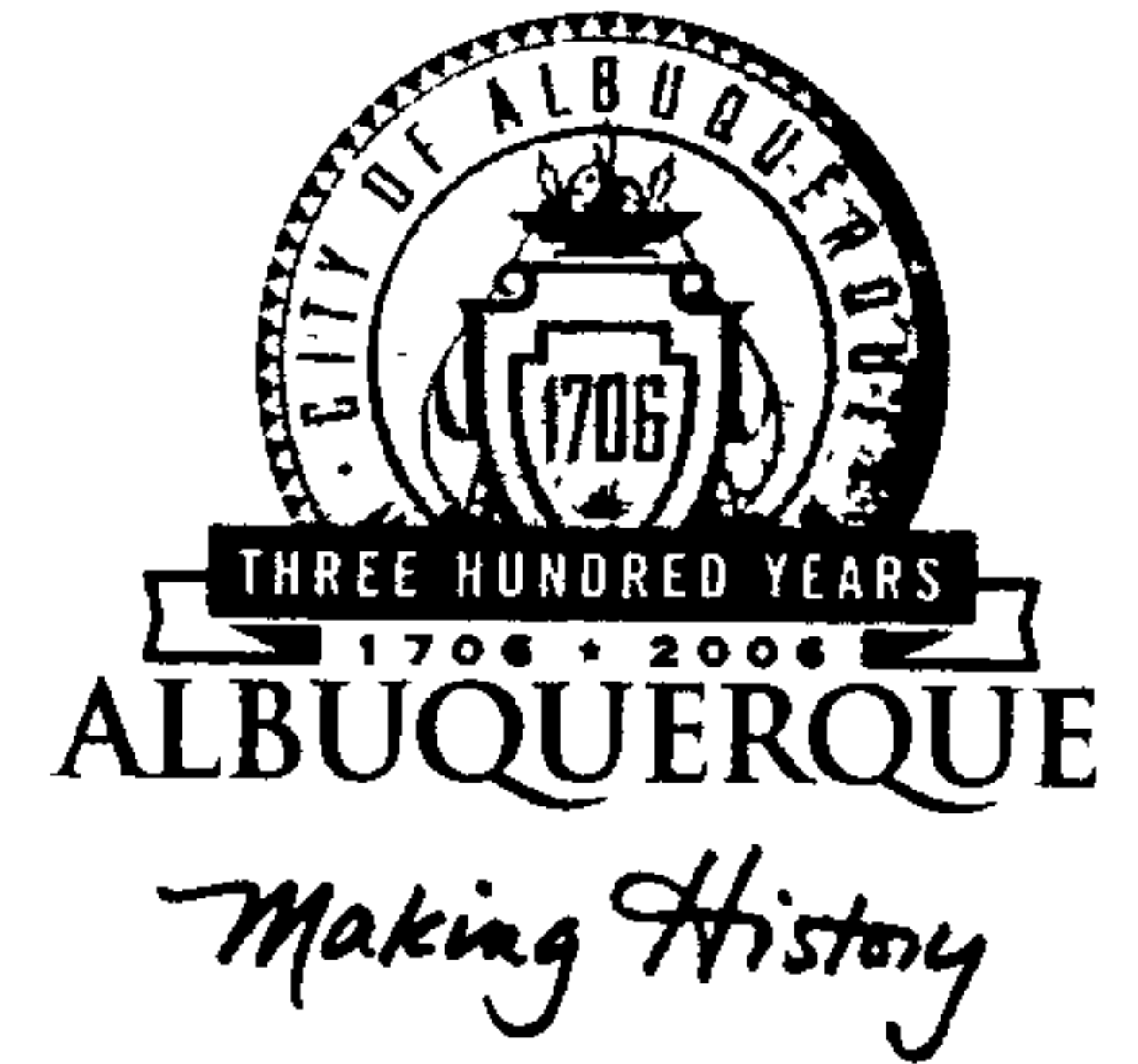
21. **Project # 1001945**
05DRB-00733 Minor-Sketch Plat or Plan

MADLINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298, **M.R.G.C.D. MAP 38**, zoned RLT, located on CARSON RD NW, between RIO GRANDE BLVD NW and ALAMEDA DRAIN containing approximately 1 acre(s). [REF: 04EPC01666] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 27, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 27, 2005 WERE APPROVED.**

ADJOURNED: 1:10 P.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003585

AGENDA ITEM NO: 19

SUBJECT:

Final Plat

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: May 11, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



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

Development Review Board Comments

Project Number: 1003585
Application Number: 05DRB-00737

DRB Date: 5/11/2005
Item Number: 19

Subdivision: Silver Street Townhomes
 Lots 1, 2, 3 & 4, Block 4, Grananda Heights Addition

Zoning: O-R

Zone Page: K-17

New Lots (or units) : 20

Request for:


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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 20 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: 

 Christina Sandoval, (DMD)

Phone: 768-3808

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/4/04	Granda Hts Addition Proj 1003585	Sketch	Comments Given
1/12/05	Townhomes @ Masons Landing Proj 1003585	Pre Plat Ap	Defer to 12/9/05 to work with neighbors
2/9/05	1003585	Vac R/W Temp deferral Pre Plat	Approved 2/9/05 Approved 2/9/05
5/11/05	Same	Final Plat	Approved 5/11/05 w/ delegation to Parks & Plan



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2005

- 2. Project # 1003585**
05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

At the February 9, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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

- 3. Project # 1003585**
04DRB-01958 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] [Deferred from 1/12/05] (K-17)



OFFICIAL NOTICE OF DECISION
PAGE 2

With the signing of the infrastructure list dated 2/9/05 and approval of the grading plan engineer stamp dated 12/17/04 the preliminary plat was approved.

If you wish to appeal this decision, you must do so by February 24, 2005, in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: The Montana Group, 1495 Pacific Hwy., #205, San Diego, CA 82101
Rio Grande Engineering, 1606 Central SE, Suite 201, 87107
Phillip Raby, 2209 Via Seville Rd NW, 87104
Bill Kraemer, Garcia Kramer & Associates, 200 Lomas NW, #1111, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003585 AGENDA#: 2 DATE: 2-9-05

1. Name: BILL KRAMER Address: 200 LINDEN^{HILL} NW Zip: 87102

2. Name: PHILLIP RAY Address: 2209 VIA SEVILLE
Road NW Zip: 87104

3. Name: DAVID SOULE Address: R6 Edge 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: _____

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003585 AGENDA#: 3 DATE: 2/9/05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

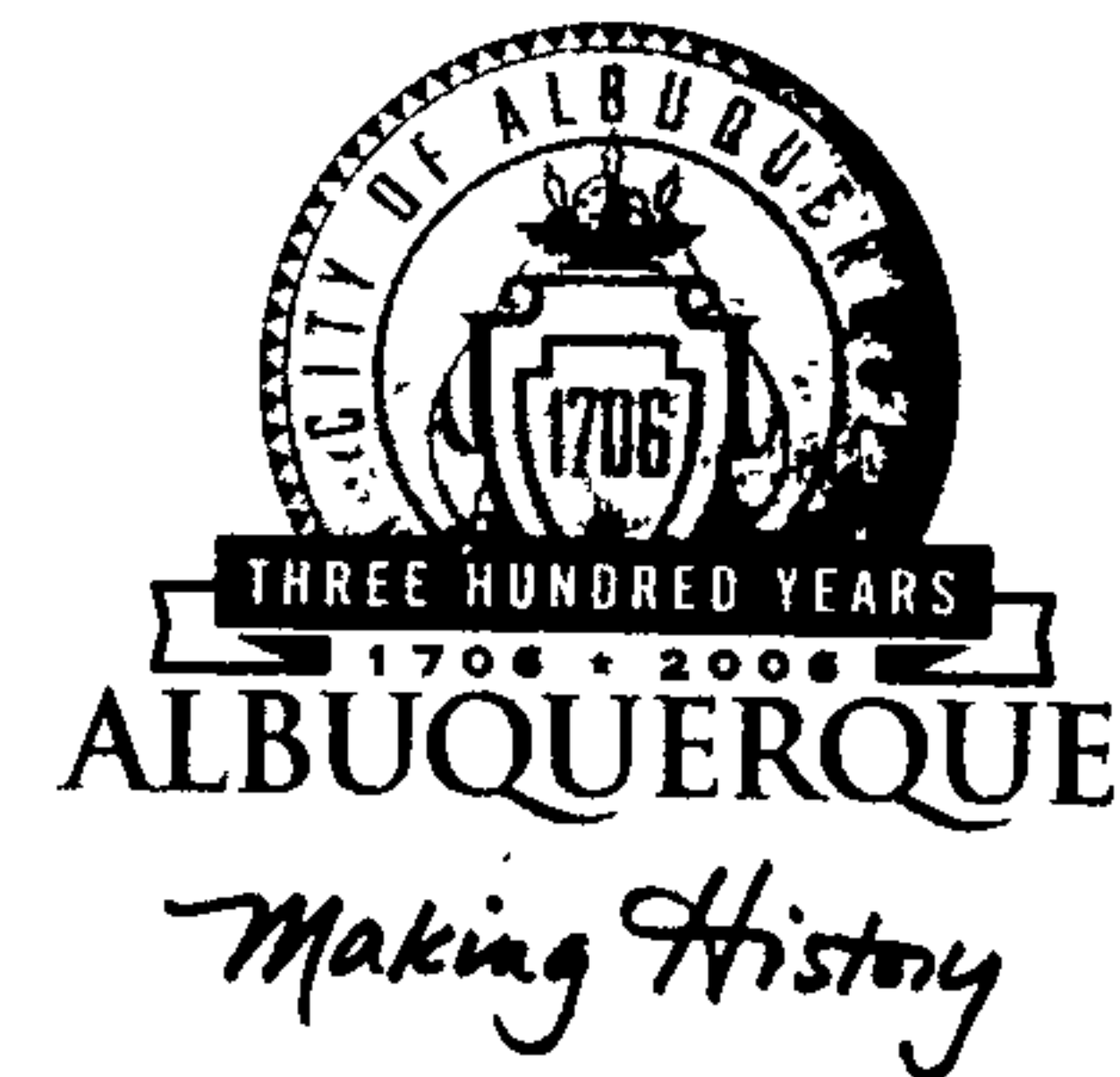
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003585

AGENDA ITEM NO: 2 & 3

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 12-17-04 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION: *signed I.L.*

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 9, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2005

Project # 1003585

05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

AMAFCA No comments received.

COG No adverse comments.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Nob Hill NA (R) and Southeast Heights NA (R).

APS No comments received.

Police Department No comments at this time.

Fire Department Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD.

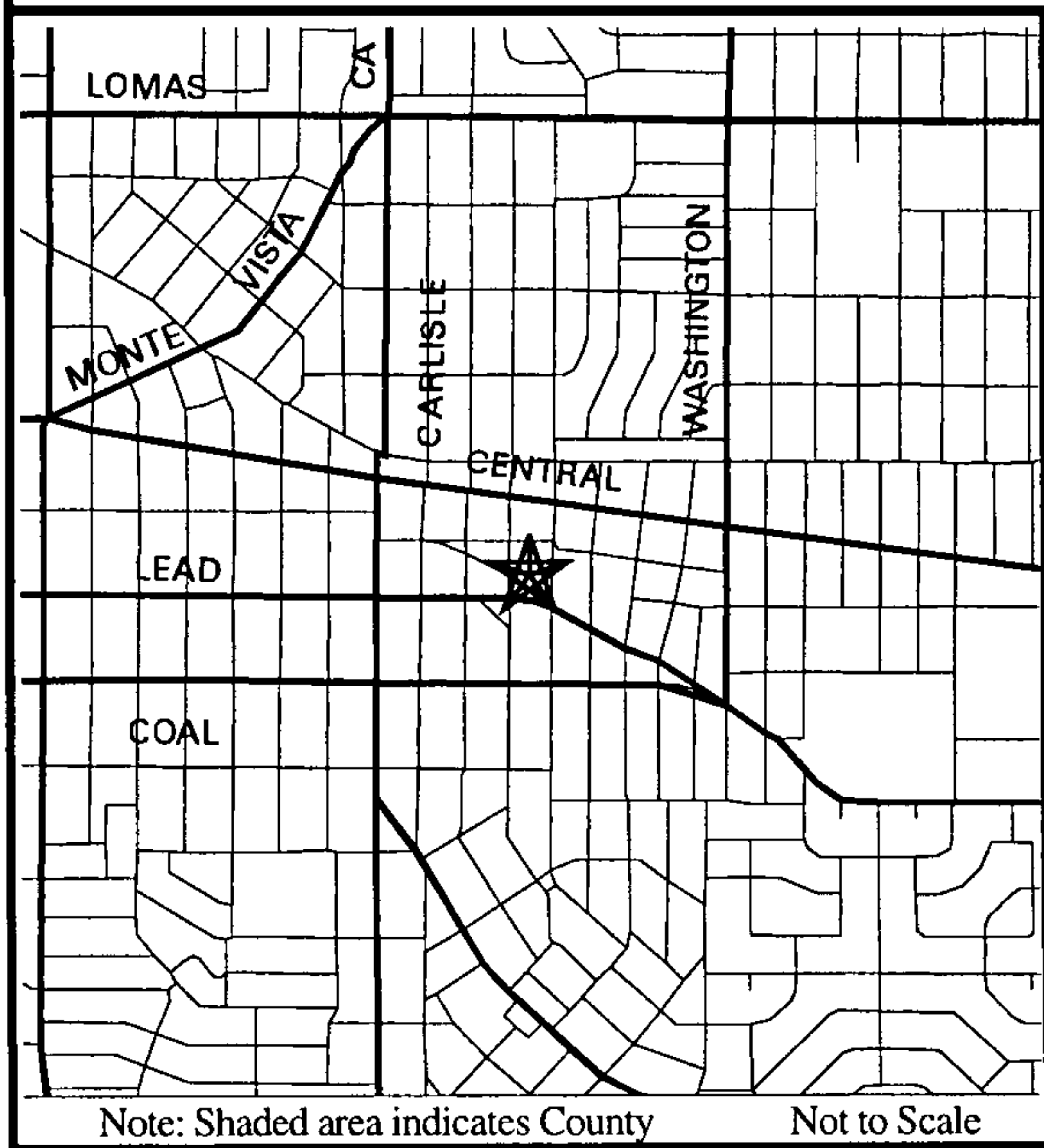
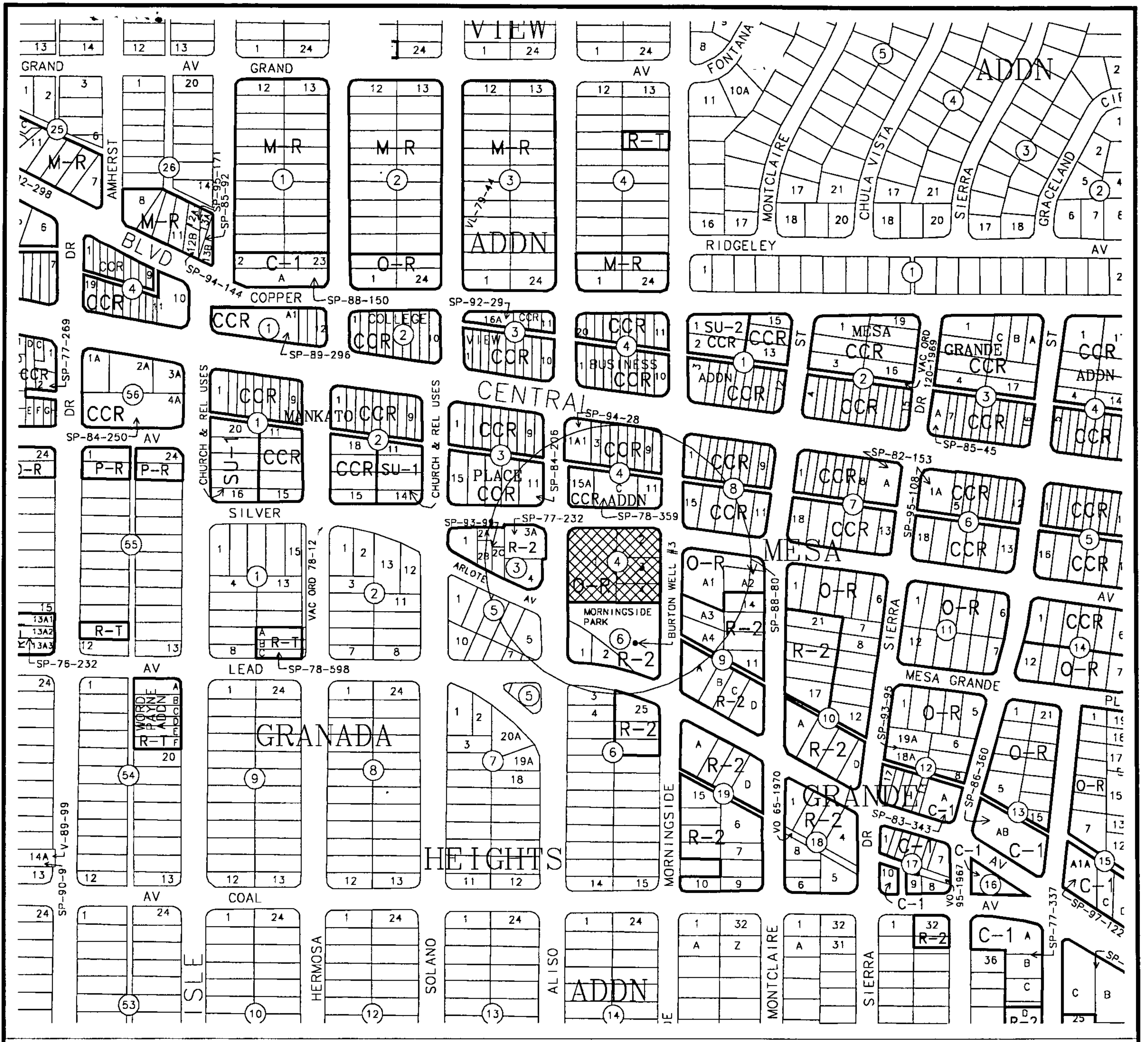
PNM Electric & Gas

PNM will not release easement from proposed street R-O-W Vacation. Plat must provide for PUE for existing facilities where vacation is proposed. Or, developer must pay for relocation of PNM facilities.

Comcast No comments received.

QWEST No comments received.

A handwritten mark, possibly a signature or initials, consisting of a single, fluid, curved stroke.



ZONING MAP



Scale 1"=412'

PROJECT NO.
1003585

HEARING DATE
2-9-05

MAP NO.
K-17

ADDITIONAL CASE NUMBER(S)
05DRB-00087
05DRB-00088

Note: Shaded area indicates County Not to Scale



**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, August 17, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986

05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

Project # 1004162

05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, **VISTA DEL NORTE** (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

Project # 1003585

05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

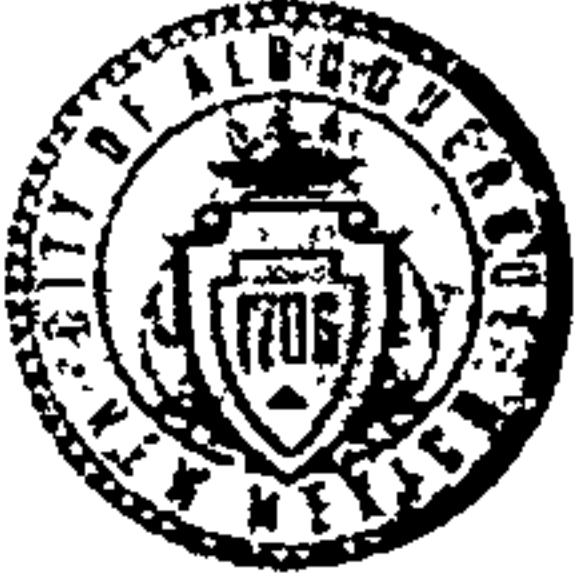
SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

Project # 1002861

05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, **NEW MEXICO TOWN COMPANY TOWNSITE** (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1004341

05DRB-01203 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD: NW containing approximately 6 acre(s). (J-10)

Project # 1004173

05DRB-01192 Major-Vacation of Public
Easements

05DRB-01196 Major-Preliminary Plat
Approval

05DRB-01199 Minor-Sidewalk Waiver

05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

Project # 1003551

05DRB-01183 Major-Preliminary Plat
Approval

05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.

CITY OF ALBUQUERQUE



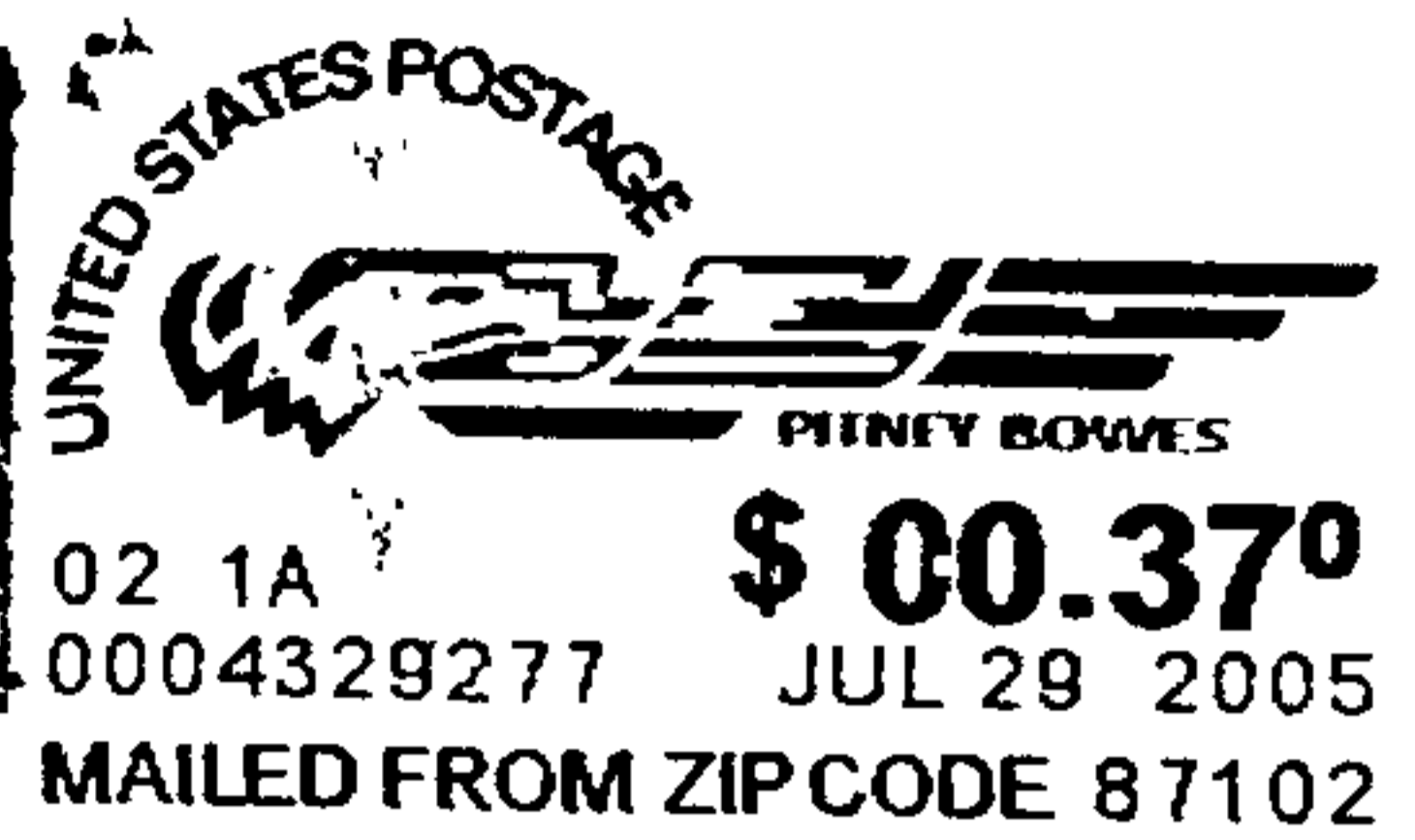
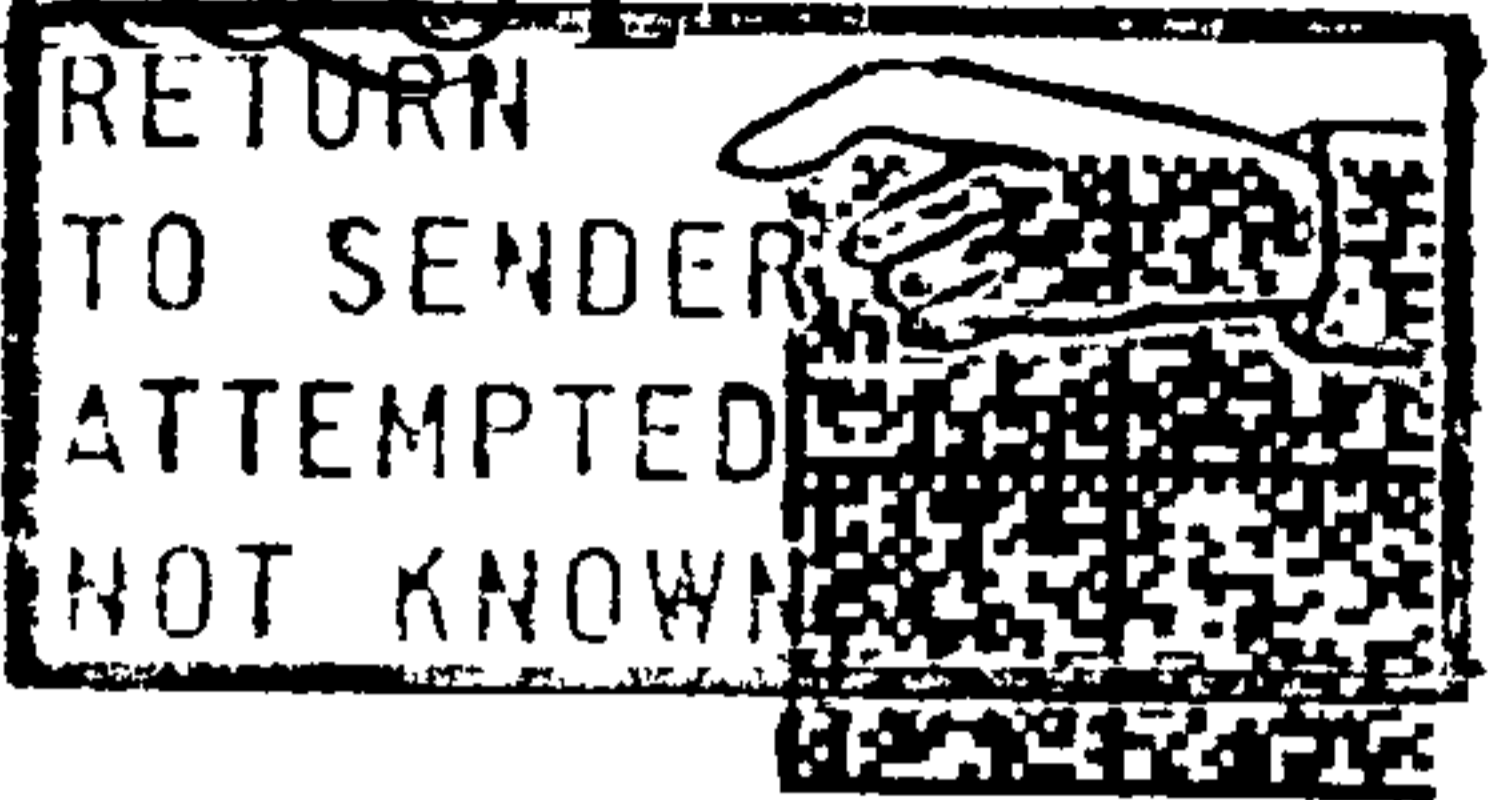
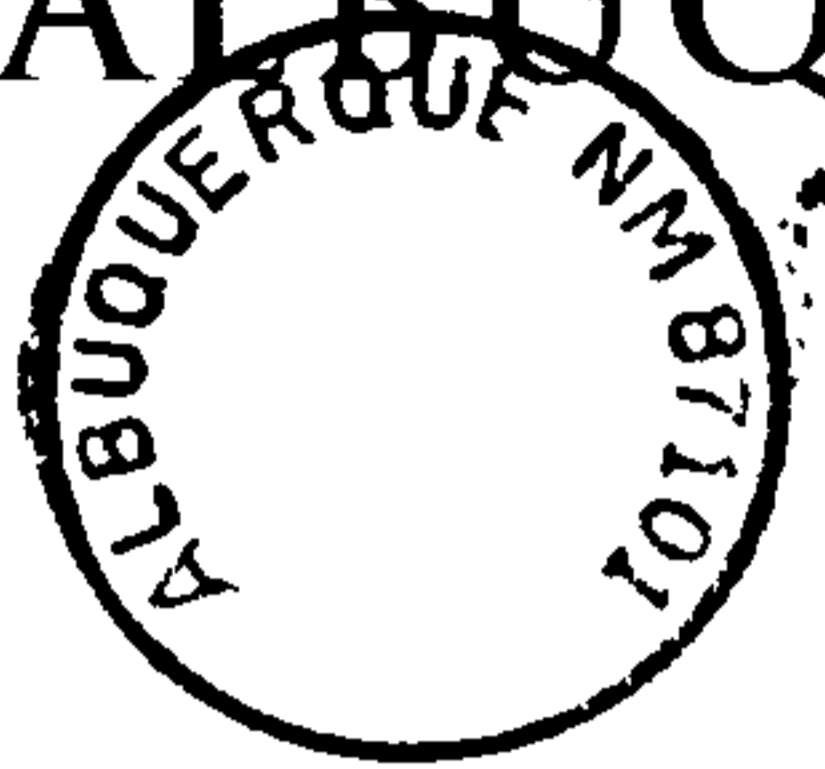
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

DRB



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HARRIS GENENELL ELOISE
3911 SILVER
ALBUQUERQUE NM 87108 SE

87108+2661-99 C034



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

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05DRB-01193 Major-Preliminary Plat
Approval

05DRB-01195 Minor-Subd Design (DPM)
Variance

05DRB-01197 Minor-Sidewalk Waiver

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Right-of-Way

05DRB-01190 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

Project # 1002861

05DRB-01202 Major-Preliminary Plat
Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1004341

05DRB-01203 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD: NW containing approximately 6 acre(s). (J-10)

Project # 1004173

05DRB-01192 Major-Vacation of Public
Easements

05DRB-01196 Major-Preliminary Plat
Approval

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05DRB-01200 Minor-Temp Defer SDWK

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Project # 1003551

05DRB-01183 Major-Preliminary Plat
Approval

05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.

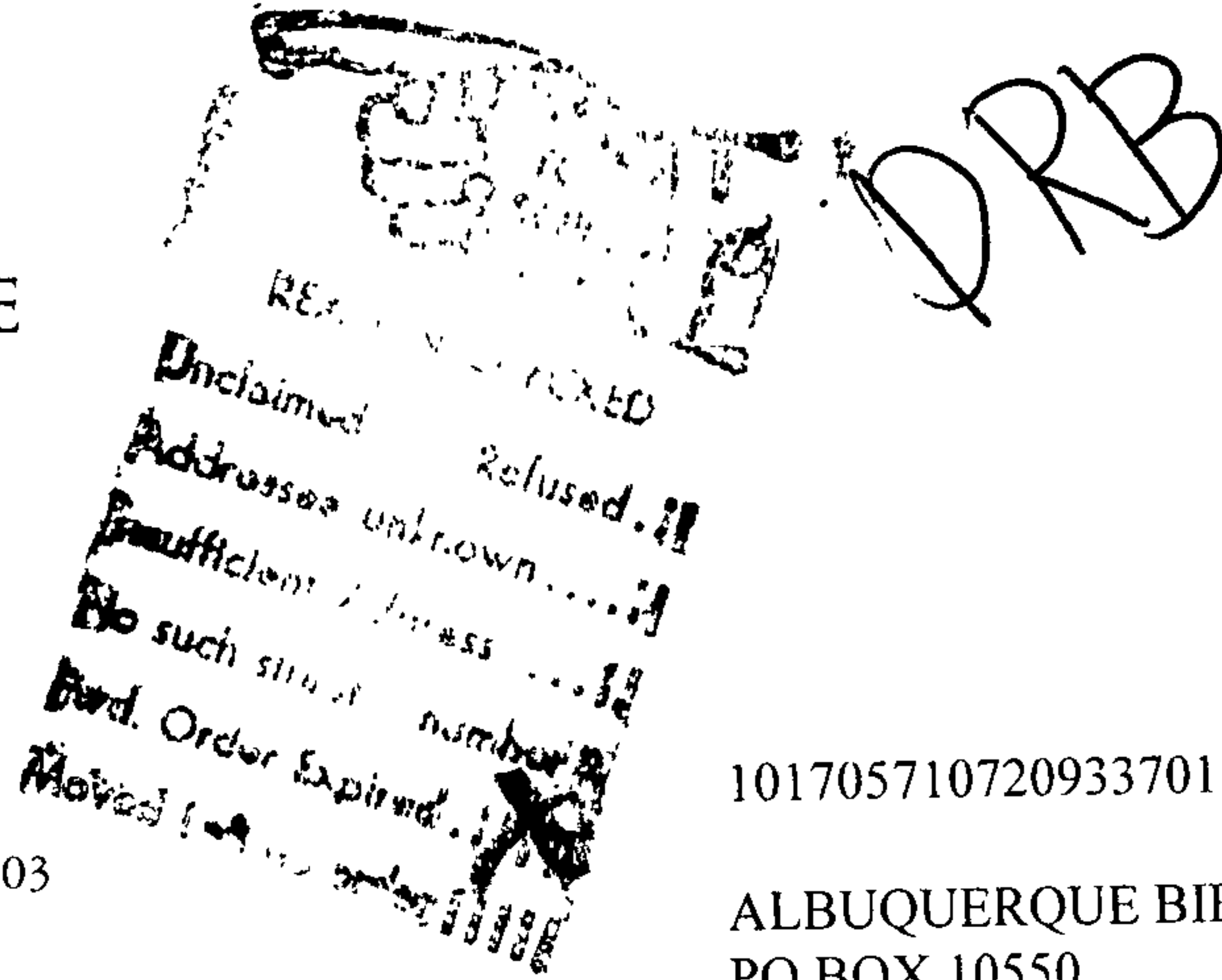
CITY OF ALBUQUERQUE



Planning Department

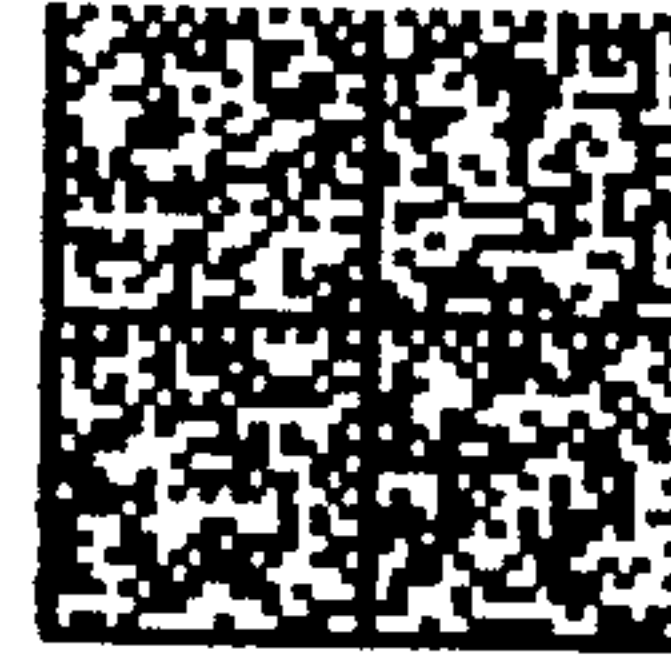
P.O. Box 1293

Albuquerque, NM 87103



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ALBUQUERQUE BIBLE COLLEGE
PO BOX 10550
ALBUQUERQUE NM 87184



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**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, February 9, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003585

05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

Project # 1003471

05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

Project # 1003594

05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

Project # 1003790

05DRB-00085 Major-Vacation of Public Easements

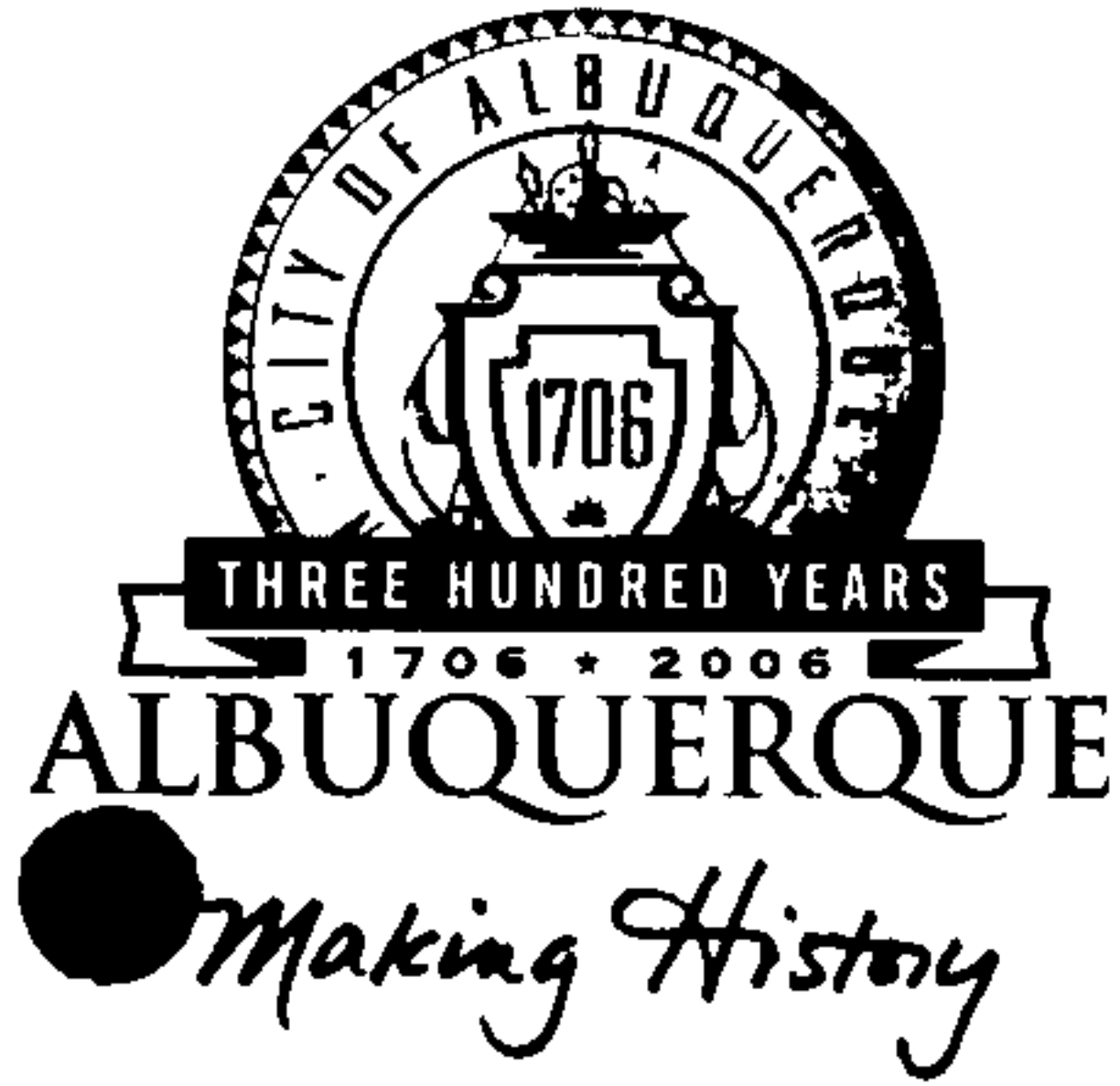
BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and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

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

Roger A. Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

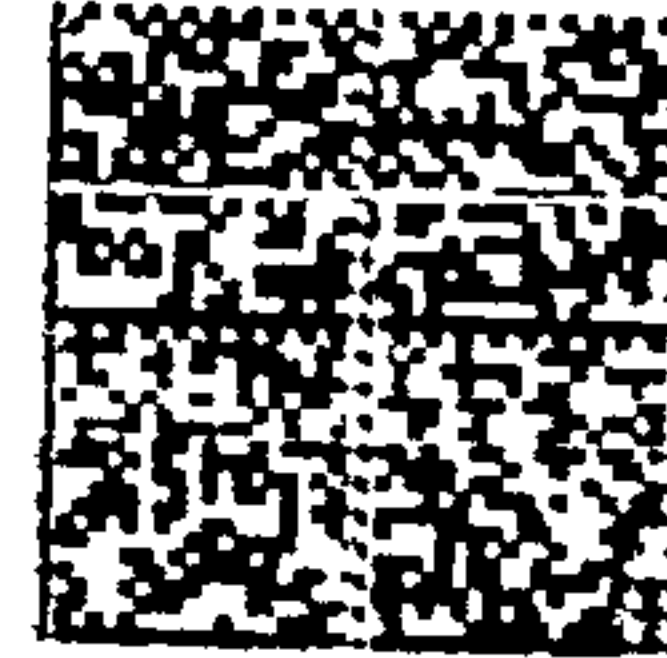
Albuquerque, NM 87103

DRB

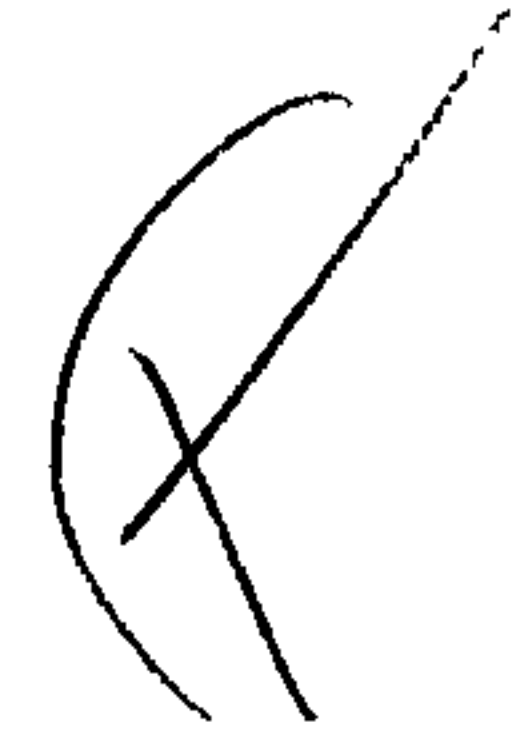
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ALBUQ HIRAM INCORP

3914 SILVER AV SE
ALBUQUERQUE NM 87108



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MAILED FROM ZIP CODE 87102



ALBU903 871983019 1N 10 02/03/05
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

ALBUQUERQUE





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

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05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

Project # 1003471

05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

Project # 1003594

05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

Project # 1003790

05DRB-00085 Major-Vacation of Public Easements

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

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

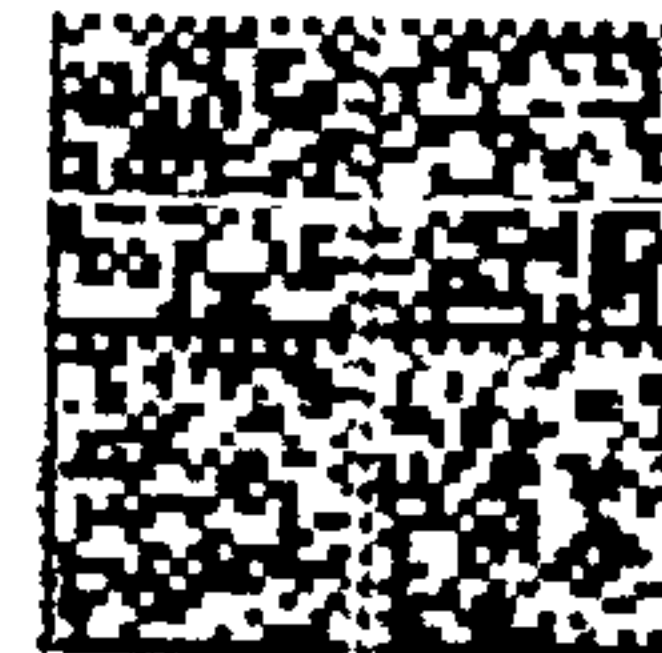
Roger A. Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

CITY OF ALBUQUERQUE



DRB



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Planning Department

101705706721033601

P.O. Box 1293

H SPERAL INC
350 CANAL ST
NEW YORK

Albuquerque, NM 87103

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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

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

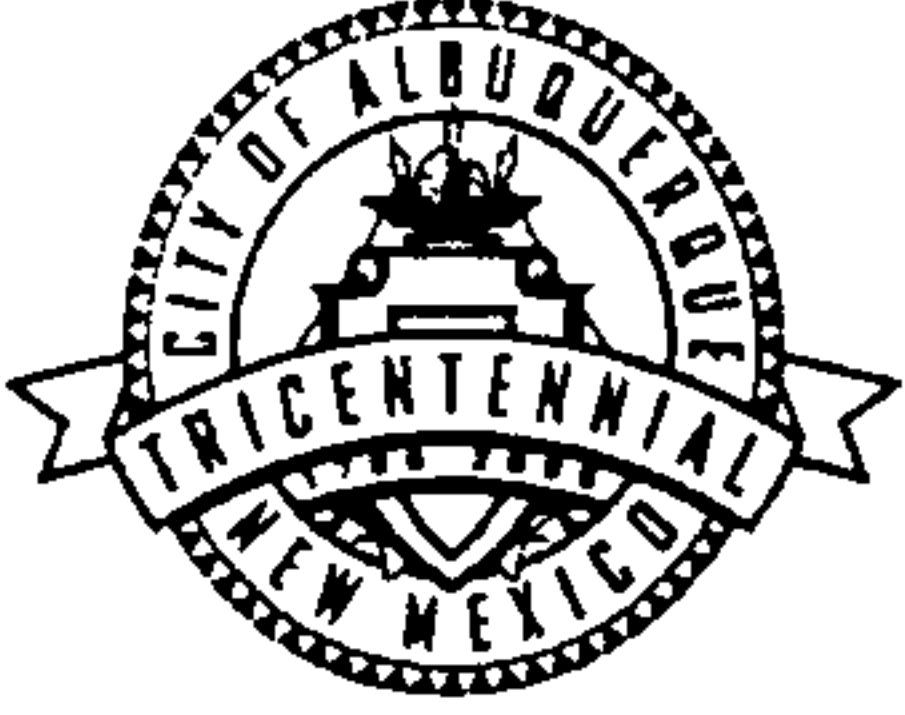
Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 9, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project # 1003585**
05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)
- Project # 1003471**
05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements
- SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)
- Project # 1003594**
05DRB-00086 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)
- Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] (B-18)

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

Roger A. Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 12, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: NOON

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01568 Minor-Temp Defer SDWK
04DRB-01863 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04, 12/1/04, 12/15/04 & 1/5/05] 04DRB-1570 WAS WITHDRAWN. (B-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL DESIGN MUST OCCUR BEFORE FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE FOR NON-PLACEMENT OF SIDEWALKS WHICH WILL NOT PRECLUDE ANY FUTURE PROJECT FROM CONSTRUCTING SIDEWALK LATER.**

2. **Project # 1002384**
04DRB-01942 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE, (to be known as **RANCHO ENCANTADO DEL SUR**, zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 03DRB01369] (F-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

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

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] *[Deferred from 1/12/05]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

4. **Project # 1003471**
04DRB-01948 Major-Amnd Prelim Plat Approval
04DRB-01949 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10) **THE AMENDED INFRASTRUCTURE LIST DATED 1/12/05 WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 12/16/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003172**
04DRB-01955 Major-Preliminary Plat
Approval
04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9**, zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REEVALUATE THE LOCATION OF PYRENEES CT AND IRVING BLVD., TO SHOW THE 20-FOOT PEDESTRIAN EASEMENT ON THE FINAL PLAT AND TO GRANT THE 20-FOOT PUBLIC SANITARY SEWER EASEMENT TO THE CITY OF ALBUQUERQUE AS WELL AS NEW MEXICO UTILITIES INC. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002194**
04DRB-01915 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/112/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/03 THE PRELIMINARY PLAT WAS APPROVED.**

04DRB-01836 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGING ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 04DRB01778] [*Deferred from 12/15/04*] (L-16) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. ~~Project # 1003585~~
04DRB-01958 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **TOWNHOMES @ MASONS LANDING**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199][*Deferred from 12/29/04 & 1/12/05*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/05.**

04DRB-01967 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04 & 1/12/05*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/05.**

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer SDWK
- WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04 & 12/1/04 & 1/12/05] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
10. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04 & 1/12/05] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
11. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub
Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [Deferred from 12/1/04, 12/15/04 & 1/12/05] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05]* [REF:02DRB-00963](B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/15/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

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

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

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

14. **Project # 1003784**
05DRB-00007 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JESUS ESPINOZA request(s) the above action(s) for all or a 50-foot portion of **VACATED ALAMEDA LATERAL**, zoned lateral, located on PROSPECT AVE NE, between BROADWAY BLVD NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 04EPC01776] (H-15) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1003796**
04DRB-01990 Minor-Prelim&Final Plat
Approval
- PATRICK J GRIFFIN request(s) the above action(s) for all or a portion of Lot(s) 79, Block(s) 11, **SKYVIEW WEST ADDITION**, zoned R-1, located on GWIN RD SW, between UNSER BLVD SW and GASLIGHT SW containing approximately 1 acre(s). [REF: 04DRB01807] (K-10) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**
16. **Project # 1002727**
05DRB-00010 Minor-Prelim&Final Plat
Approval
- DAC ENTERPRISES INC agent(s) for PEGGY DASKALOS-LYCOU request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 6-10, Block(s) 105, **BEL AIR SUBDIVISION**, zoned C-2, located on MENAUL BLVD NE, between ALVARADO DR NE and PALOMAS DR NE containing approximately 1 acre(s). [REF: 04ZHE00955] (H-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE RADII DEDICATIONS AND TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1003695**
05DRB-00008 Minor-Prelim&Final Plat Approval
- HALL SURVEYING CO agent(s) for A BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4 (west 63 feet), Block(s) 12, **ALBUQUERQUE HIGHLANDS**, zoned R-1, located on LA VETA NE, between SAN MATEO NE and MOUNTAIN RD NE containing approximately 1 acre(s). [REF:04DRB-1404] (J-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
18. **Project # 1003673**
04DRB-01637 Minor-Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04, Final Plat Indef Deferred for SIA.]*] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA, AMAFCA'S SIGNATURE AND NEEDED EASEMENTS AND TO PLANNING FOR THE AGIS DXF FILE.**
19. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval
- ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF 04DRB01233, 04DRB01452, 04DRB01453] [*Deferred from 12/1/04, 12/8/04 & 1/5/05]*] (J-10) **THE FINAL PLAT WAS APPROVED WITH THE FOLLOWING CAVEAT: THE AGENT IS TO GET THE TREASURER'S STAMP ON THE MYLAR AND TURN THE MYLAR OVER TO KEVIN CURRAN WITHOUT RECORDING IT. THE RECORDING WILL OCCUR LATER.**

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

20. **Project # 1003865**
05DRB-00006 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11,12, 21 and 22, Block(s) 28, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU2 - IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: Z-87-42-1,DRB-99-187] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1001568**
05DRB-00002 Minor-Sketch Plat or Plan
- ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A1-A1-B1-A, **MRGCD MAP 35**, zoned RA-2, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL NW and MATTHEW NW containing approximately 2 acre(s). [REF: 01EPC01563, 04DRB01170] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003863**
04DRB-01989 Minor-Sketch Plat or Plan
- URS agent(s) for GLOBAL BRIDGE PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-2, **MENAUL SCHOOL INC**, zoned M-1, located on BROADBENT PARKWAY NE, between CANDELARIA NE and MENAUL NE containing approximately 2 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for December 29, 2004. **THE DRB MINUTES FOR DECEMBER 29, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003585 AGENDA#: 7 DATE: 1-12-05

Unsuitable + array. other properties drain into.
1. Name: Douglas Lopez Address: 303 Aliso SE Zip: 87108
2. Name: David Saule Address: Rio Grande Engr. Zip: _____

3. Name: Bill Kramer Address: _____ Zip: _____

Arrect/concepts to Add streets Parks
4. Name: ROBERT STRELL Address: 120 MORNINGSIDE DR SE Zip: 87108

2. Design-directed inward - gated community - Walling of Park
5. Name: _____ Address: _____ Zip: _____

1. Happy w/ having 2. Has wall around property 3. Directed inward. 4.
6. Name: Phil Townsend Address: 202 MORNINGSIDE SE Zip: 87108

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

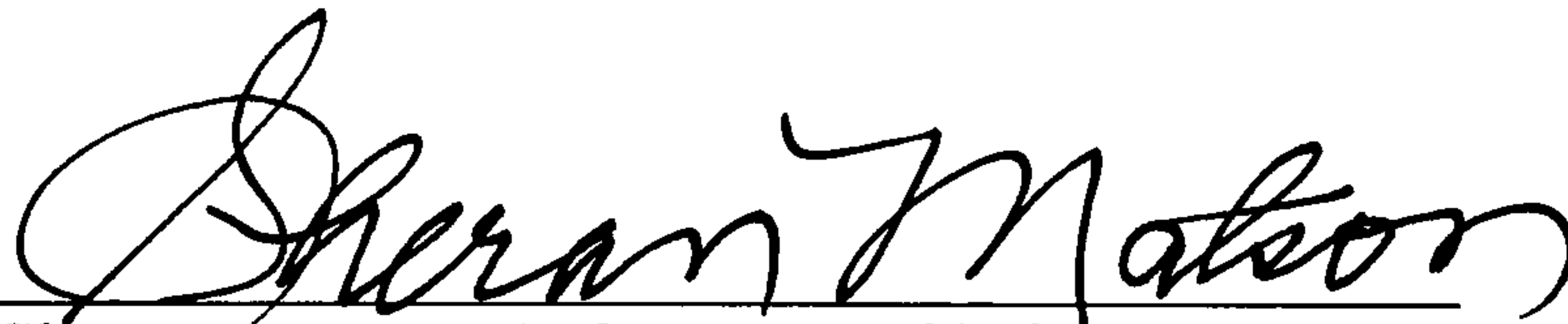
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
1/12/05 DRB Comments**

ITEM # 7

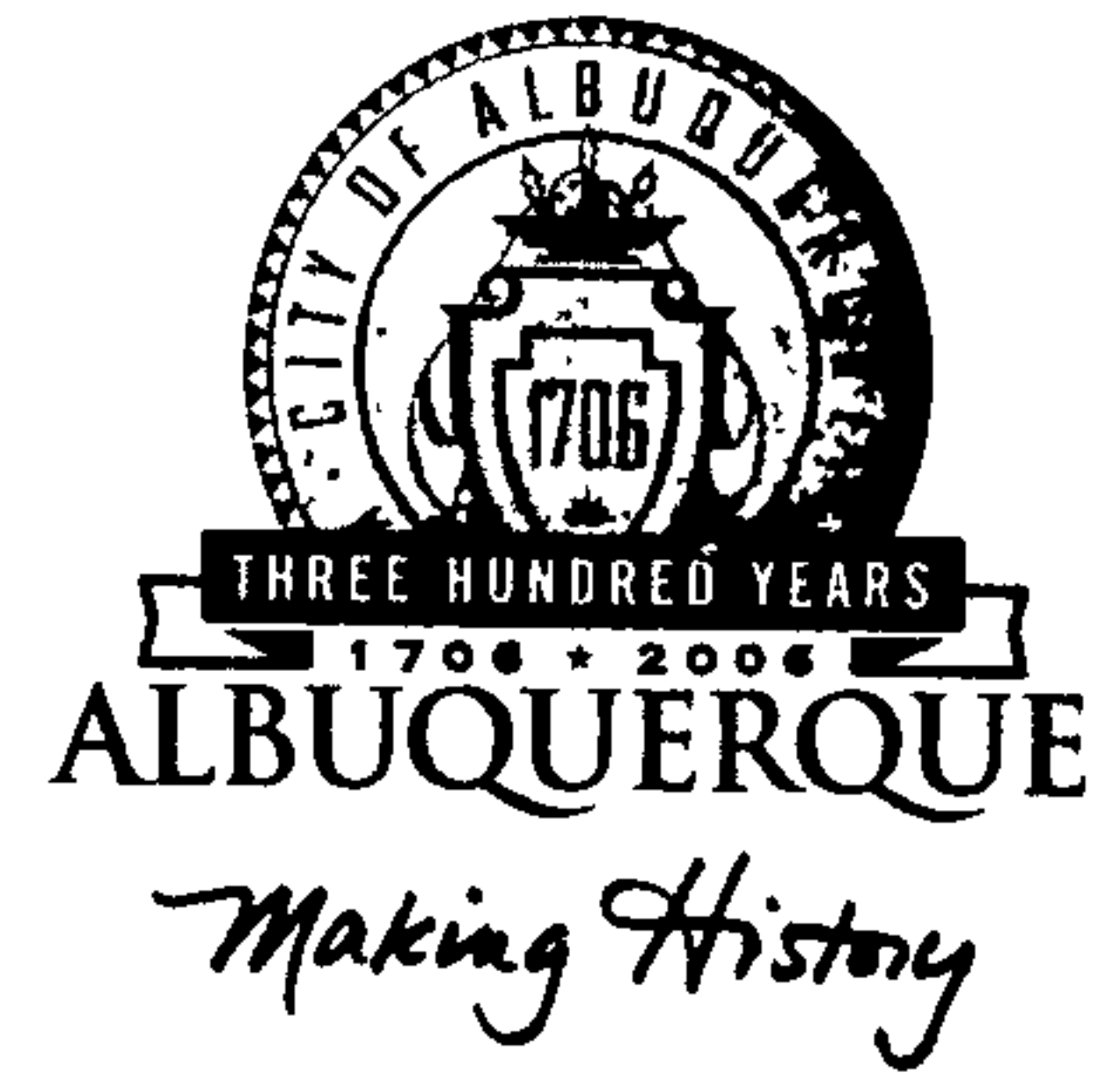
PROJECT # 1003585 APPLICATION # 05-01958

**RE: Lots 1-4, Block 4, Granada Heights Addition (Townhomes@
Masons Landing)/minor plat**

No objection.



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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003585

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED to 2-09-05 ✓; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 12, 2005

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

Meeting Date: FEBUARY 9, 2005
Zone Atlas Page: K-17-Z
Notification Radius: 100 Ft.

Project# 1003585
App# 05DRB-00087
App# 05DRB-00088

Cross Reference and Location:

Applicant: THE MONTANA GROUP
Address: 1495 PACIFIC HWY #205
SAN DIEGO CA 82101

Agent: RIO GRANDE ENGINEERING
Address: 3500 COMANCHE NE, STE# E-5
ALBUQUERQUE NM 87107

Special Instructions:

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

Date Mailed: JANUARY 21, 2005

Signature: KYLE TSEHLIKAI



PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 / Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
15-17	1017057	117-189	320-05	✓ 1017057
		116-170	03	✓ POA
		092-108	324-02	✓
		086-171	03	✓
		082-123	04	✓
		079-144	08	✓ mp
		090-164	09	✓ mp
		094-163	01	✓ mp
		083-189	325-06	✓
		090-187	01	✓
		091-194	02	✓
		081-195	05	✓
		067-210	334-01	✓
		089-211	04	✓ mp
		091-225	05	✓ mp
		084-224	04	✓
		107-209	337-01	✓
		115-209	351-01	✓
		127-209	337-05	✓ mp
				1017057 128-220 337 06 ✓
				126-221 07 ✓
				124-221 08 ✓
				117-221 13 ✓
				105-222 14 ✓
				140-210 338 11 ✓
				142-207 12 ✓
				141-205 13 ✓
				141-201 14 ✓
				150-205 01 ✓
				150-199 02 ✓
				158-205 03 ✓
				138-219 10 ✓
				145-218 09 ✓
				152-217 04 ✓
				154-217 05 ✓
				159-217 04 ✓
				137-185 327 07 ✓
				137-175 08 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
15-17	1017057	1310-170	327-12	✓ 1017057
		140-159	09	✓ 110-151
		140-155	10	✓ 122-148
		150-152	11	✓ 140-137
		154-102	02	✓
		154-108	03	✓
		154-173	04	✓
		149-178	05	✓
		148-184	06	✓
		070-174	324-05	✓
		072-178	06	✓
		072-107	07	✓ <i>MP</i>
		079-190	325-03	✓
		074-197	04	✓
		077-227	334-07	✓ <i>MP</i>
		071-228	09	✓ <i>MP</i>
		095-153	350-01	✓ <i>COA</i>
		088-131	310-04	✓
		085-138	07	✓



<mainframe@coa1mp3.cabq.gov>

01/19/2005 10:50 AM

To:
cc:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01017057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101705711718932605 LEGAL: 001 004G RANADA HTS ADD L1,2,3&4
LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: ALBUQ HIRAM INCORP
OWNER ADDR: 03914 SILVER AV SE
ALBUQUERQUE NM 87108
0101705711617032603 LEGAL: 001 006L TS 1 & 2 BLK 6 GRANADA HTS ADDN
MORNINGSID LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101705709216832402 LEGAL: 005 005G RANADA HTS ADD
LAND USE:
PROPERTY ADDR: 00000 ALISO
OWNER NAME: KATSINAS TED
OWNER ADDR: 00301 ALISO DR SE
ALBUQUERQUE NM 87108
0101705708617132403 LEGAL: 004 005G RANADA HTS ADD
LAND USE:
PROPERTY ADDR: 00000 ARLOTE
OWNER NAME: BRADLEY KAREN
OWNER ADDR: 03812 ARLOTE AV SE
ALBUQUERQUE NM 87108
0101705708217332404 LEGAL: 003 005G RANADA HTS ADD
LAND USE:
PROPERTY ADDR: 00000 ARLOTE
OWNER NAME: GRAVLIN JAMES C ETUX
OWNER ADDR: 03808 ARLOTE AV SE
ALBUQUERQUE NM 87108
0101705707916432408 LEGAL: 009 005G RANADA HTS ADD WLY 1/2 L8&L9
LAND USE:
PROPERTY ADDR: 00000 COAL
OWNER NAME: SILVA VICTOR F ETUX
OWNER ADDR: 03801 LEAD AV SE
ALBUQUERQUE NM 87108
0101705709016432409 LEGAL: POR OF L OT 7 & 8 BLOCK 5 GRANADA HTS ADD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SILVA VICTOR F ETUX
OWNER ADDR: 03801 LEAD AV SE
ALBUQUERQUE NM 87108
0101705709616332401 LEGAL: 005P OR L OT 6 GRANADA HTS ADDITION
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SILVA VICTOR F ETUX
OWNER ADDR: 03801 LEAD AV SE
ALBUQUERQUE NM 87108

PAGE 2

0101705708318932506 GRANADA LAND USE: LEGAL: LOT 2-C PLAT OF LOTS 2-A THROUGH 2-C BLK 3
PROPERTY ADDR: 00000 ARLOTE
OWNER NAME: JOLLENSTEN SUZANNE E
OWNER ADDR: 08508 SONOMA VALLEY DR NE
ALBUQUERQUE NM 87122

0101705709018732501 LAND USE: LEGAL: 004 003G RANADA HTS
PROPERTY ADDR: 00000 ALISO
OWNER NAME: ARMIJO URSULITA B
OWNER ADDR: 00207 ALISO SE
ALBUQUERQUE NM 87108

0101705709119632502 SOUTH LAND USE: LEGAL: 3A 3 GRA NADA HEIGHTS REPLAT OF LOT 3 BLK 3 &
PROPERTY ADDR: 00000 ALISO
OWNER NAME: GERMAIN LAWRENCE S &
OWNER ADDR: PO BOX 21250
ALBUQUERQUE NM 87154

0101705708119532505 GRANADA LAND USE: LEGAL: LOT 2-A PLAT OF LOTS 2-A THROUGH 2-C BLK 3
PROPERTY ADDR: 00000 SILVER
OWNER NAME: WITT MARK E & ELIZABETH L
OWNER ADDR: 03804 SILVER AV SE
ALBUQUERQUE NM 87108

0101705706721033601 LAND USE: LEGAL: LTS 13, 14 & 15 BLOCK 3 MANKATO PLACE ADDITION
PROPERTY ADDR: 00000 SILVER
OWNER NAME: H SPERAL INC
OWNER ADDR: 00350 CANAL ST
NEW YORK NY 10013

0101705708921133604 LAND USE: LEGAL: 011 003M ANKATO PL ADD L11&12
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MANJI ARIF &
OWNER ADDR: 03820 CENTRAL AV SE
ALBUQUERQUE NM 87106

0101705709122533605 LAND USE: LEGAL: 008 003M ANKATO PL ADD L8,9&10
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MANJI ARIF &
OWNER ADDR: 03820 CENTRAL AV SE
ALBUQUERQUE NM 87106

0101705708422633606 LAND USE: LEGAL: 005 003M ANKATO PL ADD L5,6&7
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: COLEMAN PAGE &
OWNER ADDR: 00406 ADAMS ST NE
ALBUQUERQUE NM 87108

0101705710720933701 14 LAND USE: LEGAL: LT 1 5-A BLK 4 OF THE REPL OF LT 15, THE W/2 LT
PROPERTY ADDR: 00000 ALISO
OWNER NAME: ALBUQUERQUE BIBLE COLLEGE
OWNER ADDR: PO BOX 10550
ALBUQUERQUE NM 87184

PAGE 3

0101705711520935101 CONDOMIN LAND USE:	LEGAL: LAND & C OMMON AREA IMP. SILVER TOWNHOUSES	
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: HARRIS GENENELL ELOISE	
	OWNER ADDR: 03911 SILVER	SE
ALBUQUERQUE NM 0101705712720933705 LAND USE:	87108 LEGAL: 011 004M ANKATO PL ADD	
	PROPERTY ADDR: 00000 SILVER	
	OWNER NAME: BUNCE THOMAS C	
	OWNER ADDR: 05205 COLLEGE	NW
ALBUQUERQUE NM 0101705712822033706 LAND USE:	87120 LEGAL: 010 004M ANKATO PL ADD	
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: BUNCE THOMAS C	
	OWNER ADDR: 05205 COLLEGE	NW
ALBUQUERQUE NM 0101705712622133707 LAND USE:	87120 LEGAL: 009 004M ANKATO PL ADD	
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: BUNCE THOMAS C	
	OWNER ADDR: 05205 COLLEGE	NW
ALBUQUERQUE NM 0101705712422133708 LAND USE:	87120 LEGAL: 008 004M ANKATO PL ADD	
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: BUNCE THOMAS C	
	OWNER ADDR: 05205 COLLEGE	NW
ALBUQUERQUE NM 0101705711722133713 LAND USE:	87120 LEGAL: LOTS 3 T HRU 7 BLK 4 MANKATO PL ADD	
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: MANOLE NICK	
	OWNER ADDR: 04501 LARCHMONT	DR NE
ALBUQUERQUE NM 0101705710522233714 PLAC LAND USE:	87111 LEGAL: LT 1 -A-1 BLK 4 PLAT OF LT 1-A-1 BLK 4 MANKATO	
	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: ARGOS NICK & POTITSA	
	OWNER ADDR: 01504 CARDENAS	NE
ALBUQUERQUE NM 0101705714021033811 FT LAND USE:	87110 LEGAL: NORT H 20 FT LOT 15 & NORTH 20 FT OF THE WEST 25	
	PROPERTY ADDR: 00000 MORNINGSIDE	
	OWNER NAME: PETKOSEK JOYCE & MICHAEL A KIN	
	OWNER ADDR: 06400 JA	CT NW
ALBUQUERQUE NM 0101705714220733812 SLY LAND USE:	87120 LEGAL: THE SLY 25 FT OF THE NLY 45 FT OF LT 15 & THE	
	PROPERTY ADDR: 00000 MORNINGSIDE	
	OWNER NAME: RICCOBENE BRENDAN	
	OWNER ADDR: 00440 CHAPARRAL	LN
CORRALES NM 87048		

0101705714120533813 LEGAL: THE S 25 FT OF THE N 70 FT OF LT 15 & THE S 25
FT LAND USE:
PROPERTY ADDR: 00000 MORNINGSIDE
OWNER NAME: CONRAD BONNIE L &
OWNER ADDR: 00116 MORNINGSIDE SE
ALBUQUERQUE NM 87108
0101705714120133814 LEGAL: 015 008M ESA GRANDE ADD S 50FT L14&15
LAND USE:
PROPERTY ADDR: 00000 MORNINGSIDE
OWNER NAME: STRELL ROBERT E
OWNER ADDR: 00120 MORNINGSIDE DR SE
ALBUQUERQUE NM 87108
0101705715020533801 LEGAL: THE WLY 25 FT OF THR NLY 70 FT OF LT 12 ALL OF
LT LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: HENDREN J L
OWNER ADDR: PO BOX 14383
ALBUQUERQUE NM 87191
0101705715619933802 LEGAL: 012 008M ESA GRANDE ADD S 50FT L11&12
LAND USE:
PROPERTY ADDR: 00000 MONTCLAIRE
OWNER NAME: HENDREN J L
OWNER ADDR: PO BOX 14383
ALBUQUERQUE NM 87191
0101705715820533803 LEGAL: 8 NO RTH 70 FT OF LOT 11 & NORTH 70 FT OF EAST
25 F LAND USE:
PROPERTY ADDR: 00000 MONTCLAIRE 113
OWNER NAME: HENDREN J L & MILDRED RVT
OWNER ADDR: PO BOX 14383
ALBUQUERQUE NM 87191
0101705713821933810 LEGAL: 001 008M ESA GRANDE ADD
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: SCHURMEIER TERRY E
OWNER ADDR: 00715 PARKLAND CI SE
ALBUQUERQUE NM 87108
0101705714521833809 LEGAL: 008L OTS 2 THRU 5 MESA GRANDE ADDN
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: YAWN RENIA M
OWNER ADDR: 01414 W WEDGEWOOD DR
ANAHEIM CA 92801
0101705715221733806 LEGAL: 006 008M ESA GRANDE ADD
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MURPHY WILLIAM
OWNER ADDR: 10722 CENTRAL AV SE
ALBUQUERQUE NM 87123
0101705715421733805 LEGAL: 007 008M ESA GRANDE ADD
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: TONEY C A
OWNER ADDR: 00816 WASHINGTON NE
ALBUQUERQUE NM 87110

0101705715417332704	LEGAL: 013 009M ESA GRANDE ADD	
LAND USE:	PROPERTY ADDR: 00000 MONTCLAIRE	
	OWNER NAME: MCLEHANEY J D FAMILY TRUST	
	OWNER ADDR: 05108 ROANOKE	NW
ALBUQUERQUE NM	87120	
0101705714917832705	LEGAL: LOT 14 B LK 9 MESA GRANDE ADD CONT 6,000 SQ FT	
M/L LAND USE:	PROPERTY ADDR: 00000 209 MONTCLAIRE	
	OWNER NAME: SCHOLFIELD LAURA M	
	OWNER ADDR: 00211 MONTCLAIRE	DR SE
ALBUQUERQUE NM	87108	
0101705714818432706	LEGAL: LOT "A-2 " BLK 9 MESA GRANDE ADD REPL OF LOTS 1,	
2, LAND USE:	PROPERTY ADDR: 00000 MONTCLAIRE	
	OWNER NAME: NEW MEXICO SCHOOL OF NATURAL	
	OWNER ADDR: 00202 MORNINGSIDE	SE
ALBUQUERQUE NM	87108	
0101705707617632405	LEGAL: 002 005G RANADA HTS ADD	
LAND USE:	PROPERTY ADDR: 00000 ARLOTE	
	OWNER NAME: BISBEE WALLACE A II	
	OWNER ADDR: 03806 ARLOTE	AV SE
ALBUQUERQUE NM	87108	
0101705707217832406	LEGAL: 001 005G RANADA HTS ADD	
LAND USE:	PROPERTY ADDR: 00000 SOLANO	
	OWNER NAME: PEDERSON JOHN M &	
	OWNER ADDR: 00220 SOLANO	DR SE
ALBUQUERQUE NM	87108	
0101705707216732407	LEGAL: 010 005G RANADA HTS ADD	
LAND USE:	PROPERTY ADDR: 00000 LEAD	
	OWNER NAME: SILVA VICTOR ETUX	
	OWNER ADDR: 03801 LEAD	AV SE
ALBUQUERQUE NM	87108	
0101705707919032503	LEGAL: LOT 2-B PLAT OF LOTS 2-A THROUGH 2-C BLK 3	
GRANADA LAND USE:	PROPERTY ADDR: 00000 ARLOTE	
	OWNER NAME: JANOV ROBERT S & ANNEMARIE MCM	
	OWNER ADDR: 03805 ARLOTE	SE
ALBUQUERQUE NM	87108	
0101705707419732504	LEGAL: 001 003G RANADA HTS	
LAND USE:	PROPERTY ADDR: 00000 SILVER	
	OWNER NAME: PRATT ORVILLE R ETUX	
	OWNER ADDR: 03800 SILVER	AV NE
ALBUQUERQUE NM	87108	
0101705707722733607	LEGAL: 002 003M ANKATO PLACE LOTS 2 3 X 4	
LAND USE:	PROPERTY ADDR: 00000 CENTRAL	
	OWNER NAME: H SPERAL INC	
	OWNER ADDR: 00350 CANAL	ST
NEW YORK NY	10013	

0101705707122833609	LEGAL: 001 003M ANKATO PL ADD		
LAND USE:	PROPERTY ADDR: 00000 CENTRAL		
	OWNER NAME: H SPERAL INC		
	OWNER ADDR: 00350 CANAL		ST
NEW YORK NY	10013		
0101705709515335001	LEGAL: SLY POR OF LOTS 6 & 7 GRANADA HTS ADD PARK		
LAND USE:	PROPERTY ADDR: 00000 N/A		
	OWNER NAME: CITY OF ALBUQUERQUE		
	OWNER ADDR: PO BOX 1293		
ALBUQUERQUE NM	87103		
0101705708813131606	LEGAL: LT 1 9A B LK 7 OF THE REPLAT OF LOTS 19-20		
GRANADA H LAND USE:	PROPERTY ADDR: 00000 ALISO		
	OWNER NAME: LOPEZ DOUGLAS K		
	OWNER ADDR: 00305 ALISO		SE
ALBUQUERQUE NM	87108		
0101705708513831607	LEGAL: 020 007G RANADA HTS ADD REPLAT L19&20		
LAND USE:	PROPERTY ADDR: 00000 ALISO		
	OWNER NAME: MONIER PATRICIA L TRUSTEE		
	OWNER ADDR: 00701 PARK AVE E		
PRINCETON IL	61356		
0101705707914531608	LEGAL: 002 007G RANADA HTS ADD		
LAND USE:	PROPERTY ADDR: 00000 LEAD		
	OWNER NAME: PFEUFER LILA A		
	OWNER ADDR: 03808 LEAD		AV SE
ALBUQUERQUE NM	87108		
0101705711015131712	LEGAL: 003 006G RANADA HTS ADD		
LAND USE:	PROPERTY ADDR: 00000 ALISO		
	OWNER NAME: EPSTEIN SHELLEY		
	OWNER ADDR: 00300 ALISO		DR SE
ALBUQUERQUE NM	87108		
0101705712214831711	LEGAL: 025 006G RANADA HTS ADD		
LAND USE:	PROPERTY ADDR: 00000 MORNINGSIDE		
	OWNER NAME: D & K INVESTMENTS INC		
	OWNER ADDR: 00301 MORNINGSIDE		SE
ALBUQUERQUE NM	87108		
0101705714013731808	LEGAL: A 01 9REP L OF BENTONS ADD		
LAND USE:	PROPERTY ADDR: 00000 MORNINGSIDE		
	OWNER NAME: BAUMEISTER BRYAN W		
	OWNER ADDR: 00926 PARKLAND		CI SE
ALBUQUERQUE NM	87108		

QUIT

"Attachment A"

DAVID SOULE, RIO GRANDE ENGINEERING
ZONE MAP: K-17

Nob Hill NA (R)

***Barbara Lanier**

214 Sierra Dr. SE / 87108 265-9127 (h)

Deanna DeSutter

310 Richmond SE / 87106 256-0402 (h)

Southeast Heights NA (R)

***Debbie Stover**

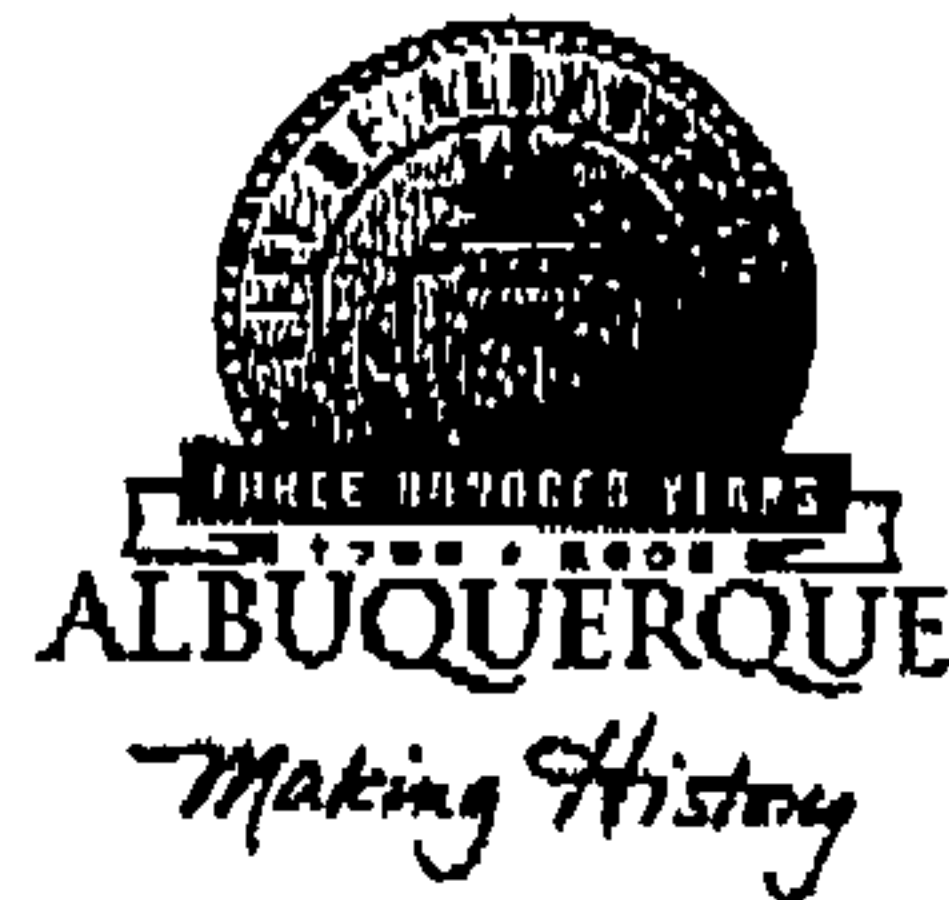
611 Carlisle SE / 87108 266-3144 (h)

Phyllis Taylor

1018 Idlewilde SE / 87108 268-6003 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY
O-92, you are most welcomed to notify the following
"Unrecognized" neighborhood associations of this project.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**



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

January 14, 2005

David Soule
Rio Grande Engineering
3500 Comanche NE, Ste. E-5 / 871107
Phone: 872-0999; Cell 321-9099; Fax: 872-2205

Dear David:

Thank you for your inquiry of January 14, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1, 2, 3, 4, GRANADA HEIGHTS LOCATED ON SILVER AVENUE BETWEEN ALISO SE AND MORNINGSIDE SE** Zone Map K-17

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

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

Project# 1003585

THE MONTANA GROUP
1495 PACIFIC HWY# 205
SAN DIEGO CA 82101

RIO GRANDE ENGINEERING
3500 COMANCHE RD NE, STE# E-5
ALBUQUERQUE NM 87107

BARBARA LANIER
Nob Hill Neigh. Assoc.
214 SIERRA DR. SE
ALBUQUERQUE NM 87108

DEANNA DeSUTTER
Nob Hill Neigh. Assoc.
310 RICHMOND SE
ALBUQUERQUE NM 87106

DEBBIE STOVER
Southeast Heights Neigh. Assoc.
611 CARLISLE BLVD SE
ALBUQUERQUE NM 87108

PHYLLIS TAYLOR
Southeast Heights Neigh. Assoc.
1018 IDLEWILDE SE
ALBUQUERQUE NM 87108

101705711718932605

101705709216832402

101705708617132403

ALBUQ HIRAM INCORP
3914 SILVER AV SE
ALBUQUERQUE NM 87108

KATSINAS TED
301 ALISO DR SE
ALBUQUERQUE NM 87108

BRADLEY KAREN
3812 ARLOTE AV SE
ALBUQUERQUE NM 87108

101705708217332404

101705707916432408

101705708318932506

GRAVLIN JAMES C ETUX
3808 ARLOTE AV SE
ALBUQUERQUE NM 87108

SILVA VICTOR F ETUX
3801 LEAD AV SE
ALBUQUERQUE NM 87108

JOLLENSTEN SUZANNE E
8508 SONOMA VALLEY DR NE
ALBUQUERQUE NM 87122

101705709018732501

101705709119632502

101705708119532505

ARMIJO URSULITA B
207 ALISO SE
ALBUQUERQUE NM 87108

GERMAIN LAWRENCE S &
PO BOX 21250
ALBUQUERQUE NM 87154

WITT MARK E & ELIZABETH L
3804 SILVER AV SE
ALBUQUERQUE NM 87108

101705706721033601

101705708921133604

101705708422633606

H SPERAL INC
350 CANAL ST
NEW YORK NY 10013

MANJI ARIF &
3820 CENTRAL AV SE
ALBUQUERQUE NM 87106

COLEMAN PAGE &
406 ADAMS ST NE
ALBUQUERQUE NM 87108

101705710720933701

101705711520935101

101705712720933705

ALBUQUERQUE BIBLE COLLEGE
PO BOX 10550
ALBUQUERQUE NM 87184

HARRIS GENENELL ELOISE
3911 SILVER SE
ALBUQUERQUE NM 87108

BUNCE THOMAS C
5205 COLLEGE NW
ALBUQUERQUE NM 87120

101705711722133713

101705710522233714

101705714021033811

MANOLE NICK
4501 LARCHMONT DR NE
ALBUQUERQUE NM 87111

ARGOS NICK & POTITSA
1504 CARDENAS NE
ALBUQUERQUE NM 87110

PETKOSEK JOYCE & MICHAEL A KI
6400 JA CT NW
ALBUQUERQUE NM 87120

101705714220733812

101705714120533813

101705714120133814

RICCOBENE BRENDAN
440 CHAPARRAL LN
CORRALES NM 87048

CONRAD BONNIE L &
116 MORNINGSIDE SE
ALBUQUERQUE NM 87108

STRELL ROBERT E
120 MORNINGSIDE DR SE
ALBUQUERQUE NM 87108

101705715020533801

101705715820533803

101705713821933810

HENDREN J L
PO BOX 14383
ALBUQUERQUE NM 87191

HENDREN J L & MILDRED RVT
PO BOX 14383
ALBUQUERQUE NM 87191

SCHURMEIER TERRY E
715 PARKLAND CI SE
ALBUQUERQUE NM 87108

101705714521833809

YAWN RENIA M
1414 W WEDGEWOOD DR
ANAHEIM CA 92801

101705715921733804

TRANSITIONAL LIVING SERVICES
5601 DOMINGO RD NE
ALBUQUERQUE NM 87108

101705713617032712

SCHULTZ DAVID V
343 SARAH LN NW
ALBUQUERQUE NM 87114

101705715015232711

BURBANK JAMES C
4009 LEAD AV SE
ALBUQUERQUE NM 87108

101705715417332704

MCLEHANEY J D FAMILY TRUST
5108 ROANOKE NW
ALBUQUERQUE NM 87120

101705707217832406

PEDERSON JOHN M &
220 SOLANO DR SE
ALBUQUERQUE NM 87108

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LOPEZ DOUGLAS K
305 ALISO SE
ALBUQUERQUE NM 87108

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EPSTEIN SHELLEY
300 ALISO DR SE
ALBUQUERQUE NM 87108

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MURPHY WILLIAM
10722 CENTRAL AV SE
ALBUQUERQUE NM 87123

101705713718532707

NM SCHOOL OF NATURAL
202 MORNINGSIDE SE
ALBUQUERQUE NM 87106

101705714015932709

STRATVERT WILLIAM K
2318 EL NIDO CT NW
ALBUQUERQUE NM 87104

101705715416232702

HUMMINGBIRD PROPERTIES LLC
2200 CAMINO DE LOS ART NW
ALBUQUERQUE NM 87107

101705714917832705

SCHOLFIELD LAURA M
211 MONTCLAIRE DR SE
ALBUQUERQUE NM 87108

101705707919032503

JANOV ROBERT S & ANNEMARIE MC
3805 ARLOTE SE
ALBUQUERQUE NM 87108

101705708513831607

MONIER PATRICIA L TRUSTEE
701 PARK AVE E
PRINCETON IL 61356

101705712214831711

D & K INVESTMENTS INC
301 MORNINGSIDE SE
ALBUQUERQUE NM 87108

101705715421733805

TONEY C A
816 WASHINGTON NE
ALBUQUERQUE NM 87110

101705713717532708

VIERRA ANDREA F & SCHULTZ
343 SARAH LN NW
ALBUQUERQUE NM 87114

101705714615532710

STERLING SAMUEL M & HELEN A
277 LA LADERA RD
PERALTA NM 87042

101705715416832703

BERTRAM MAURICE J &
2623 GENERAL MARSHALL ST NE
ALBUQUERQUE NM 87112

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BISBEE WALLACE A II
3806 ARLOTE AV SE
ALBUQUERQUE NM 87108

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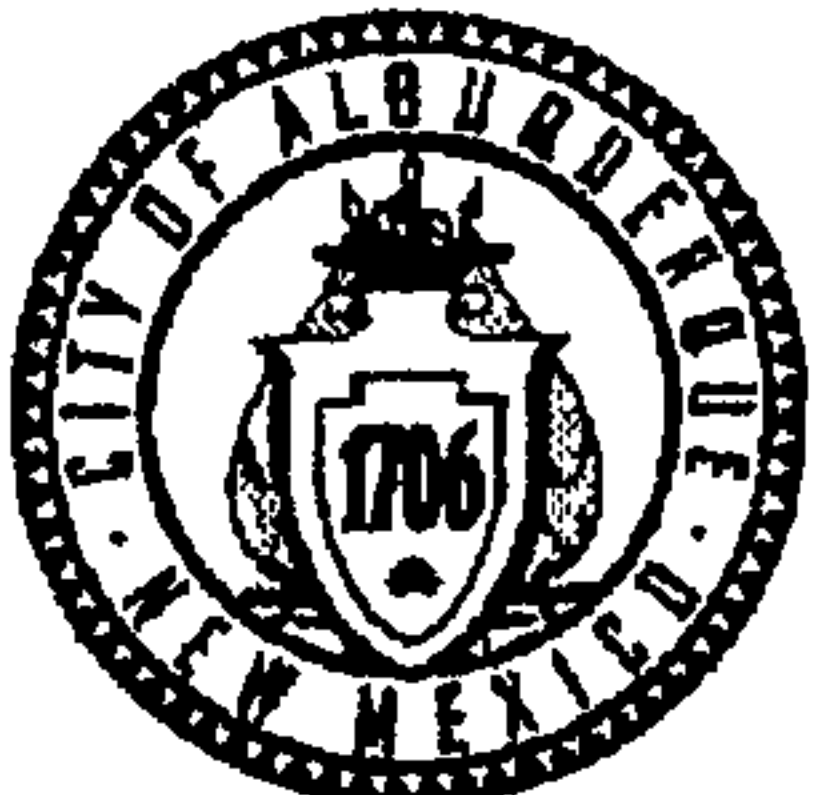
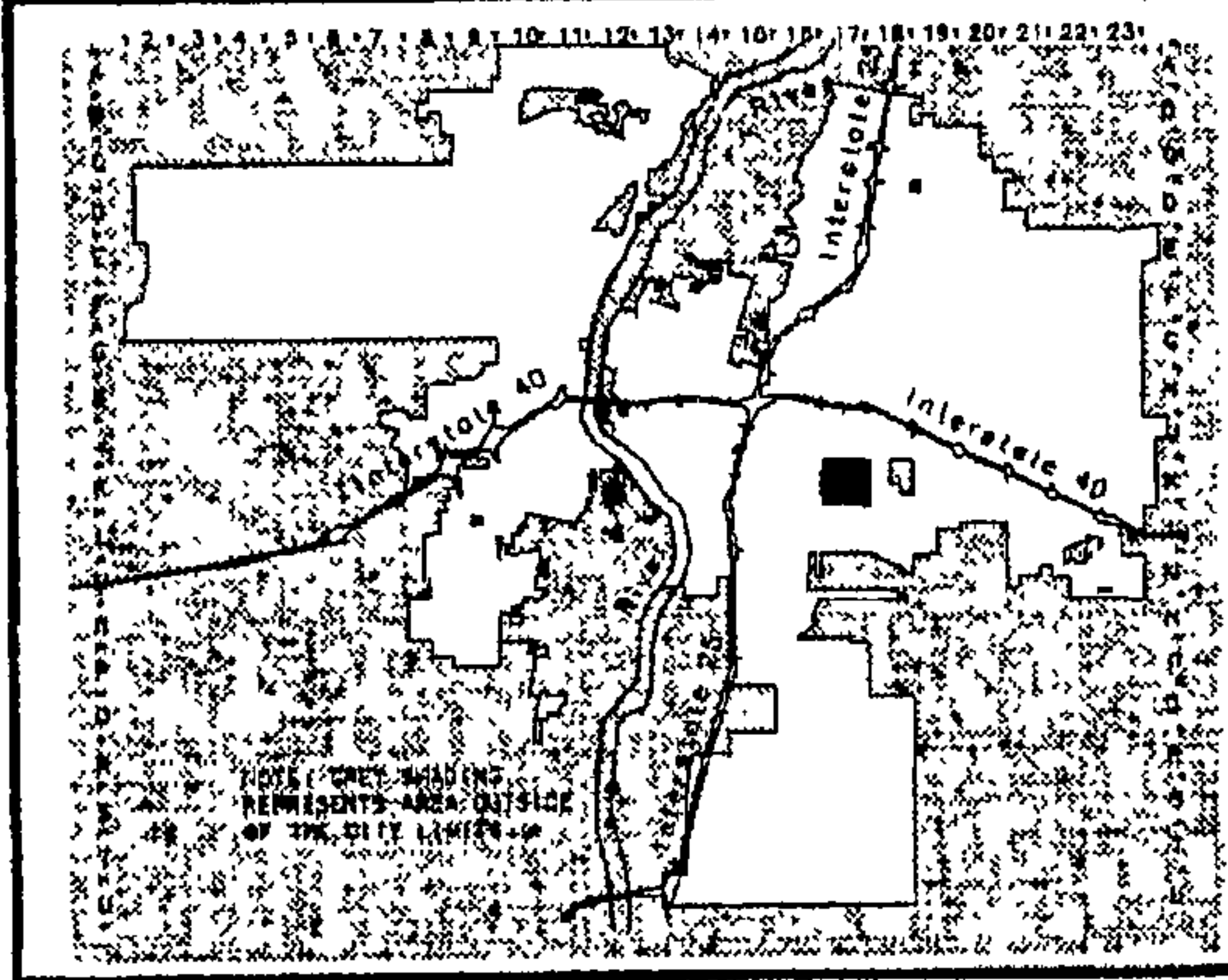
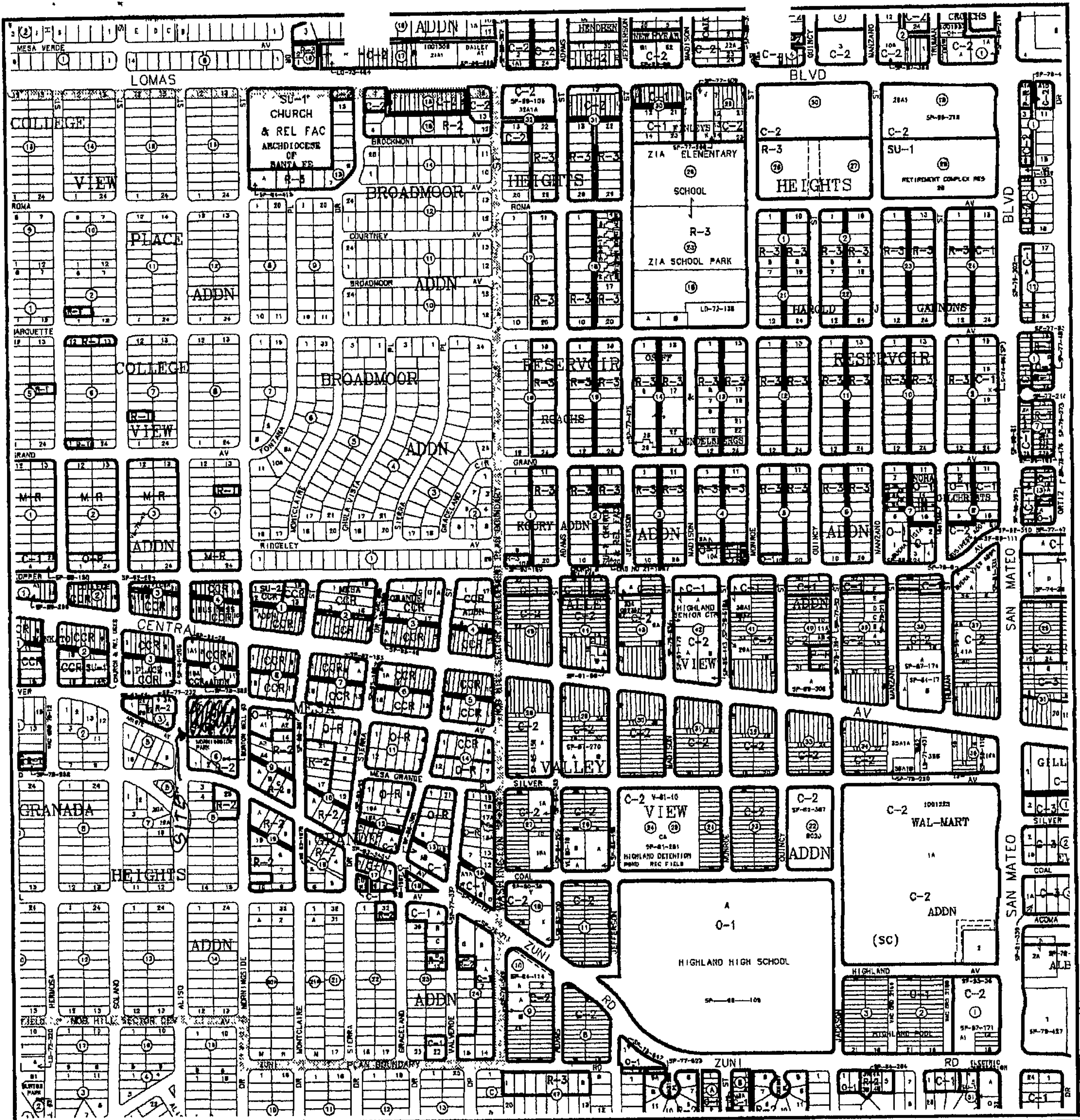
PRATT ORVILLE R ETUX
3800 SILVER AV NE
ALBUQUERQUE NM 87108

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PFEUFER LILA A
3808 LEAD AV SE
ALBUQUERQUE NM 87108

101705714013731808

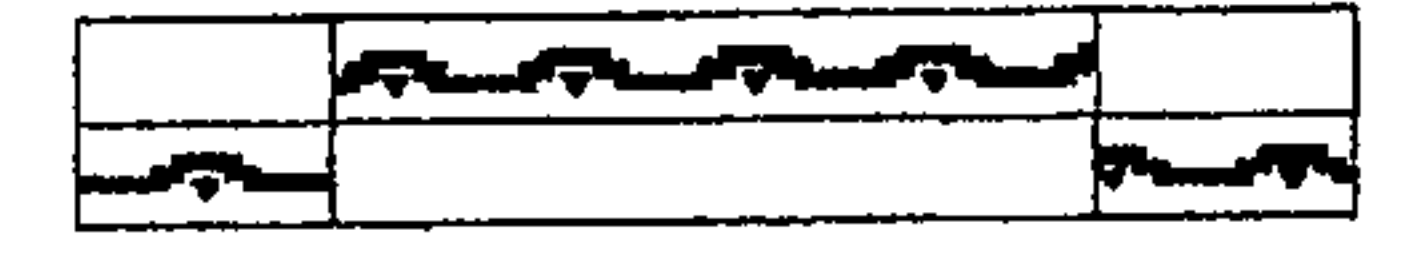
BAUMEISTER BRYAN W
926 PARKLAND CI SE
ALBUQUERQUE NM 87108



A **G** **I** **S**
 Geographic Information System
 PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

K-17-Z

Map Amended through February 03, 2004



January 14, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval for Stinson Park Subdivision
Lots 1, 2, 3, 4- Block 4, Granada Heights Addition
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of the reference property, requests vacation of public right-of-way. As shown on the enclosed vicinity map, the property is located on Silver Avenue between Aliso Avenue and Morningside Avenue SE. The property is zoned O-R. The proposed development will consist of replating the existing parcels into 20 individual townhome lots. The adjacent right-of-ways are wider than required by city standards. We are maintaining the existing pavement widths and providing sidewalks around the site. In addition we request a temporary deferral of internal sidewalks.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



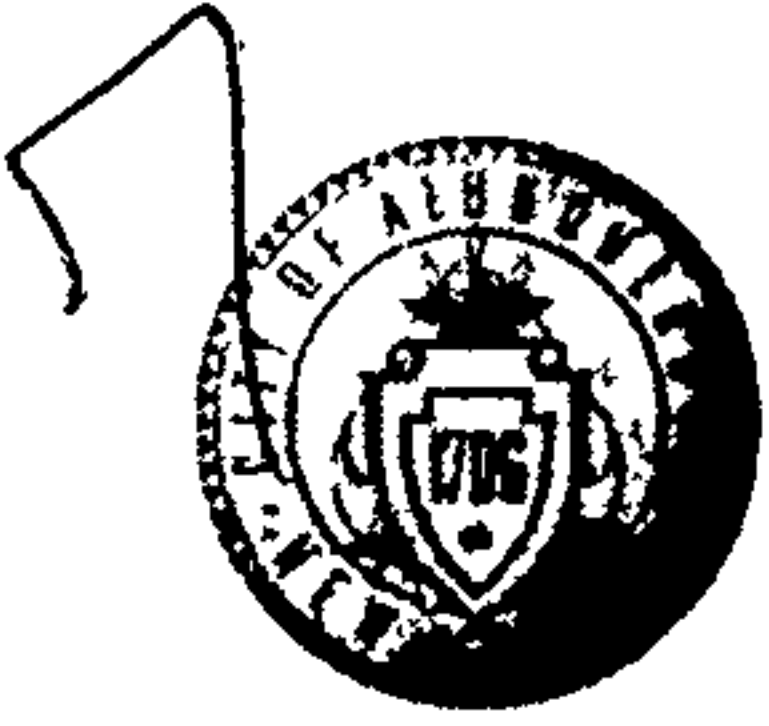
David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

cc: Stace Mcgee
Barbara Lanier
Deanna DeSutter
Norm Gagne
Phyllis Taylor

JN: 2448
ds

vacationter011405



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

PAGE 2

Project # 1003585
04DRB-01958 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **TOWNHOMES @ MASONS LANDING**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] (K-17)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 27, 2004.



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- Project # 1002384**
04DRB-01942 Major-Two Year SIA
- BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE, (to be known as **RANCHO ENCANTADO DEL SUR**, zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 03DRB01369] (F-11)
- Project # 1003429**
04DRB-01950 Major-Preliminary Plat Approval
04DRB-01951 Major-Vacation of Pub Right-of-Way
04DRB-01952 Major-Vacation of Public Easements
04DRB-01953 Minor-Sidewalk Waiver
04DRB-01954 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] (N-8)
- Project # 1003471**
04DRB-01948 Major-Amnd Prelim Plat Approval
04DRB-01949 Minor-Temp Defer SDWK
- SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10)
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04DRB-01955 Major-Preliminary Plat Approval
04DRB-01957 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9**, zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)
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04DRB-01915 Major-Preliminary Plat Approval
- GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE



THREE HUNDRED YEARS

1706 * 2006

ALBUQUERQUE

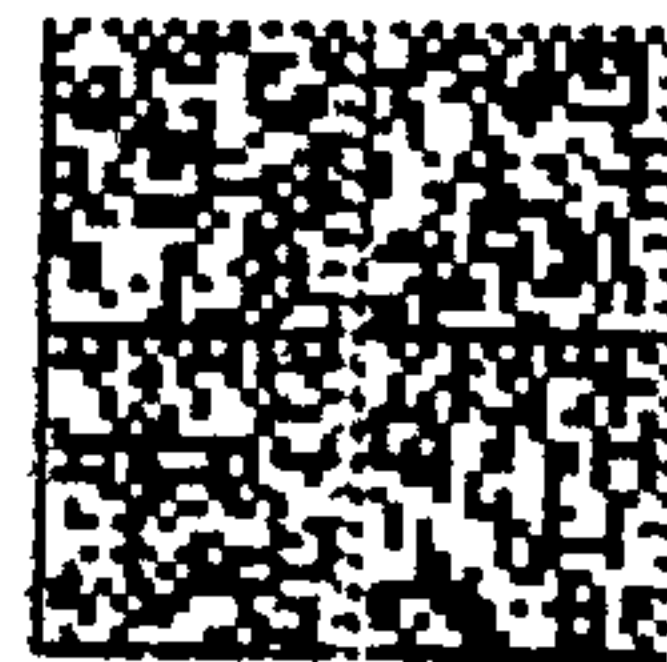
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

DLB



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0004329277

DEC 22 2004

MAILED FROM ZIP CODE 87102

Project# 1003585

PHILLIP RABY
3914 SILVER AVE. SE
ALBUQUERQUE NM 87106

RABY914 871082003 IN 20 12/28/04
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

871082003/1230



Project # 1002194
04DRB-01915 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16)

Are there any changes from the previously approved preliminary plat?

No wall submittal is required since applicant states no walls are planned for this subdivision.

Project # 1003585
04DRB-01958 Major-Preliminary Plat Approval

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The wall design for the pedestrian opening was approved.

No objection to the plat approval.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 12, 2005

Project # 1003585
04DRB-01958 Major-Preliminary Plat Approval

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AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	
Letters sent to Nob Hill NA (R) and Southeast Heights NA (R).	
APS	No comments received.
Police Department	
A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Burglaries, lighting issues, maintenance of landscaping, alarm response. ie. false alarms.etc., transients.	
Fire Department	No adverse comments.
PNM Electric & Gas	Pre-plat Ok vacations OK but PNM will not vacate easement, license where existing facilities are located.
Comcast	No comments received.

QWEST No comments received.

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

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

Open Space Division No comments received.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

Need to request a vacation action. Provide exhibit that show the ultimate street section in relation to the request. Why is the southern private access 40' in width? Provide exhibit for sidewalk deferral. (application??) Where is exhibit of how the development is laid out?

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 20 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

This project is adjacent to Morningside Park please contact Steve Sierra with Park Management at 768-8650 to review construction plans to ensure that the project does not impact the park site.

Utilities Development

Availability Statement is pending. Public water/sewer line extensions will be required. Recommend a 3-week deferral.

Planning Department Agent was called on 1/05/05. Planning comments are awaiting speaking with the agent.

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

cc: Phillip Raby, 3914 Silver Ave SE, 87106

Rio Grande Engineering, 1606 Central Ave SE, 87106



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

PAGE 2

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Project # 1003429

04DRB-01950 Major-Preliminary Plat Approval
04DRB-01951 Major-Vacation of Pub Right-of-Way
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04DRB-01949 Minor-Temp Defer SDWK

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SEE PAGE 2 . . .



1/12 ✓

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

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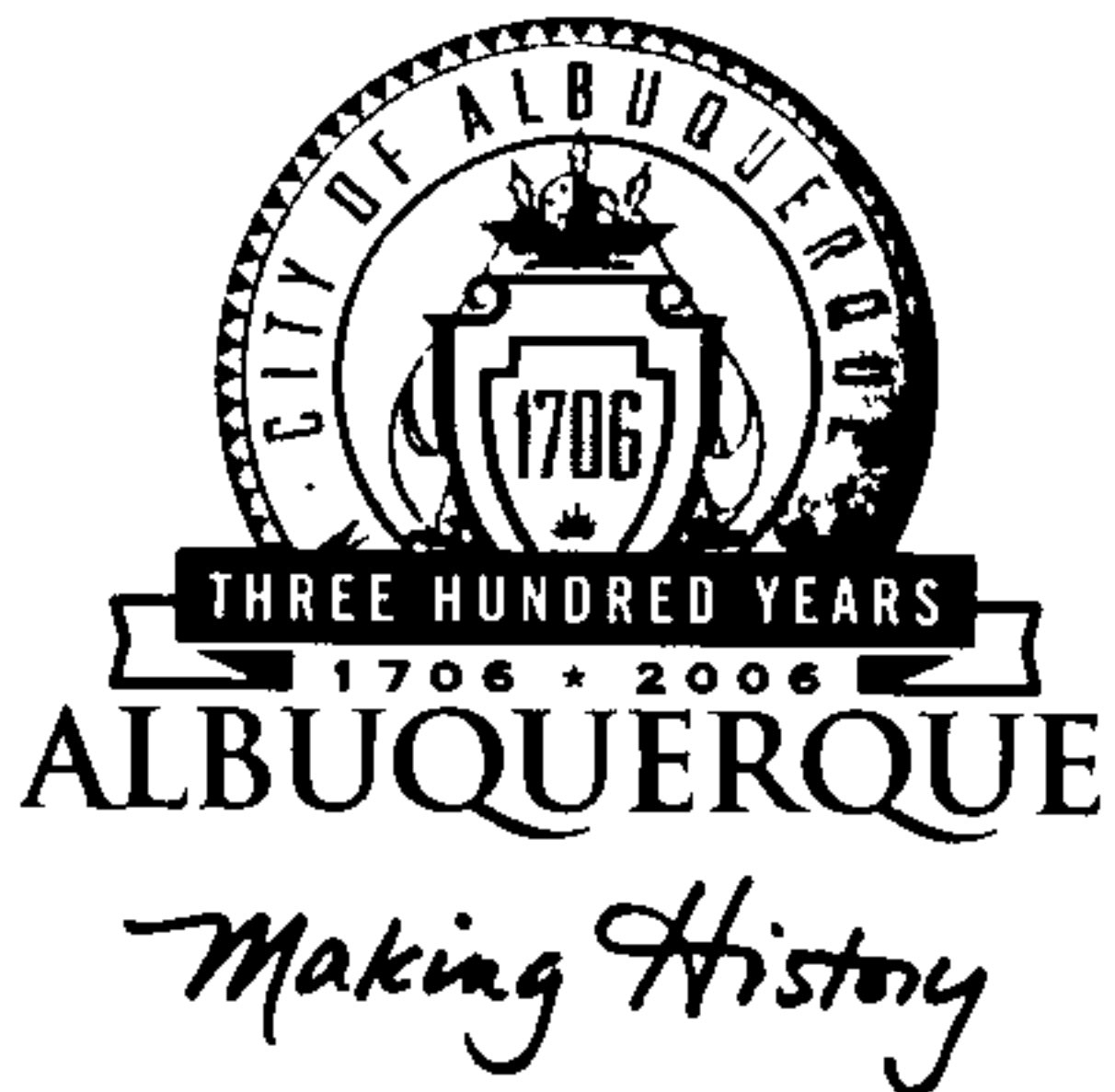
Project # 1002194

04DRB-01915 Major-Preliminary Plat Approval

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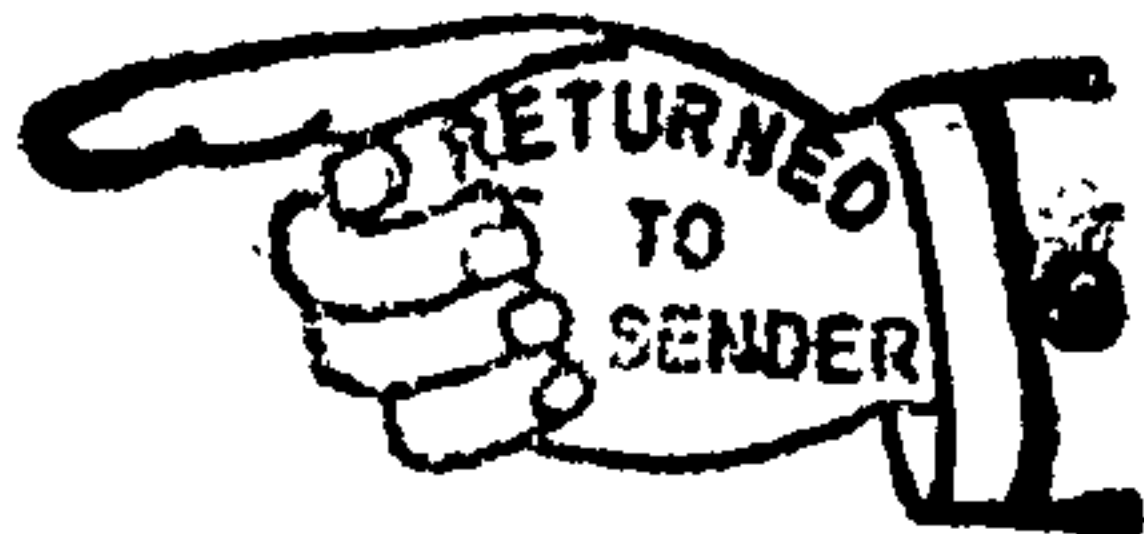
CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103



REASON CHECKED

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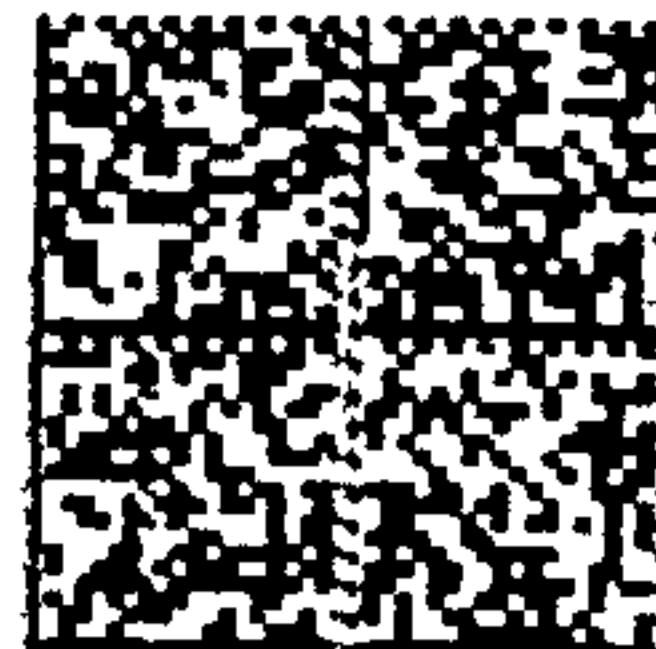
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~~Fwd. Order Expired:!!!~~

Moved Left no order:!!!

101705710720933701

ALBUQUERQUE BIBLE COLLEGE
PO BOX 10550
ALBUQUERQUE NM 87184



02 1A \$ 00.37⁰
0004329277 DEC 22 2004
MAILED FROM ZIP CODE 87102

87184+05700541250





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

PAGE 2

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04DRB-01958 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **TOWNHOMES @ MASONS LANDING**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] (K-17)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 27, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, January 12, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002384

04DRB-01942 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE, (to be known as **RANCHO ENCANTADO DEL SUR**, zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 03DRB01369] (F-11)

Project # 1003429

04DRB-01950 Major-Preliminary Plat Approval
04DRB-01951 Major-Vacation of Pub Right-of-Way

04DRB-01952 Major-Vacation of Public Easements

04DRB-01953 Minor-Sidewalk Waiver

04DRB-01954 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] (N-8)

Project # 1003471

04DRB-01948 Major-Amnd Prelim Plat Approval

04DRB-01949 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10)

Project # 1003172

04DRB-01955 Major-Preliminary Plat Approval

04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9**, zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)

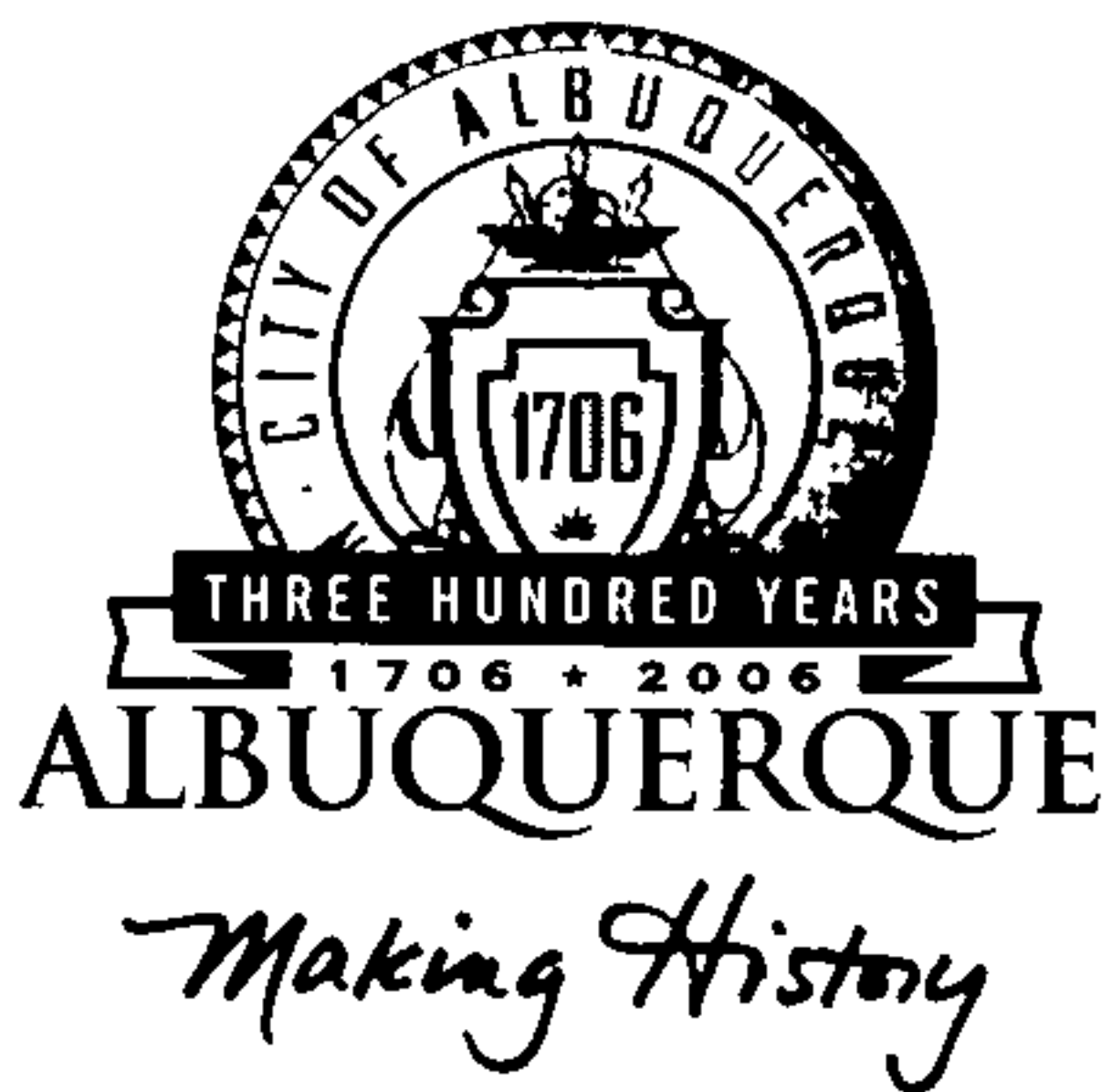
Project # 1002194

04DRB-01915 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE



101705709216832402

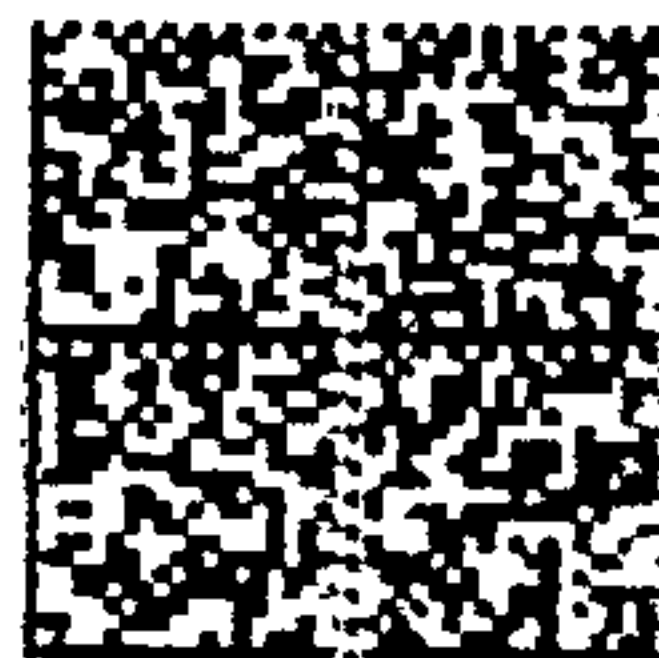
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

KATSINAS TED
 301 ALISO
 ALBUQUERQUE NM

DR SE
 87108



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

Meeting Date: JANUARY 12, 2005
Zone Atlas Page: K-17-Z
Notification Radius: 100 Ft.

Project# 1003585
App# 04DRB-01958

Cross Reference and Location:

Applicant: PHILLIP RABY
Address: 3914 SILVER AVE SE
ALBUQUERQUE NM 87106

Agent: RIO GRANDE ENGINEERING
Address: 1606 CENTRAL AVE SE
ALBUQUERQUE NM 87106

Special Instructions:

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

Date Mailed: DECEMBER 23, 2004

Signature: KYLE TSEHLIKAI *KT*

RECORDS WITH BELS

PAGE 1

PROPERTY ID	LEGAL DESCRIPTION	PROPERTY ADDRESS	OWNER NAME	OWNER ADDRESS	LAND USE	APN
101705711722133713	LEGAL: LOTS 3 THRU 7 BLK 4 MANKATO PL ADD	00000 CENTRAL	OWNER NAME: MANOLE NICK	04501 LARCHMONT	DR NE ALBUQUERQUE NM	87111
101705712422133708	LEGAL: 008 004M ANKATO PL ADD	00000 CENTRAL	OWNER NAME: BUNCE THOMAS C	05205 COLLEGE	NW ALBUQUERQUE NM	87120
101705712622133707	LEGAL: 009 004M ANKATO PL ADD	00000 CENTRAL	OWNER NAME: BUNCE THOMAS C	05205 COLLEGE	NW ALBUQUERQUE NM	87120
101705712822033706	LEGAL: 010 004M ANKATO PL ADD	00000 CENTRAL	OWNER NAME: BUNCE THOMAS C	05205 COLLEGE	NW ALBUQUERQUE NM	87120
101705713821933810	LEGAL: 001 008M ESA GRANDE ADD	00000 CENTRAL	OWNER NAME: SCHURMEIER TERRY E	00715 PARKLAND	CI SE ALBUQUERQUE NM	87108
101705714521833809	LEGAL: 008L OTS 2 THRU 5 MESA GRANDE ADDN	00000 CENTRAL	OWNER NAME: YAWN RENIA M	01414 W WEDGEWOOD	DR ANAHEIM CA	92801
101705708921133604	LEGAL: 011 003M ANKATO PL ADD L11&12	00000 CENTRAL	OWNER NAME: MANJI ARIF &	03820 CENTRAL	AV SE ALBUQUERQUE NM	87106
101705710720933701	LEGAL: LT 1 5-A BLK 4 OF THE REPL OF LT 15, THE W/2 LT 14	00000 ALISO	OWNER NAME: ALBUQUERQUE BIBLE COLLEGE	00000 <i>PO Box 10550</i>	ALBUQUERQUE NM	87184
101705711520935101	LEGAL: LAND & COMMON AREA IMP. SILVER TOWNHOUSES CONDOMIN	00000 N/A	OWNER NAME: HARRIS GENENELL ELOISE	03911 SILVER	SE ALBUQUERQUE NM	87108
101705712720933705	LEGAL: 011 004M ANKATO PL ADD	00000 SILVER	OWNER NAME: BUNCE THOMAS C	05205 COLLEGE	NW ALBUQUERQUE NM	87120
101705714021033811	LEGAL: NORT H 20 FT LOT 15 & NORTH 20 FT OF THE WEST 25 FT	00000 MORNINGSIDE	OWNER NAME: PETKOSEK JOYCE & MICHAEL A KIN	06400 JA	CT NW ALBUQUERQUE NM	87120

RECORDS WITH LABELS

PAGE 2

PROPERTY ID	LEGAL DESCRIPTION	PROPERTY ADDRESS	OWNER NAME	OWNER ADDRESS	LAND USE	APN
101705715020533801	LEGAL: THE WLY 25 FT OF THR NLY 70 FT OF LT 12 ALL OF LT	00000 SILVER	OWNER NAME: HENDREN J L	00000 <i>PO Box 4383</i>	ALBUQUERQUE NM	87191
101705714220733812	LEGAL: THE SLY 25 FT OF THE NLY 45 FT OF LT 15 & THE SLY	00000 MORNINGSIDE	OWNER NAME: RICCOBENE BRENDAN	00440 CHAPARRAL	LN CORRALES NM	87048
101705714120533813	LEGAL: THE S 25 FT OF THE N 70 FT OF LT 15 & THE S 25 FT	00000 MORNINGSIDE	OWNER NAME: CONRAD BONNIE L &	00116 MORNINGSIDE	SE ALBUQUERQUE NM	87108
101705714120133814	LEGAL: 015 008M ESA GRANDE ADD S 50FT L14&15	00000 MORNINGSIDE	OWNER NAME: STRELL ROBERT E	00120 MORNINGSIDE	DR SE ALBUQUERQUE NM	87108
101705709119632502	LEGAL: 3A 3 GRA NADA HEIGHTS REPLAT OF LOT 3 BLK 3 & SOUTH	00000 ALISO	OWNER NAME: GERMAIN LAWRENCE S &	00000 <i>PO Box 2129</i>	ALBUQUERQUE NM	87154
101705708119532505	LEGAL: LOT 2-A PLAT OF LOTS 2-A THROUGH 2-C BLK 3 GRANADA	00000 SILVER	OWNER NAME: WITT MARK E & ELIZABETH L	03804 SILVER	AV SE ALBUQUERQUE NM	87108
101705711718932605	LEGAL: 001 004G RANADA HTS ADD L1.2.3&4	00000 SILVER	OWNER NAME: ALBUQ HIRAM INCORP	03914 SILVER	AV SE ALBUQUERQUE NM	87108
101705713718532707	LEGAL: LOT "A-1 " BLK 9 MESA GRANDE ADD REPL OF LOTS 1, 2,	00000 MORNINGSIDE	OWNER NAME: NM SCHOOL OF NATURAL	00202 MORNINGSIDE	SE ALBUQUERQUE NM	87106
101705709018732501	LEGAL: 004 003G RANADA HTS	00000 ALISO	OWNER NAME: ARMIJO URSULITA B	00207 ALISO	SE ALBUQUERQUE NM	87108
101705713717532708	LEGAL: LOT "A-3 " BLK 9 MESA GRANDE ADD REPL OF LOTS 1, 2,	00000 210 MORNINGSIDE	OWNER NAME: VIERRA ANDREA F & SCHULTZ	00343 SARAH	LN NW ALBUQUERQUE NM	87114
101705708217332404	LEGAL: 003 005G RANADA HTS ADD	00000 ARLOTE	OWNER NAME: GRAVLIN JAMES C ETUX	03808 ARLOTE	AV SE ALBUQUERQUE NM	87108

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

101705708617132403	LEGAL: 004 005G RANADA HTS ADD PROPERTY ADDR: 00000 ARLOTE OWNER NAME: BRADLEY KAREN OWNER ADDR: 03812 ARLOTE	LAND USE: AV SE ALBUQUERQUE NM	87108
101705711617032603	LEGAL: 001 006L TS 1 & 2 BLK 6 GRANADA HTS ADDN MORNINGSID PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
101705709216832402	LEGAL: 005 005G RANADA HTS ADD PROPERTY ADDR: 00000 ALISO OWNER NAME: KATSINAS TED OWNER ADDR: 00301 ALISO	LAND USE: DR SE ALBUQUERQUE NM	87108
101705713617032712	LEGAL: LOT "A-4 " BLK 9 MESA GRANDE ADD REPL OF LOTS 1, 2. PROPERTY ADDR: 00000 214 MORNINGSIDE OWNER NAME: SCHULTZ DAVID V OWNER ADDR: 00343 SARAH	LAND USE: LN NW ALBUQUERQUE NM	87114
101705714015932709	LEGAL: REPL OF BENTONS ADD LT A BLK 9 PROPERTY ADDR: 00000 MORNINGSIDE OWNER NAME: STRATVERT WILLIAM K OWNER ADDR: 02318 EL NIDO	LAND USE: CT NW ALBUQUERQUE NM	87104

"Attachment A"

RIO GRANDE ENGINEERING, DAVID SOULE
ZONE MAP: K-17

Nob Hill NA (R)

***Barbara Lanier**

214 Sierra Dr. SE / 87108 265-9127 (h)

Deanna DeSutter

310 Richmond SE / 87106 256-0402 (h)

Southeast Heights NA (R)

***Norm Gagne**

1007 Ridgecrest SE / 87108 255-2092 (h)

Phyllis Taylor

1018 Idlewilde SE / 87108 268-6003 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**



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

December 17, 2004

David Soule
Rio Grande Engineering
3500 Comanche NE, Ste. E-5 / 87107
Phone: 872-0999 Fax: 872-2205

Dear David:

Thank you for your inquiry of December 16, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1, 2, 3, 4 BLOCK 4 GRANADA HEIGHTS ADDITION LOCATED ON SILVER AVE. SE BETWEEN ALISO AVE. SE AND MORNINGSIDE AVE. SE** zone map K-17.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

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

J-16-Z

J-17-Z

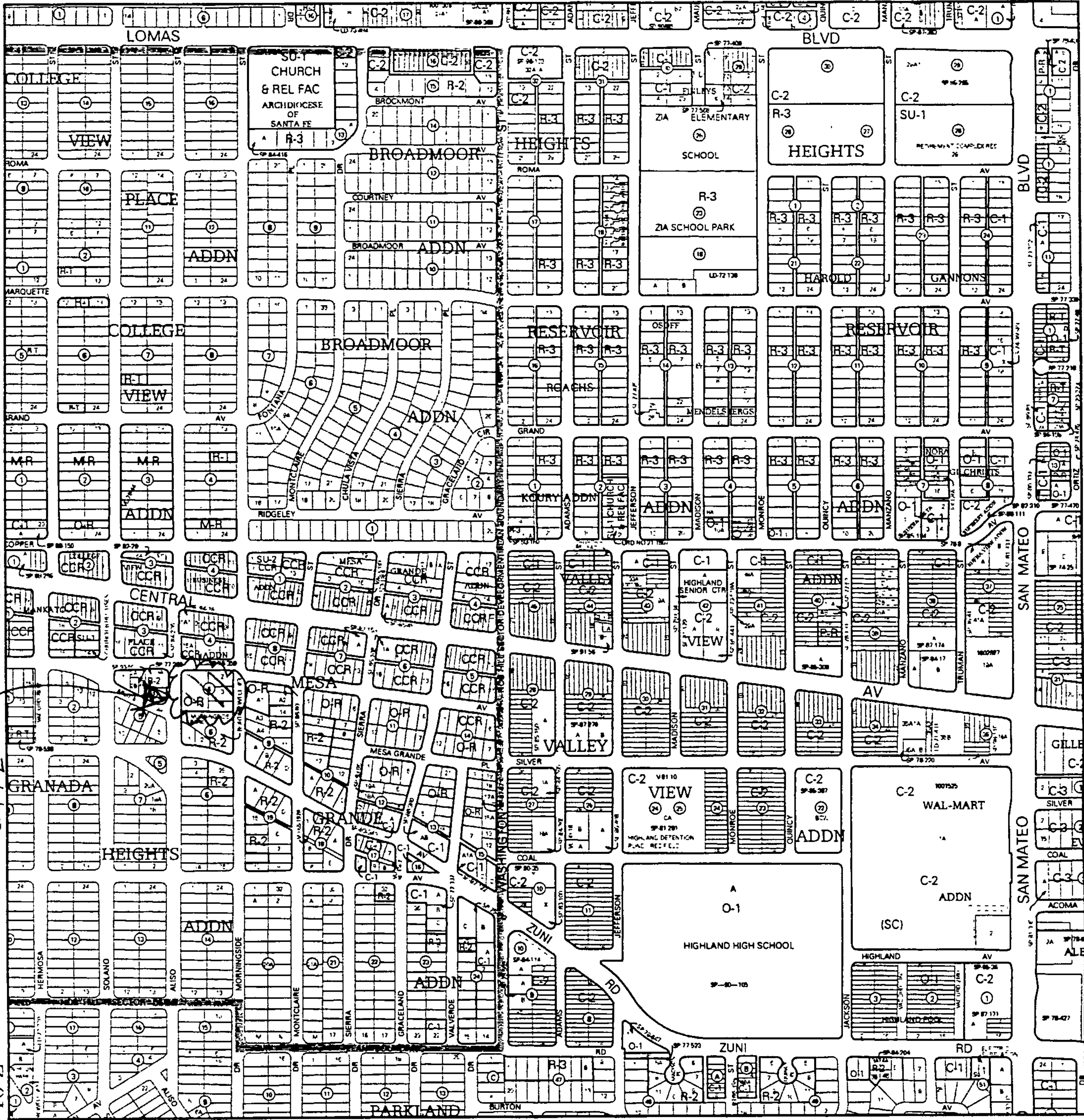
J-18-Z

K-16-Z

K-18-Z

L-16-Z

L-18-Z

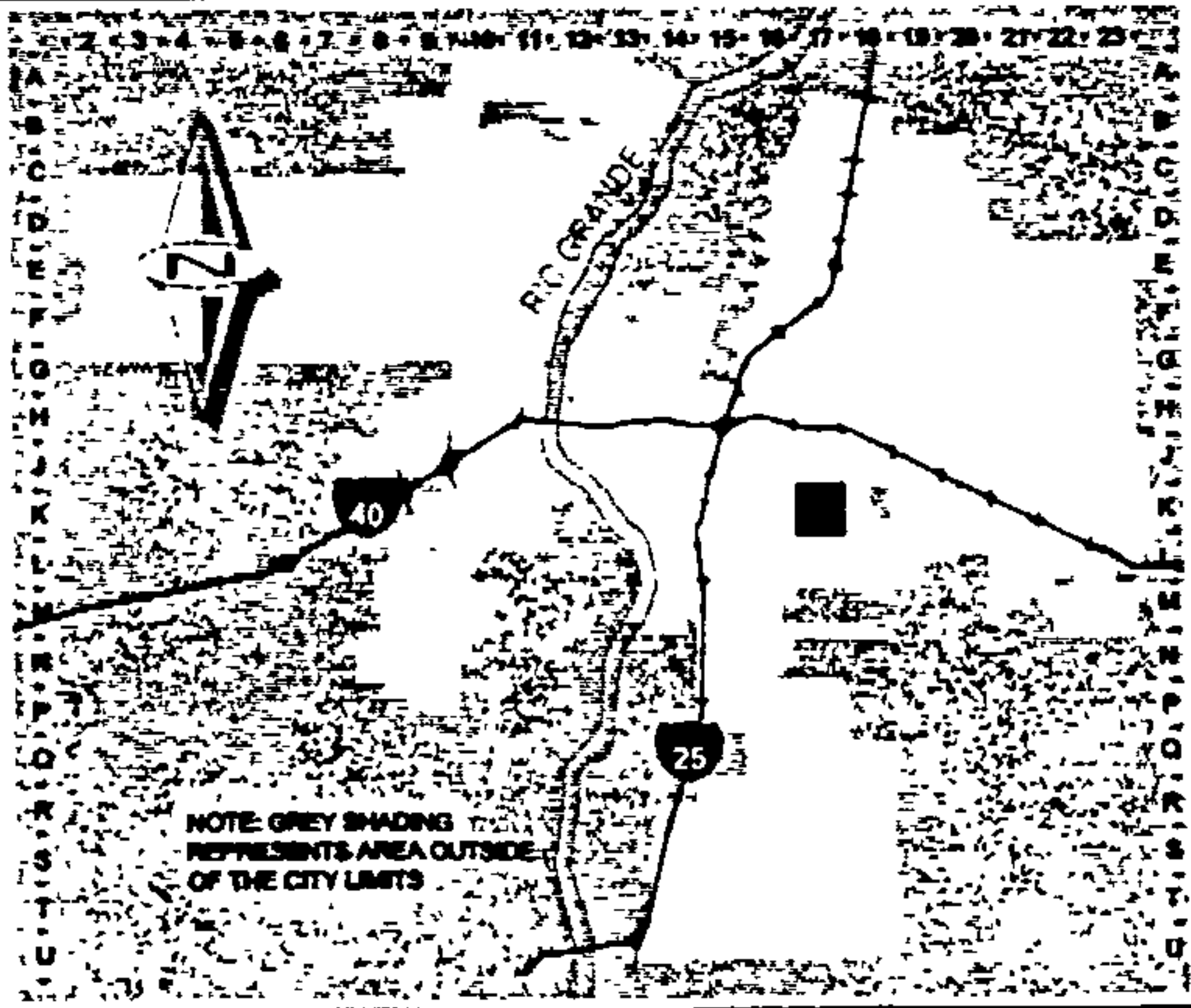
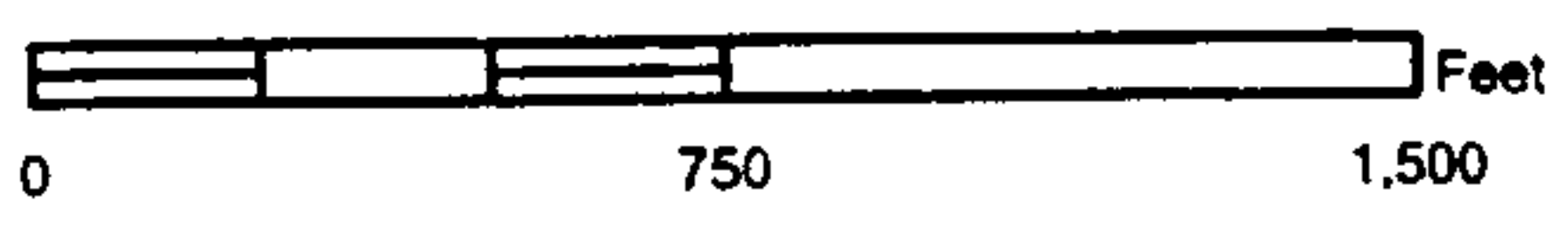


Zone Atlas Page: **K-17-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE

Hacienda Historia

A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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December 15, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval for Stinson Park Subdivision
Lots 1, 2, 3, 4- Block 4, Granada Heights Addition
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of the reference property, requests approval of the enclosed Preliminary Plat by the Development Review Board. As shown on the enclosed vicinity map, the property is located on Silver Avenue between Aliso Avenue and Morningside Avenue SE. The property is zoned O-R. The proposed development will consist of replating the existing parcels into 20 individual townhome lots. In addition we request a temporary deferral of internal sidewalks.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

cc: Stace Mcgee

JN 2448
ds

prelimplat121504



**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, February 9, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003585

05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

Project # 1003471

05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

Project # 1003594

05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

Project # 1003790

05DRB-00085 Major-Vacation of Public Easements

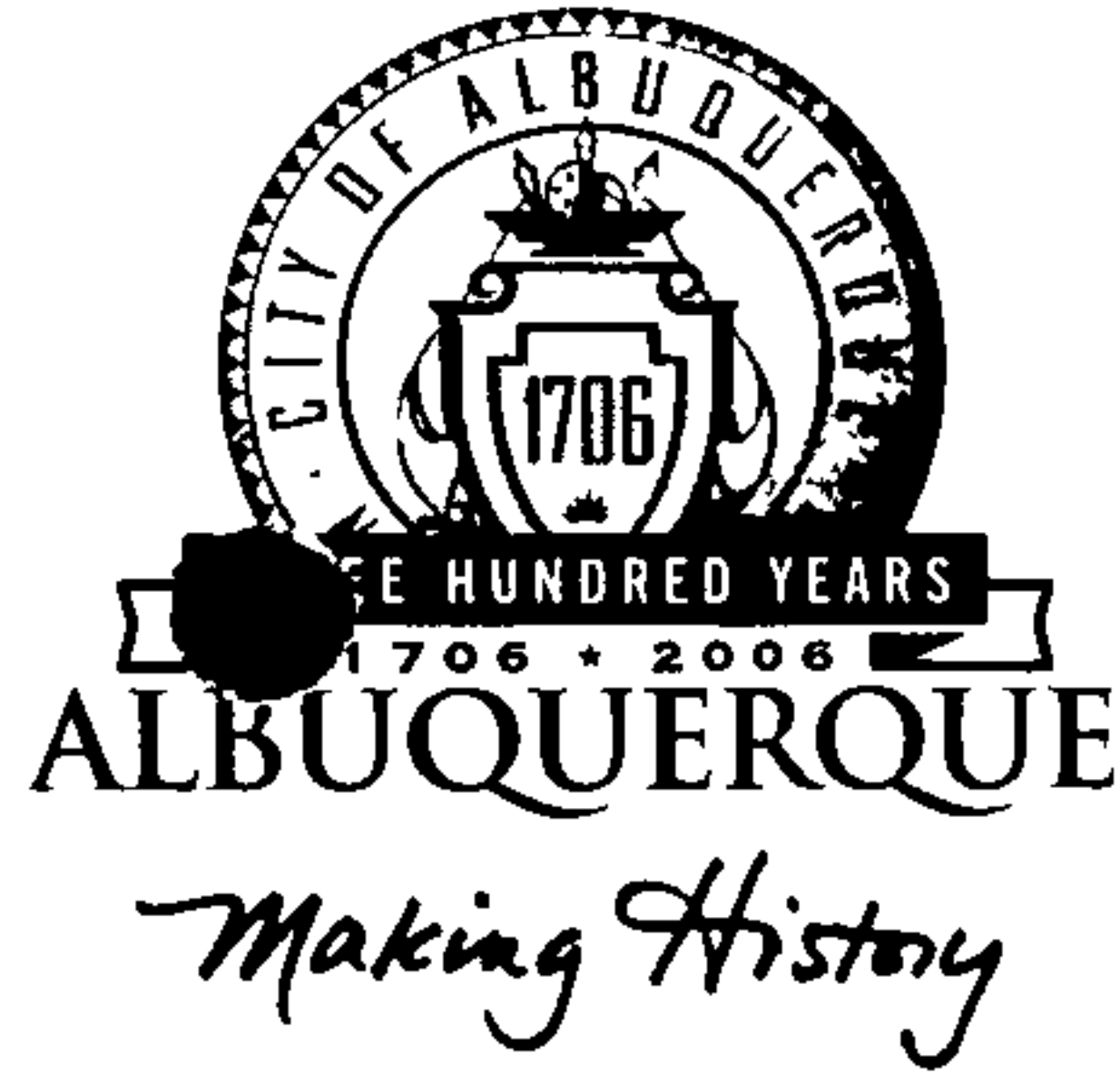
BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and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

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

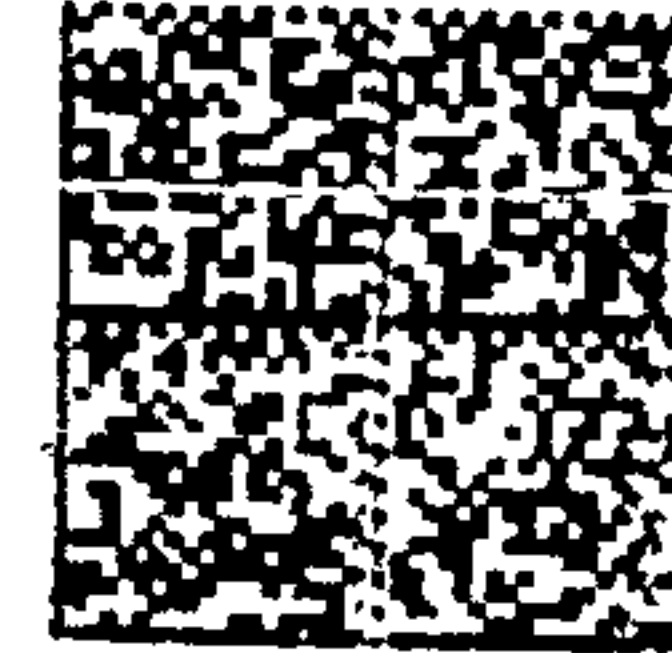
Roger A. Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

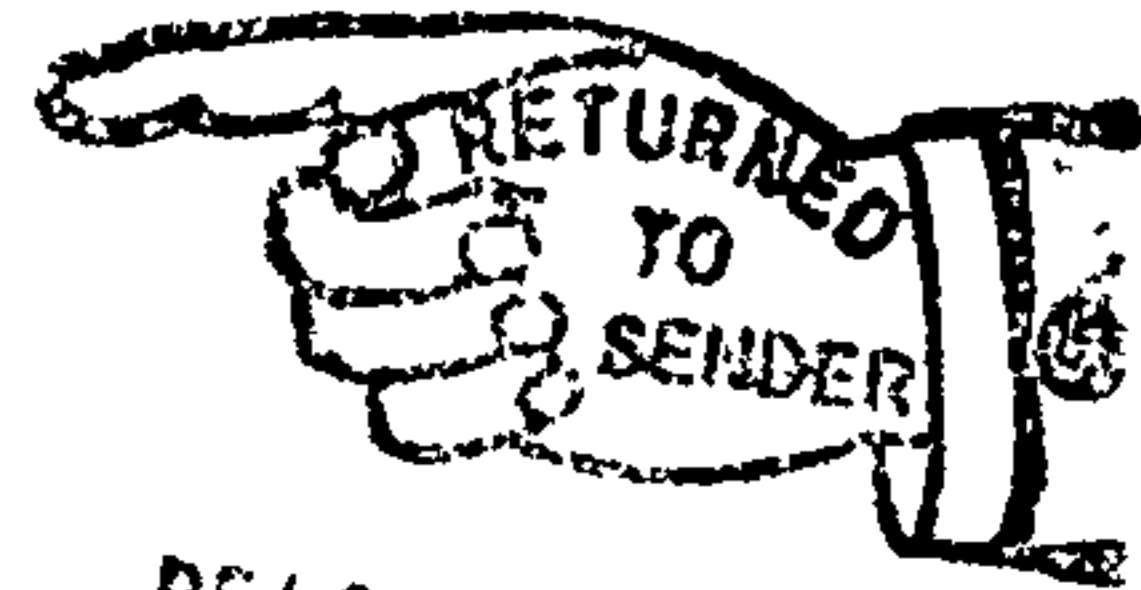
CITY OF ALBUQUERQUE



DRB



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MAILED FROM ZIP CODE 87102



REASON CHECKED

- Unclaimed... Refused...
- Addressee unknown...
- Insufficient Address...
- No such street... number...
- Post Office Expired
- Mailbox Left no order

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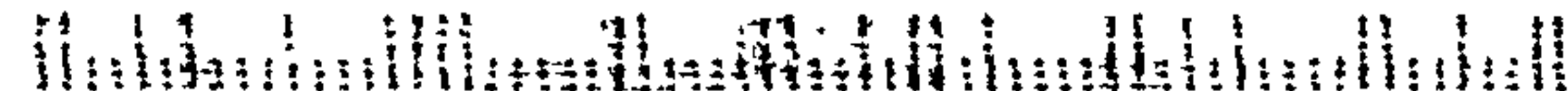
ALBUQUERQUE BIBLE COLLEGE
PO BOX 10550
ALBUQUERQUE NM 87184

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87184-9999





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

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Project # 1003471

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Project # 1003790

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Roger A Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

CITY OF ALBUQUERQUE



THREE HUNDRED YEARS

1706 * 2006

ALBUQUERQUE

Making History

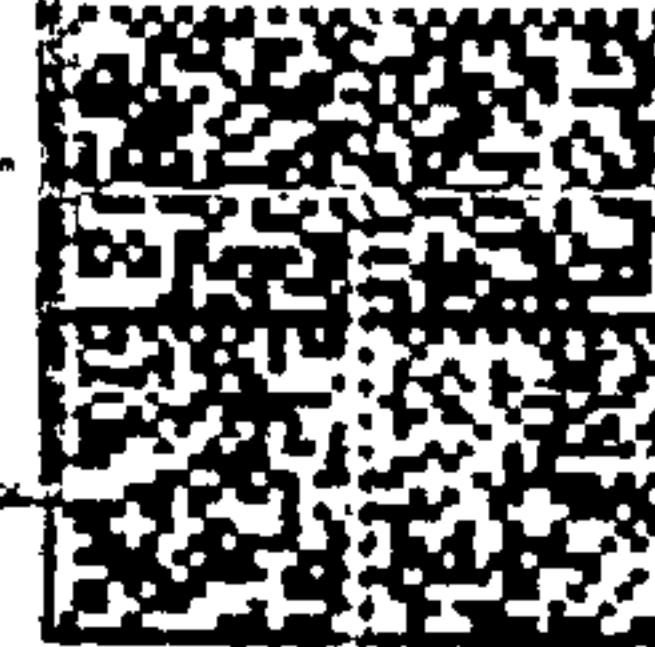
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

DRB

TO SENDER
ATTEMPTED
NOT KNOWN



UNITED STATES POSTAGE



PITNEY BOWES

02 1A

\$ 00-370

0004329277

JAN 24 2005

MAILED FROM ZIP CODE 87102

101705715015232711

BURBANK JAMES C
4009 LEAD AV SE
ALBUQUERQUE NM 87108

ALBUQUERQUE NM 87108





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

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- Project # 1003471**
05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements
- SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)
- Project # 1003594**
05DRB-00086 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)
- Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] (B-18)

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

Roger A Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

CITY OF ALBUQUERQUE



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DRB

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HUMMINGBIRD PROPERTIES LLC
2200 CAMINO DE LOS ART NW
ALBUQUERQUE NM 87107

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

871074984495



**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, February 9, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003585

05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

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Roger A. Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

CITY OF ALBUQUERQUE



ALBUQUERQUE
Making History

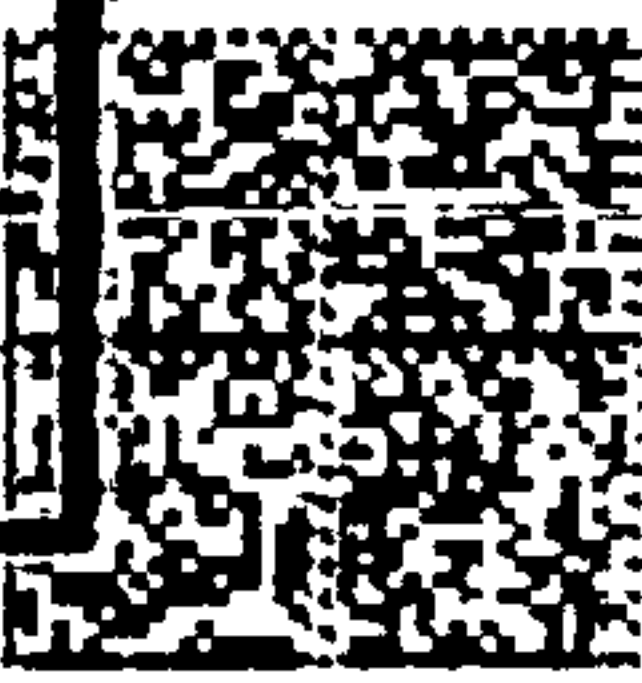
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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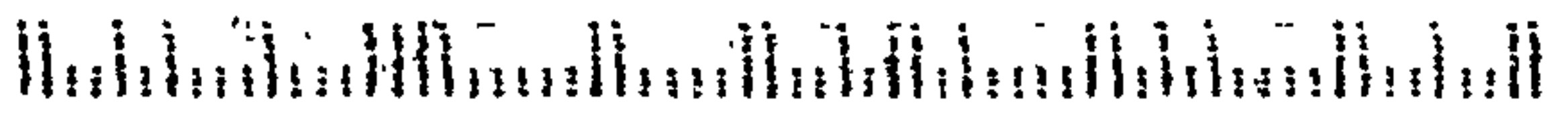


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926 PARKLAND CI SE
ALBUQUERQUE NM 87108

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For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

CITY OF ALBUQUERQUE



DRB

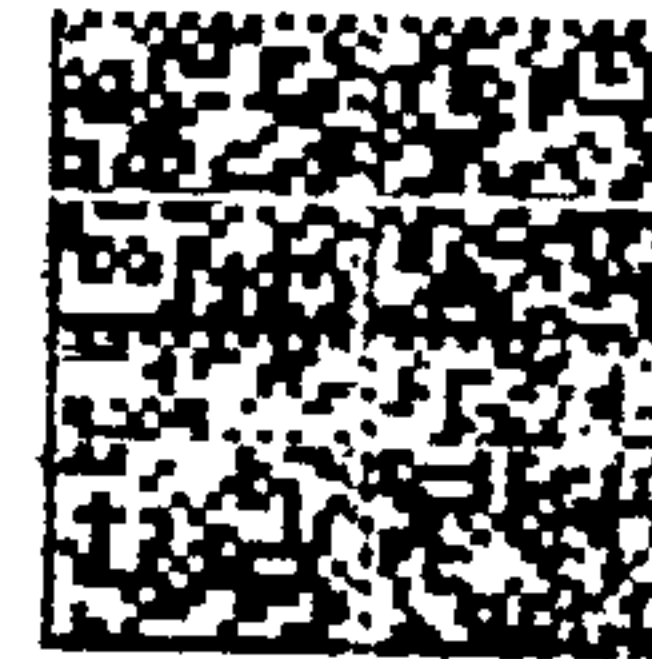
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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For Roger A Green
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103

MEMO - DRB

~~101705712 / 4831711~~

~~D & K INVESTMENTS INC
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ALBUQUERQUE NM 87108~~

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City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation **PUBLIC PUE**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

L

Supplemental form **Z**

ZONING & PLANNING

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APEAL / PROTEST of...

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

A

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

APPLICANT INFORMATION:

NAME: 3900 SILVER AVE LLC, PHILLIP BABY, MANAGER PHONE: _____

ADDRESS: 4200 SILVER AVE NE FAX: _____

CITY: ALBU STATE NM ZIP 87108 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: N/A

AGENT (if any): SURVELLS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATE PORTIONS OF EXISTING EASEMENTS AS SHOWN. (PRELIM/FINAL PLAT)

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. LOTS 1-A-1, 10-A-1, 11-A-1 & 20-A-1 Block: N/A Unit: N/A

Subdiv. / Addn. SILVER STREET TOWNHOMES

Current Zoning: O-R Proposed zoning: N/A

Zone Atlas page(s): K-17-Z No. of existing lots: 4 No. of proposed lots: 4

Total area of site (acres): 0.3096 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 1-017-057-117-189-32605 MRCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: SILVER AVE SE

Between: ALISO AVE SE and MORNINGSIDE AVE SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Proj # 1003585

05DRB-00737 (RECORDED PLAT) 05DRB-01191, 05DRB-01190

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

SIGNATURE Dan Graney DATE 12.23.05

(Print) Dan Graney _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01925</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 90.00</u>
<input type="checkbox"/> All fees have been collected		<u>ADV</u>		<u>\$ 15.00</u> 125.00
<input checked="" type="checkbox"/> All case #s are assigned		<u>RMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>05DRB - 01926</u>	<u>PEF</u>	<u>513</u>	<u>\$ 425.00</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>01/18/06</u>			<u>Total \$ 610.00</u>

Sandy Handley 12/23/05
Planner signature / date

Project # 1003585

FORM V: SUBDIVISION VARIANCE & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

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

Dan Graney Applicant name (print)
Dan Graney Applicant signature / date
12.23.05



Form revised April 2003

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

Application case numbers
05DRB - -01925

Sandy Handley Planner signature / date
Project # 1003585

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

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

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

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

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

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

Dan Graney
Dan Graney
 Applicant name (print)
 Applicant signature / date



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

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05DRB- -01926

Sandy Handberg 12/23/05
 Planner signature / date
Project # 1003585

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

December 21, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 1-A-1, 10-A-1, 11-A-1 & 20-A-1, SILVER STREET TOWNHOMES

Dear Board Members:

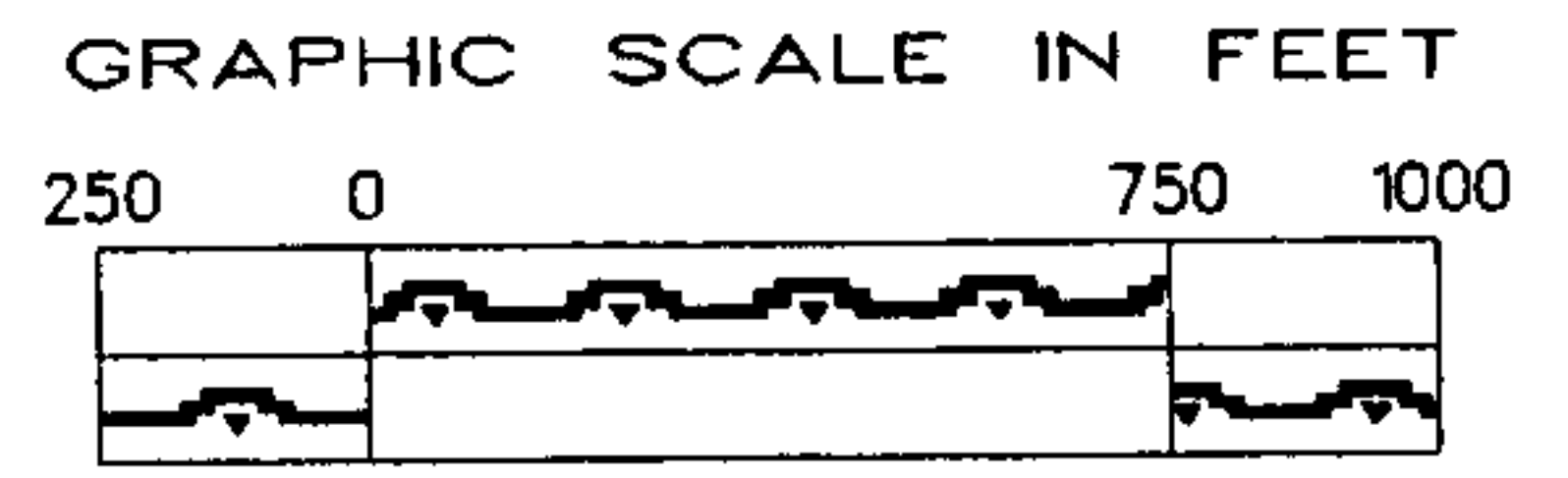
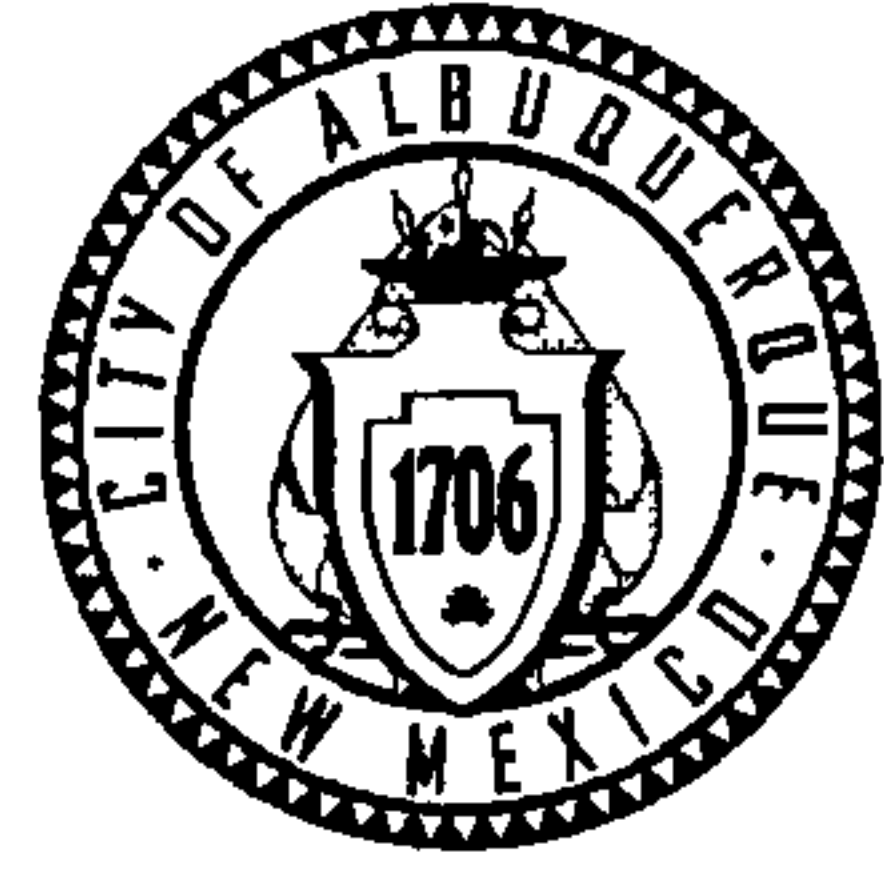
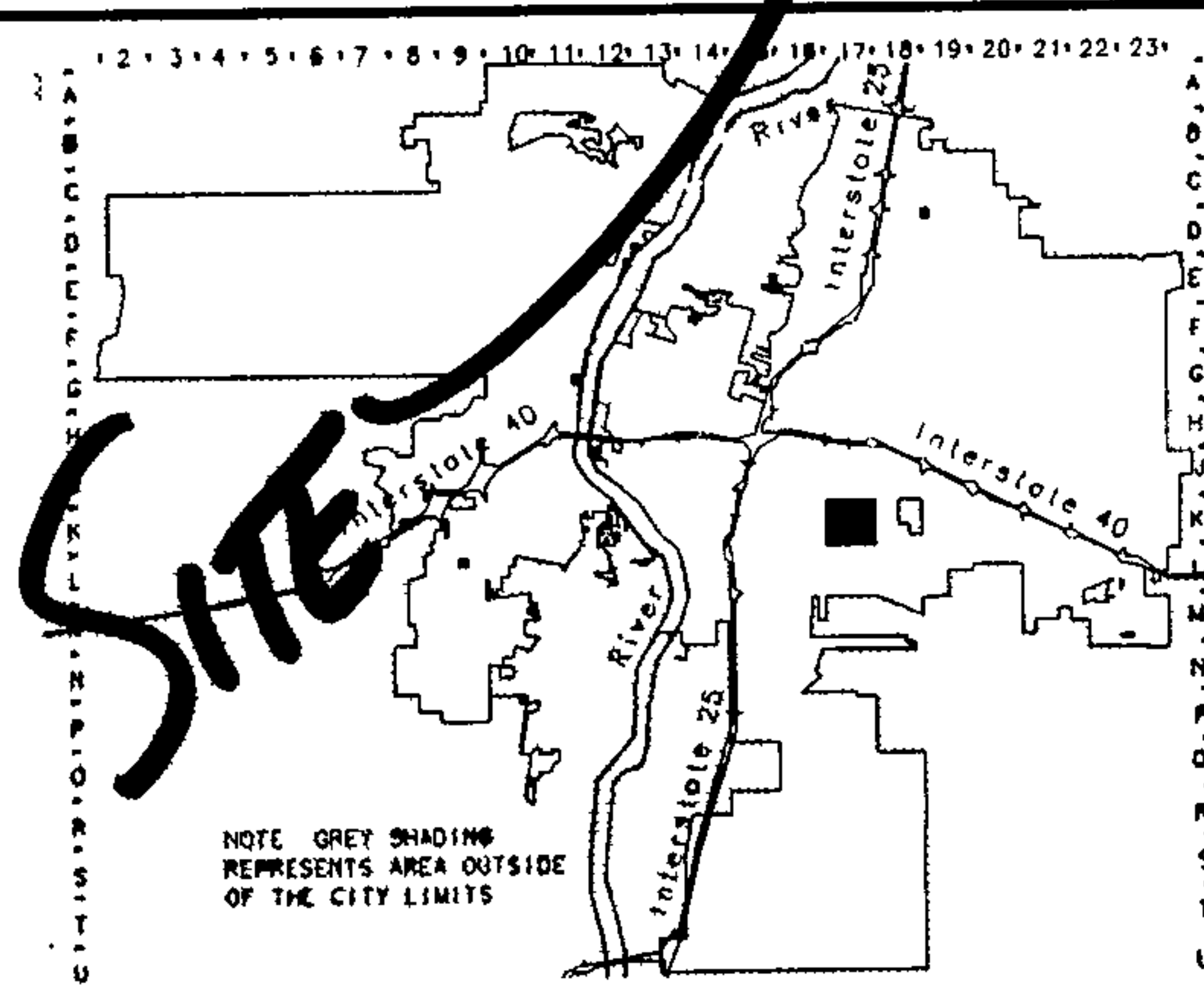
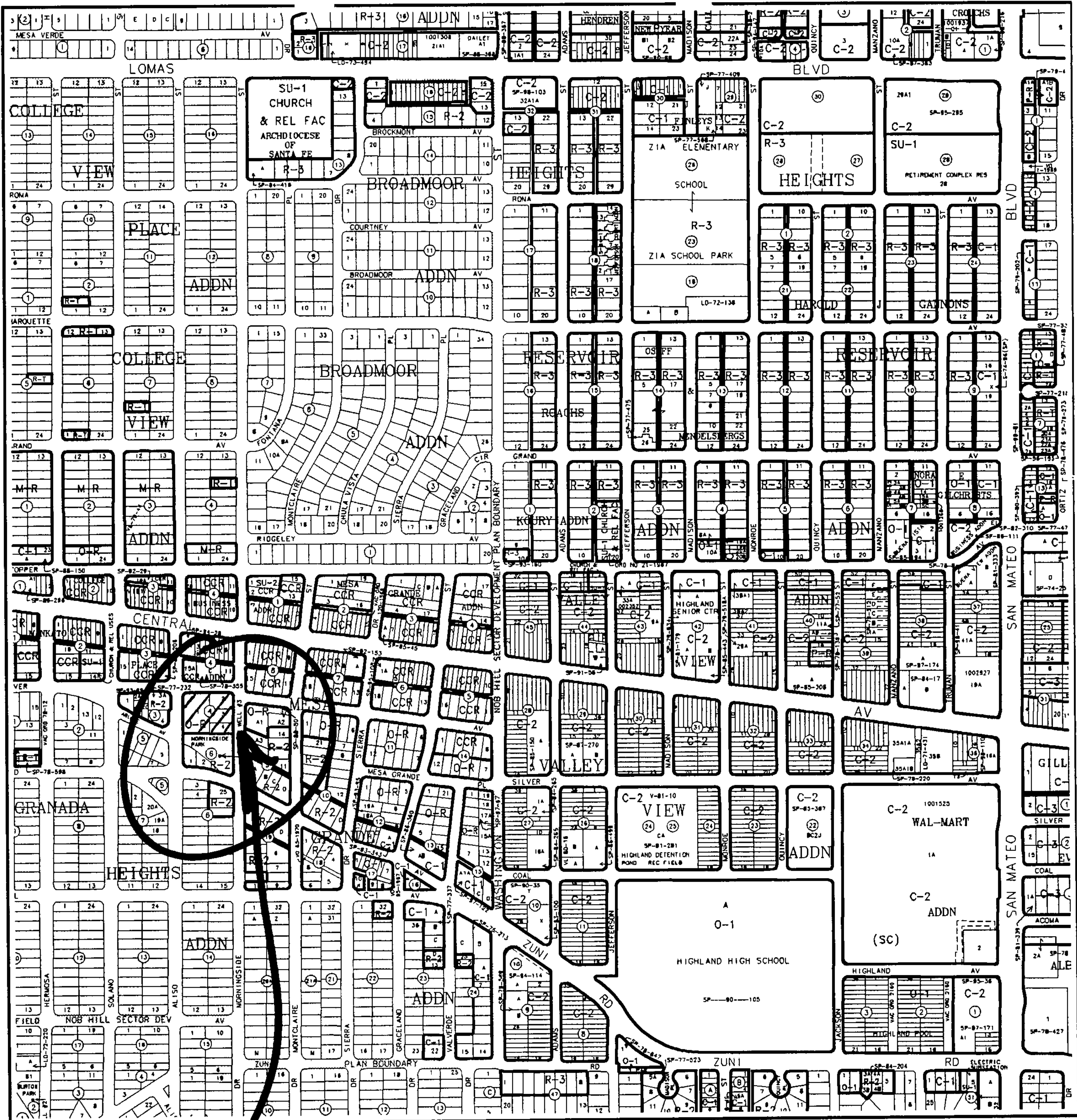
The purpose of the above referenced replat is to vacate a portion of an existing 10' P.U.E. due to the fact that buildings were designed and built on the easement.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President



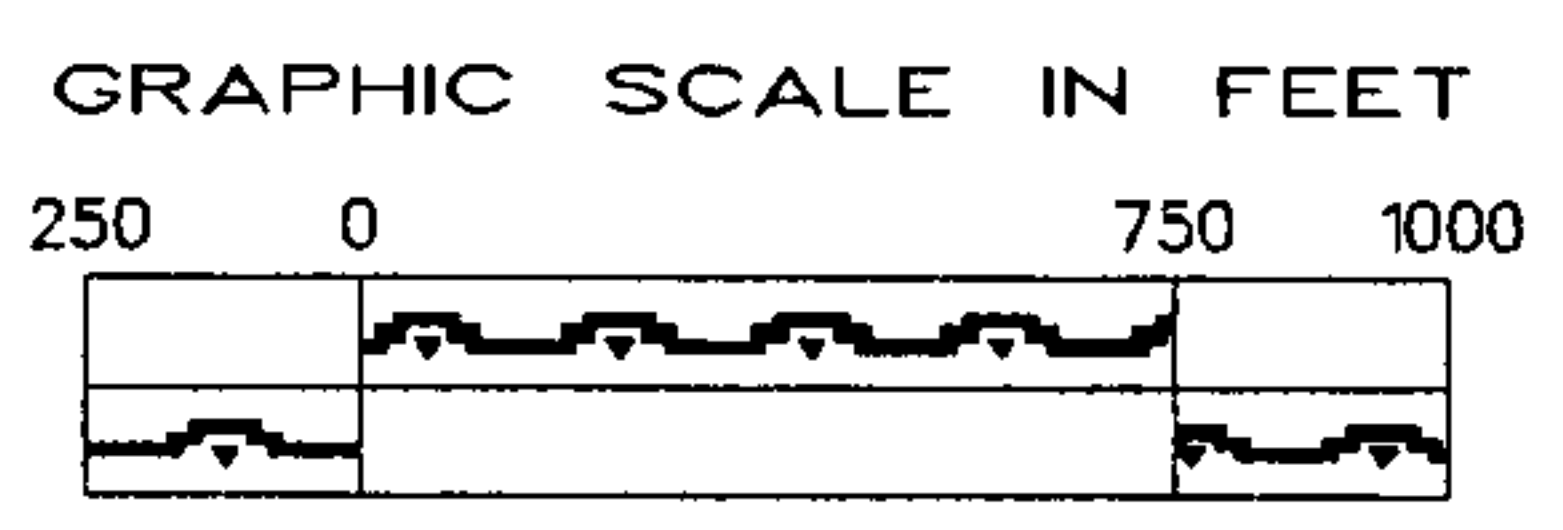
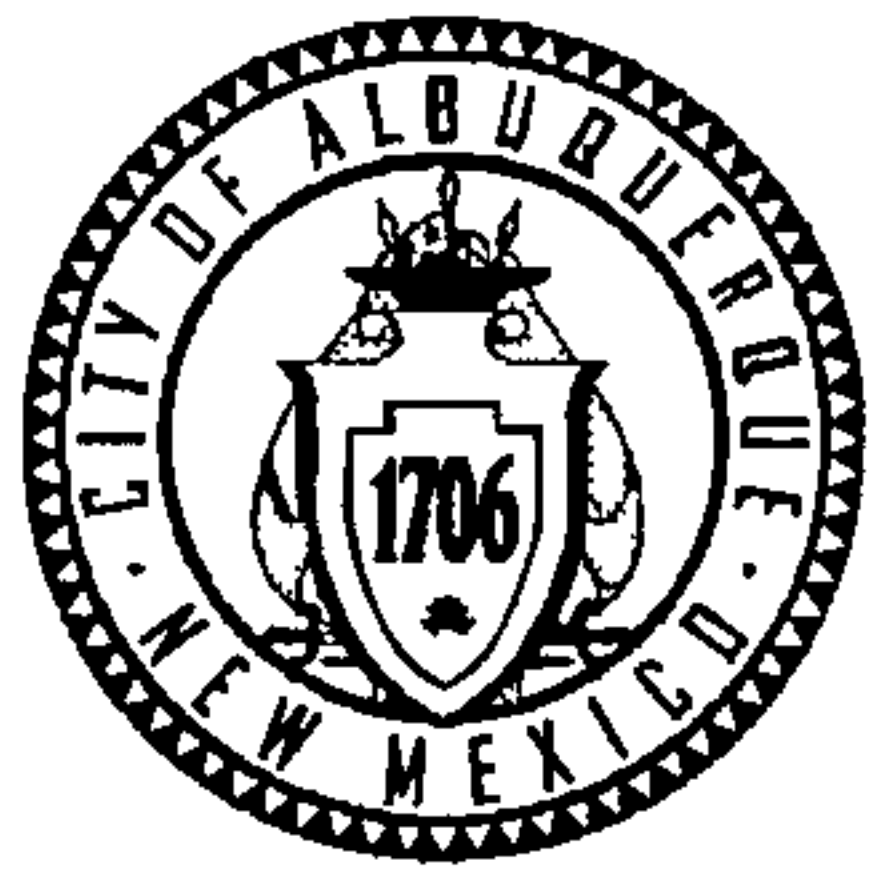
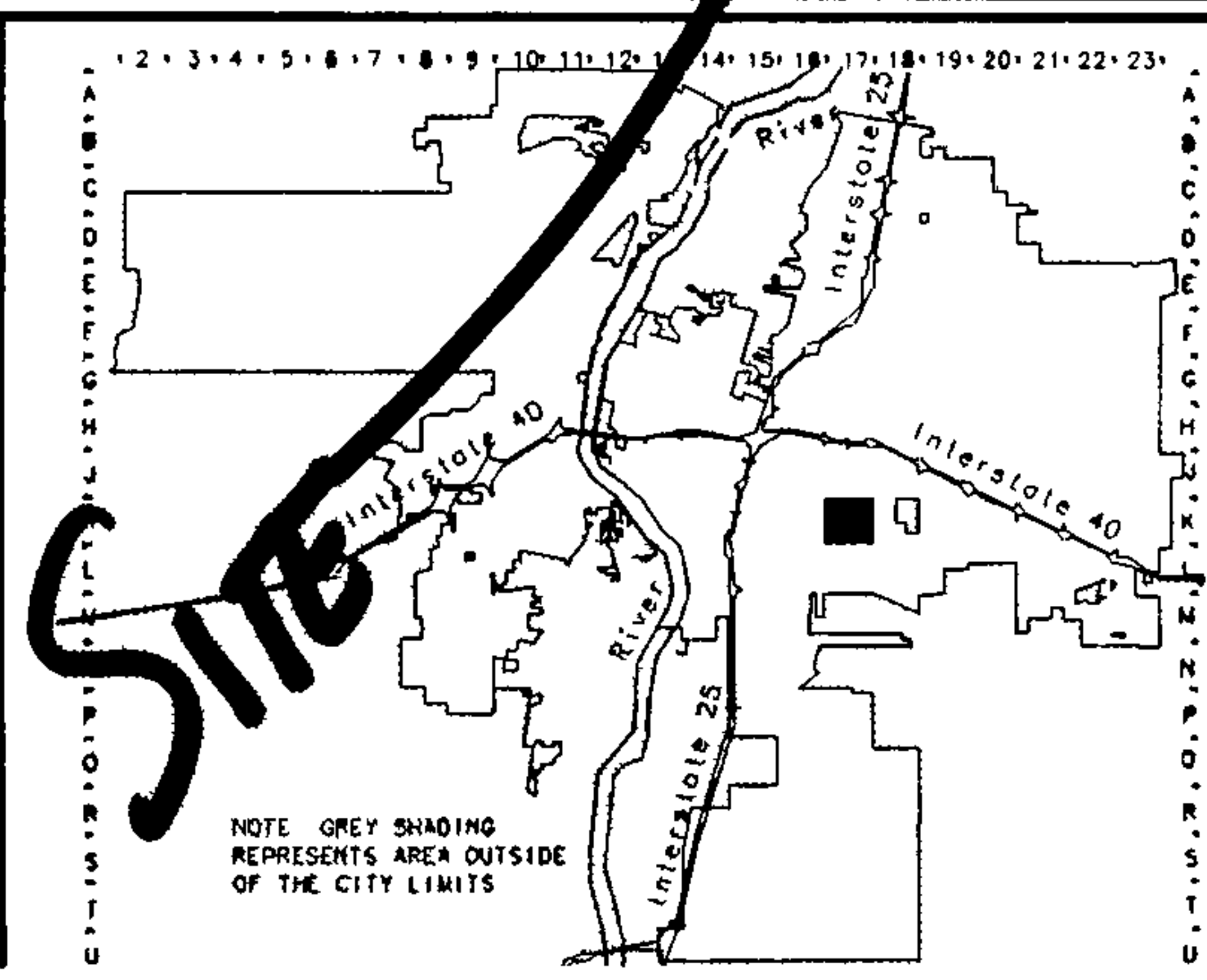
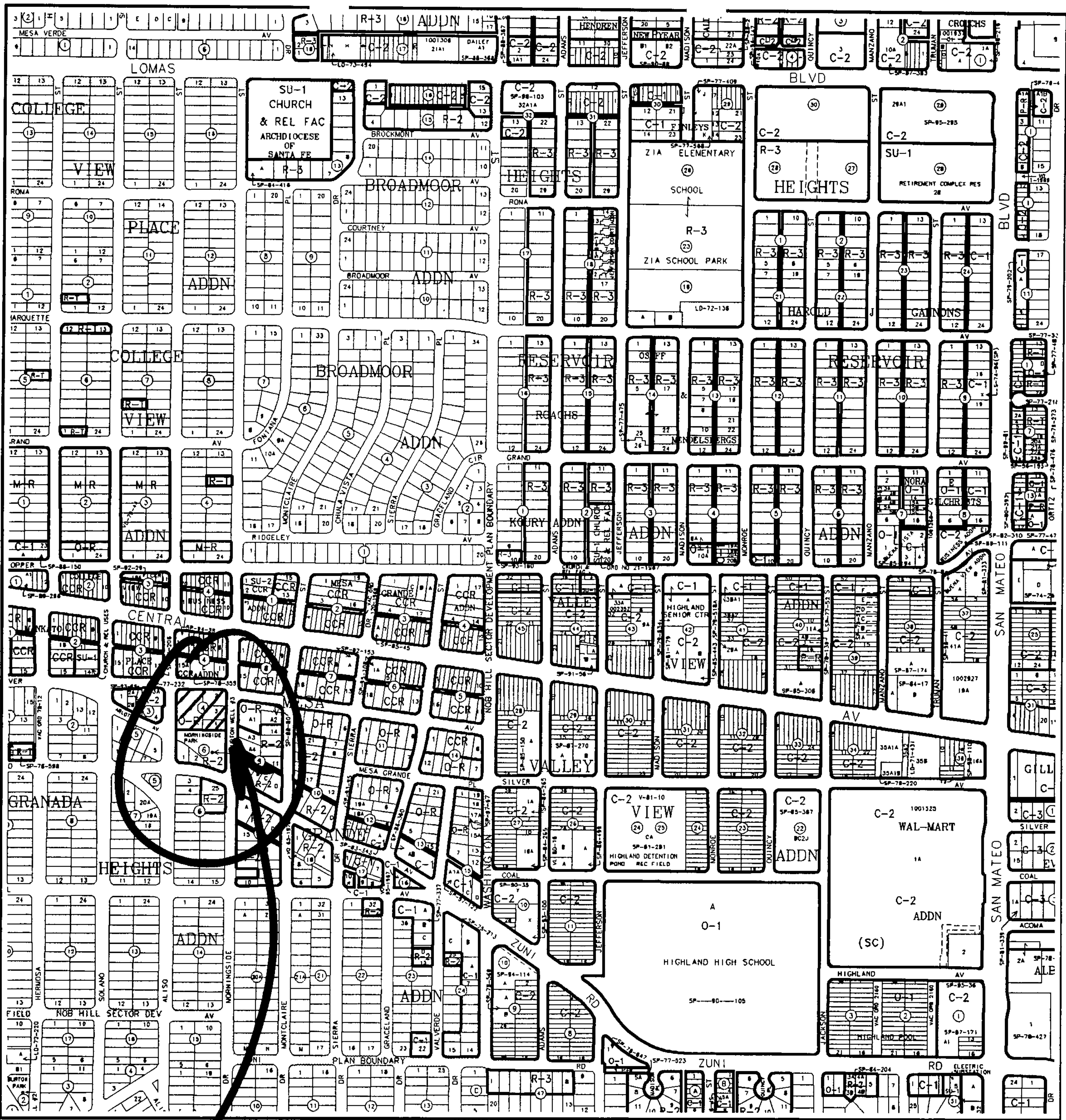
AGIS
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

K-17-Z

Map Amended through August 04, 2004



Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

K-17-Z

Map Amended through August 04, 2004

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

December 21, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 1-A-1, 10-A-1, 11-A-1 & 20-A-1, SILVER STREET TOWNHOMES

Dear Board Members:

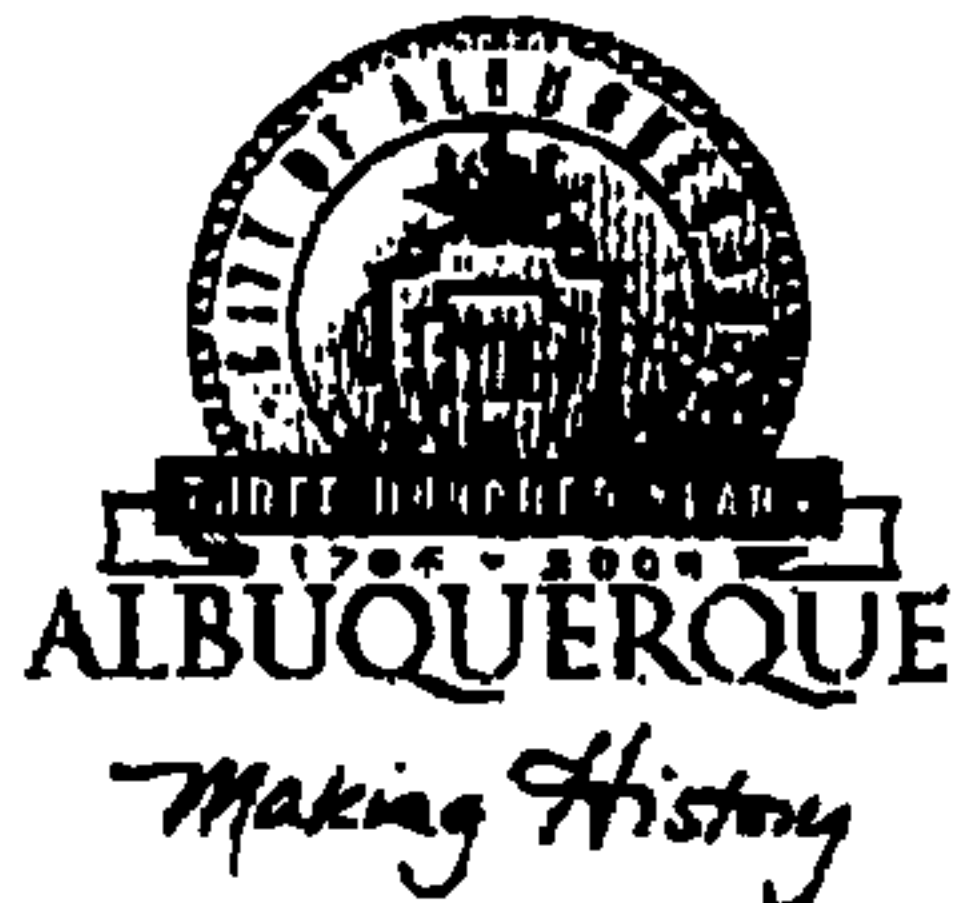
The purpose of this vacation request is due to the fact that buildings were designed and built into portions of the existing P.U.E. and therefore require vacation.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President



City of Albuquerque

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

December 20, 2005

Sarah
Surveys Southwest, LTD
333 Lomas Blvd. NE /87102
Phone: 998-0303 Fax: 998-0306

Dear Sarah:

Thank you for your inquiry of **December 20, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1-20, SILVER STREET TOWNHOMES** zone map K-17.

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

NOB HILL N.A. (NOB) "R"
***Barbara Lanier**
214 Sierra Dr. SE/87108 265-9127 (h)
Deanna DeSutter
310 Richmond SE/87106 256-0402 (h)

See reverse side for additional Neighborhood Association Information: YES {} NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days**. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Deborah Nason

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(Below this line for ONC use only)

Date of Inquiry: 12/20/05 Time Entered: 11:30 am ONC Rep. Initials: DN

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

December 21, 2005

BARBARA LANIER
NOB HILL NEIGHBORHOOD ASSOCIATION
214 SIERRA DRIVE SE
ALBUQUERQUE, NM 87108

REF: PLAT OF LOTS 1-A-1, 10-A-1, 11-A-1 & 20-A-1, SILVER STREET TOWNHOMES


Dear Barbara Lanier:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the Nob Hill Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation action to vacate a portion of an existing 10' P.U.E. to eliminate encroachments.

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

7004 0550 0000 8428 8542

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com ®	
OFFICIAL USE	
Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Postmark Here
12/21/05

Sent To	BARBARA LANIER
Street, Apt. No.; or PO Box No.	214 SIERRA DR. SE
City, State, ZIP+4	ALBU, N. MEX 87108

PS Form 3800, June 2002 See Reverse for Instructions

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

December 21, 2005

DEANNA DESUTTER
NOB HILL NEIGHBORHOOD ASSOCIATION
310 RICHMOND SE
ALBUQUERQUE, NM 87106

REF: PLAT OF LOTS 1-A-1, 10-A-1, 11-A-1 & 20-A-1, SILVER STREET TOWNHOMES

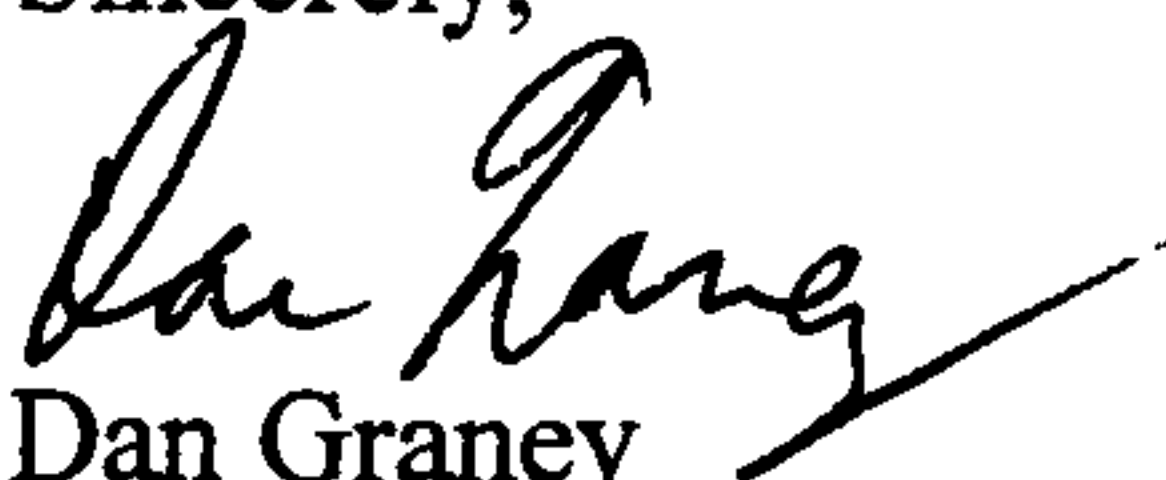
Dear Deanna DeSutter:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the Nob Hill Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation action to vacate a portion of an existing 10' P.U.E. to eliminate encroachments.

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

7004 0550 0000 8428 8535

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com ®	
OFFICIAL USE	
Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 12/21/05	
Sent To DEANNA DESUTTER	
Street, Apt. No. or PO Box No. 310 RICHMOND SE	
City, State, ZIP+4 ALBU, N. MEX 87106	
PS Form 3800, June 2002	
See Reverse for Instructions	

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

PAID RECEIPT

APPLICANT NAME 3900 SILVER AVE LLC
 AGENT SURVEY SOUTHWEST LTD
 ADDRESS 333 LOMAS BLVD. NE
 PROJECT & APP # 1003585/05DRB 01925,01926
 PROJECT NAME SILVER STREET TOWNHOMES

City Of Albuquerque
 Treasury Division
 12/23/05 11:30AM LOC: ANN
 RECEIPT# 00051835 USH 006 TRANSH 0006
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$610.00
 J24 Misc \$75.00
 CK \$610.00
 CHANGE \$0.00

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 515.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ _____ TOTAL AMOUNT DUE

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

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD. N.E.
 ALBUQUERQUE, NM 87102
 (505) 998-0303

COMPASS BANK
 ALBUQUERQUE, NEW MEXICO
 95-78-1070

7982

PAY TO THE ORDER OF SIX HUNDRED TEN 00/100 DATE 12/23/05 AMOUNT \$610.00
CITY OF ALBUQUERQUE
Daniel Gane

⑈007982⑈ ⑈107000783⑈ 0078921323⑈

Security Features Included. Details on back.

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 JAN 03, 2006 To JAN 18, 2006

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.

Sarah Amato
(Applicant or Agent)

12/23/05
(Date)

I issued 2 signs for this application,

12/23/05
(Date)

Sandy Handberg
(Staff Member)

DRB PROJECT NUMBER: 1003585

PLAT OF
 LOTS 1-A-1, 10-A-1, 11-A-1 & 20-A-1
 SILVER STREET TOWNHOMES
 SECTION 23. T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2005
 SHEET 2 OF 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	14.78'	88°27'34"	N28°38'27"E	14.18'
C2	15.00'	14.85'	88°58'07"	S27°28'48"E	14.07'

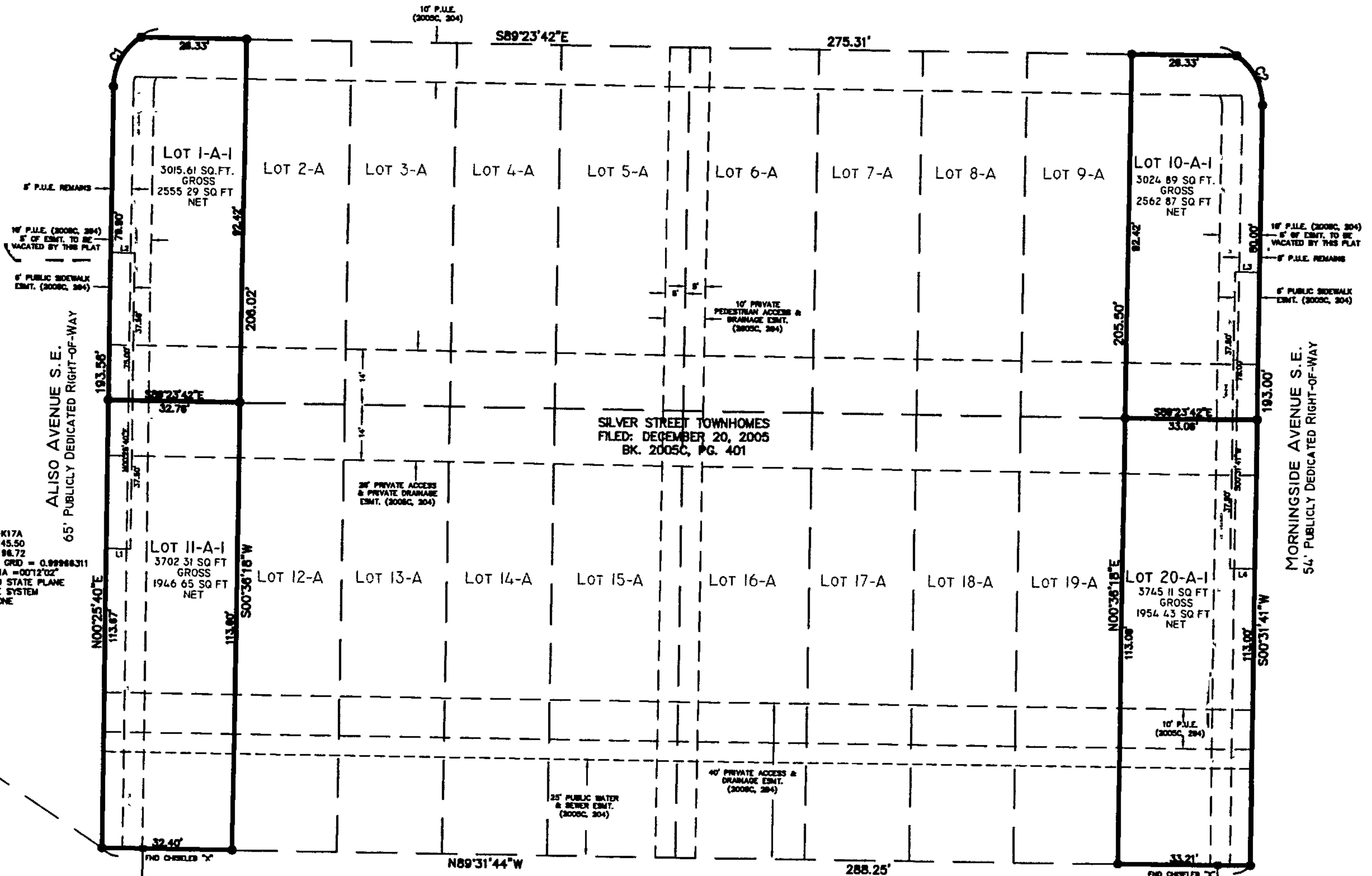
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°30'44"E	8.00'
L2	N89°30'44"W	8.00'
L3	N89°30'44"W	8.00'
L4	S89°30'44"E	8.00'



SCALE 1" = 20'
 PROJECT NO. 0412P804
 DRAWN BY PCB
 ZONE ATLAS: K-17-2
 SILVTHNH.CRS



SILVER AVENUE S.E.
 55' PUBLICLY DEDICATED RIGHT-OF-WAY



STATION 8-K17
 X = 384,155.83
 Y = 1,484,436.83
 GROUND TO GRID = 0.99988413
 DELTA ALPHA = -00°12'12"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION 5-K17A
 X = 395,645.50
 Y = 1,484,198.72
 GROUND TO GRID = 0.99988311
 DELTA ALPHA = -00°12'02"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

MONUMENT LEGEND	
◆	FOUND CONTROL STATION AS NOTED
□	FOUND MONUMENT AS NOTED
●	SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8886" UNLESS OTHERWISE NOTED

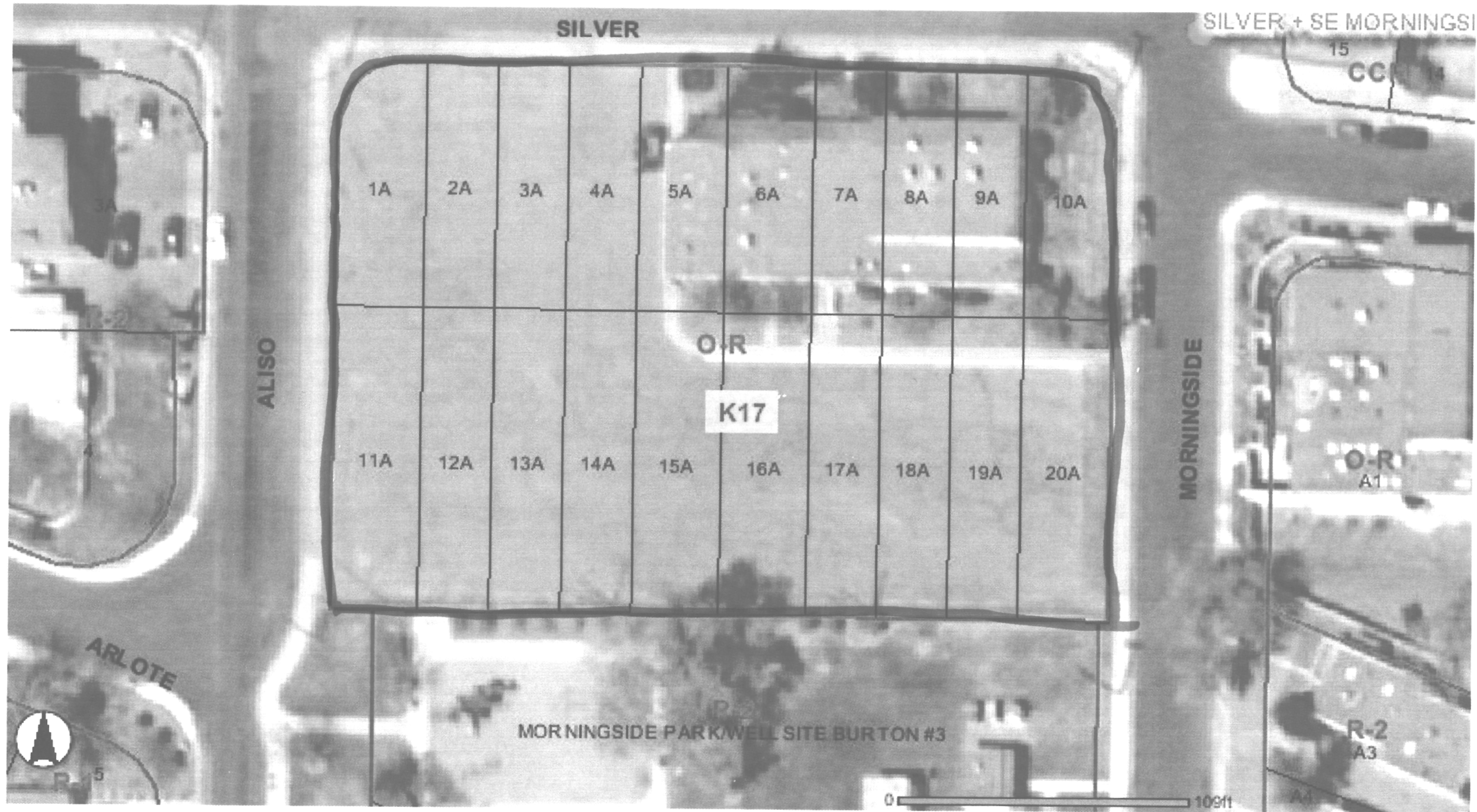
EXHIBIT B SURVEYS SOUTHWEST LTD.

Date 1/18/06

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX (505) 998-0306

T10N R3E SEC. 23

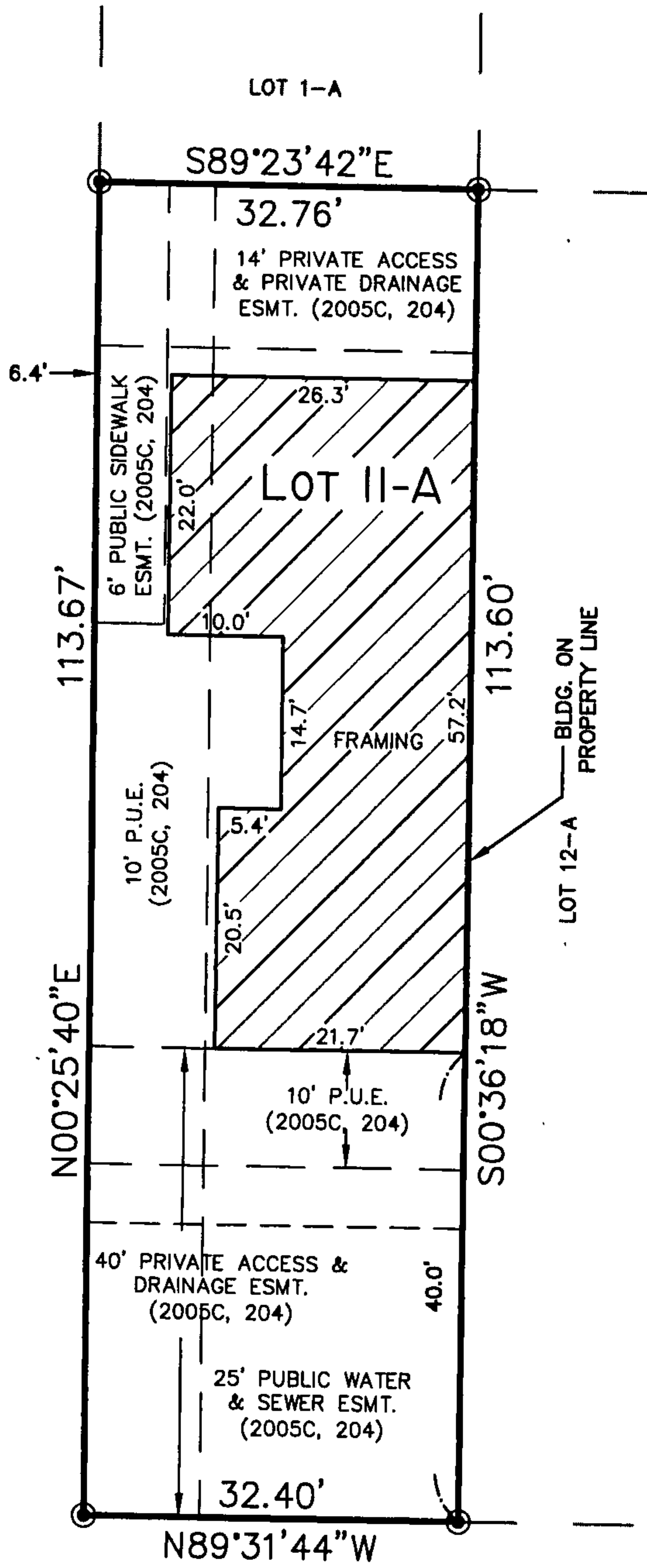


1" = 20'
 PROJECT NO. 0412PB04
 DRAWN BY : RS
 ZONE ATLAS: K-17-Z
 SLVRTWNH.CR5

"EXHIBIT"



ALISO AVENUE S.E.
 65' PUBLICLY DEDICATED RIGHT-OF-WAY



THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

Silver Street Townhomes

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 18, 2005

MAILED
8/18/05

CHRIS THAYER
ENVIRONMENTAL DYNAMICS, INC
320 CENTRAL SW
ALBUQUERQUE, NM 87102

REF: SILVER STREET TOWNHOMES

Dear Chris:

At the DRB hearing of August 17, 2005, the Southeast Heights Neighborhood Association President (John Pate) was present.

The following information was expressed by John for this project and future SE area projects:

- Need transition between buildings and street to discourage graffiti.
- The neighborhood concept is to face living spaces out towards streets, not inward.
- Consult neighborhood planner.

If you have any questions please feel free to contact me.'

Sincerely,



Dan Graney
President



FACSIMILE

#3

DATE: AUGUST 16, 2005

TO: CITY OF ALBUQUERQUE PLANNING DEPT

ATTN: CLAIRE

FAX #: 505-924-3864

PHONE #:

PAGES: 2 INCLUDING THIS COVER SHEET

FROM: ROBERT STRELL
 STRELL DESIGN
 120 MORNINGSIDE DRIVE SE
 ALBUQUERQUE, NM 87108
 FAX: 505.268.2328
 PHONE: 505.268.2321

DEAR CLAIRE,

PLEASE ACKNOWLEDGE RECEIPT OF THIS LETTER TO 505-268-2321.

THANK YOU,

ROB

*Called & acknowledged
 8/17/05 8:20 am*

S T R E L L



D E S I G N

August 15, 2005

Sheran Matson, AICP, DRB Chair
Development Review Board
Second Floor, Plaza Del Sol Building
600 2nd Street NW
Albuquerque, NM 8710

Dear Ms. Matson and Board Members,

I am writing to my express my concern regarding the site plan of the Silver Street Townhomes located on Silver Ave. SE, between Aliso Ave SE and Morningside Ave SE. As a business owner located directly across from the project, and as a resident of the neighborhood, I wish to express my concern regarding several inadequacies in the site plan which will adversely impact the character and quality of the area.

First, the orientation of the townhomes toward a center court is contrary to the current pattern of development on Silver Avenue. The traditional residential development pattern along Silver Avenue is oriented to the street. Residences maintain a visual interaction with the street providing for a safer and more visually stimulating neighborhood. As a result of the proposed site plan, the townhomes present their backs to the neighborhood and the street façade along Silver Avenue becomes a wall of unsightly garages negatively impacting the safety and the aesthetics of the existing streetscape.

In addition to the concerns regarding the streetscape, the current site plan poses serious implications to the accessibility and walkability of the neighborhood. The site plan indicates ten, two car garages plus a guest parking space on Silver. This proposal removes the majority of sidewalk along the south side of Silver Avenue. The large curb cuts in the sidewalk to accommodate driveway access will make ADA accessibility difficult. In addition to the physical disruptions to pedestrian mobility, no trees or landscaping are presented on the north side of the plan. As a result, the experience of walking/driving past the 3900 block of Silver will be a wall of garages. This is not congruent with the existing character of the neighborhood and it directly conflicts with adjacent development in the area.

Nob Hill has again become a desirable neighborhood in Albuquerque due to its neighborhood feel, pedestrian scale and walkability. This is a community in which I choose to live and work for these qualities of life. In addition to my concerns about the immediate impact of the Silver Street Townhomes, I am also concerned about the precedent this project may set for future redevelopment in the area.

Please contact me with any questions regarding this issue and for further comment.

Sincerely,

Robert Strell, Principal
Strell Design

*Rec'd
8/17/05*

1028585

3/17/05

John Pate

- North faces inward
not in keeping w/
facing streets

- Transition space

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action
 Minor Subdivision action
 Vacation *R-O-W* **V**
 Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes
 ...for Building Permit
 IP Master Development Plan
 Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: 3900 SILVER AVE, LLC, PHILIP BABY, MANAGER PHONE: _____

ADDRESS: 4200 SILVER AVE NE FAX: _____

CITY: ALBU STATE NM ZIP 87108 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: N/A

AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: ADJUST LOT LINES BETWEEN 20 EXISTING LOTS, CREATING 20 NEW LOTS & TO VACATE ADDITIONAL PUBLIC STREET R-O-W.

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. S LOTS 1 THRU 20, INCLUSIVE Block: N/A Unit: N/A

Subdiv. / Addn. SILVER STREET TOWNHOMES

Current Zoning: O-R Proposed zoning: N/A

Zone Atlas page(s): K-17-Z No. of existing lots: 20 No. of proposed lots: 20

Total area of site (acres): 1.3612 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 1-017-057-117-189-32605 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: SILVER AVE SE

Between: ALISO AVE SE and MORNINGSIDE AVE SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Proj # 1003585

05DRB-00737 (RECORDED PLAT)

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

SIGNATURE Dan Graney DATE 7.19.05

(Print) Dan Graney Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	05DRB - 01191	VRW	5(3)	\$ 600.00
<input type="checkbox"/> All fees have been collected		CIVE		\$ 20.00
<input checked="" type="checkbox"/> All case #s are assigned	05DRB - 01190	PLF		\$ 1545.00
<input checked="" type="checkbox"/> AGIS copy has been sent		ADV		\$ 75.00
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>08/17/05</u>			Total \$ 2240.00

Sandy Handley 07/22/05
Planner signature / date

Project # 1003585

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

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

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

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

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

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

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

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

Dan Graney Applicant name (print)
Dan Graney Applicant signature / date
7-19-05



Form revised April 2003

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

Application case numbers
05DRB - 01191

Sandy Handley 07/22/05 Planner signature / date
Project # 1003585

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Pan Franey Applicant name (print)
Pan Franey Applicant signature / date
 7-19-05

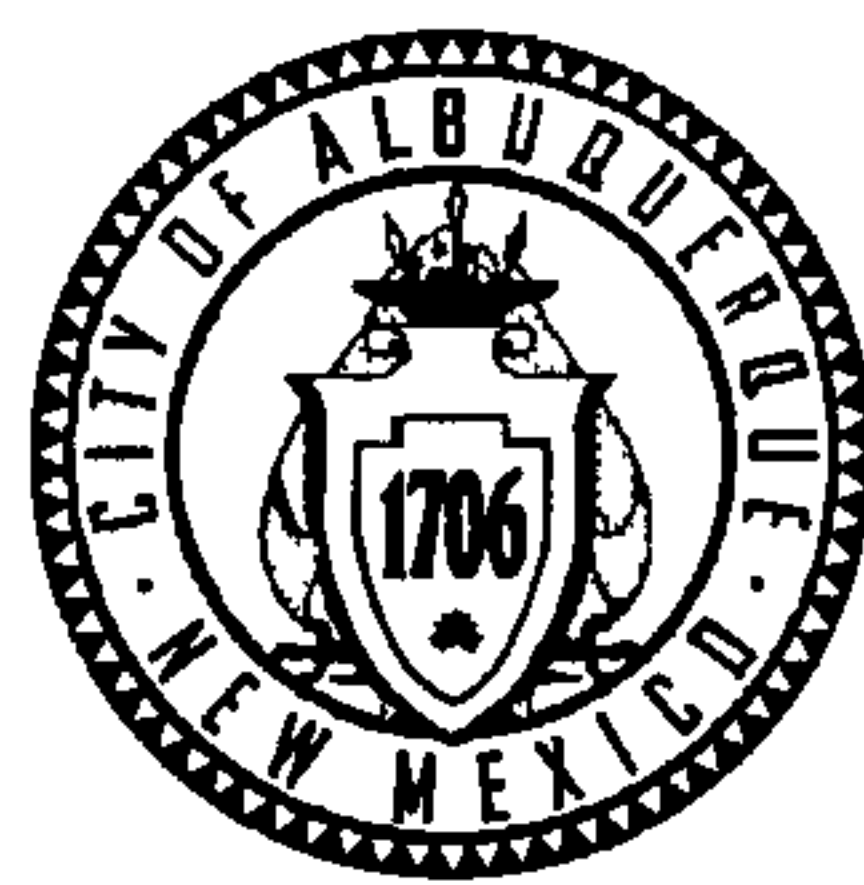
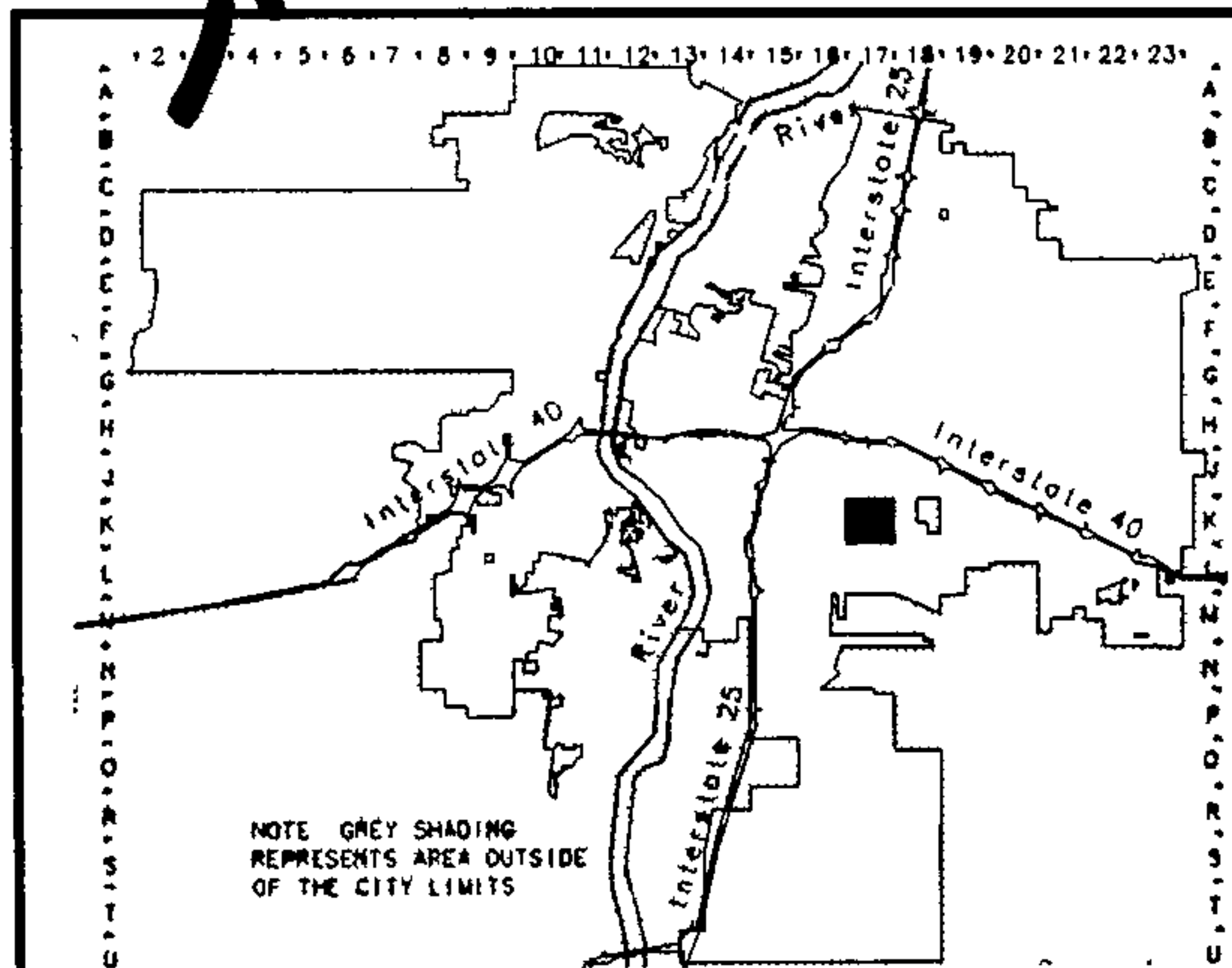
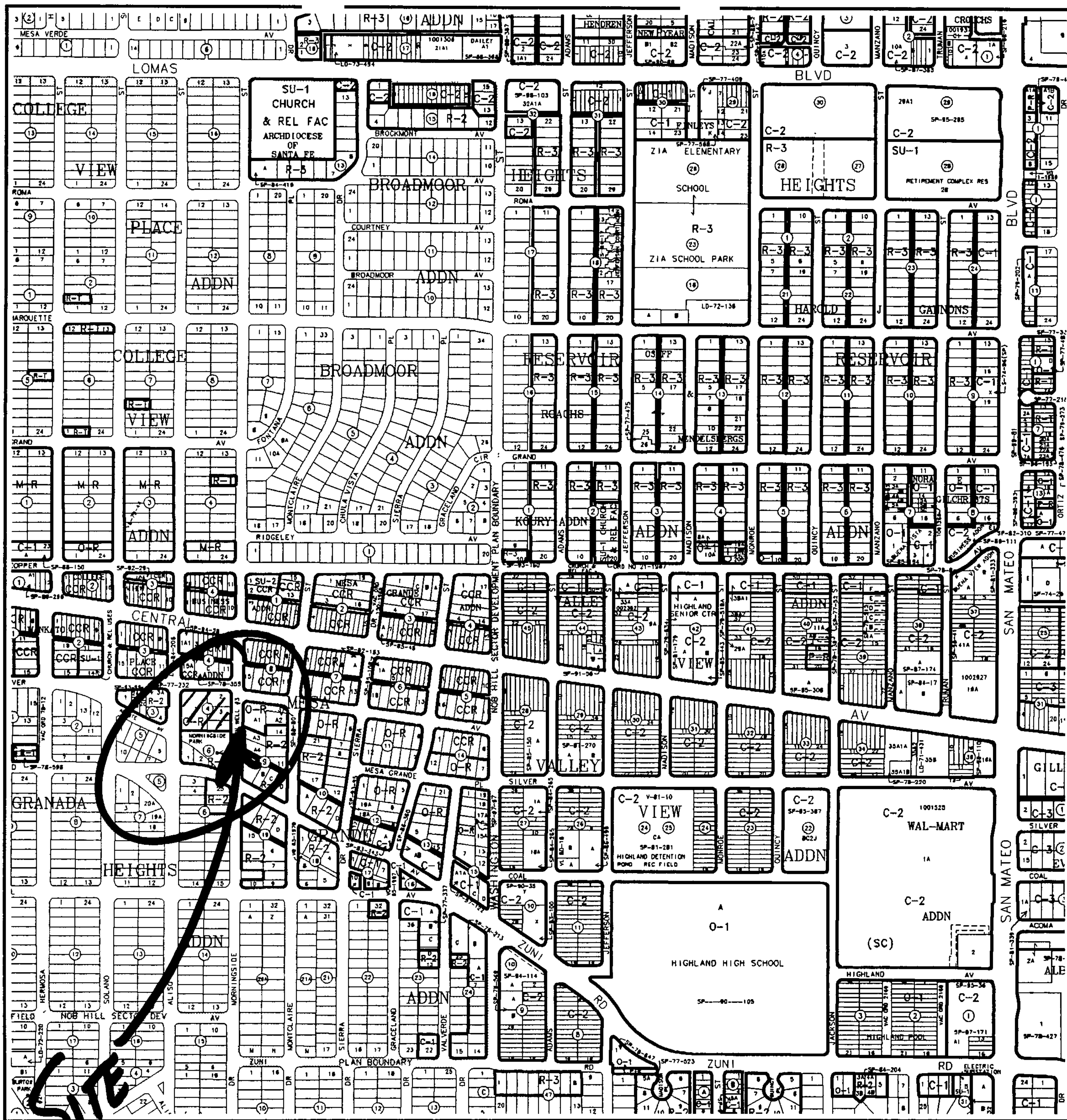


Form revised 3/03, 8/03 and 11/03

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05DRB - 01190

Sandy Davidley 07/22/05 Planner signature / date

Project # 1003585



A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page

K-17-Z

Map Amended through August 04, 2004

SURVEYS SOUTHWEST, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

July 19, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: SILVER STREET TOWNHOMES

Dear Board Members:

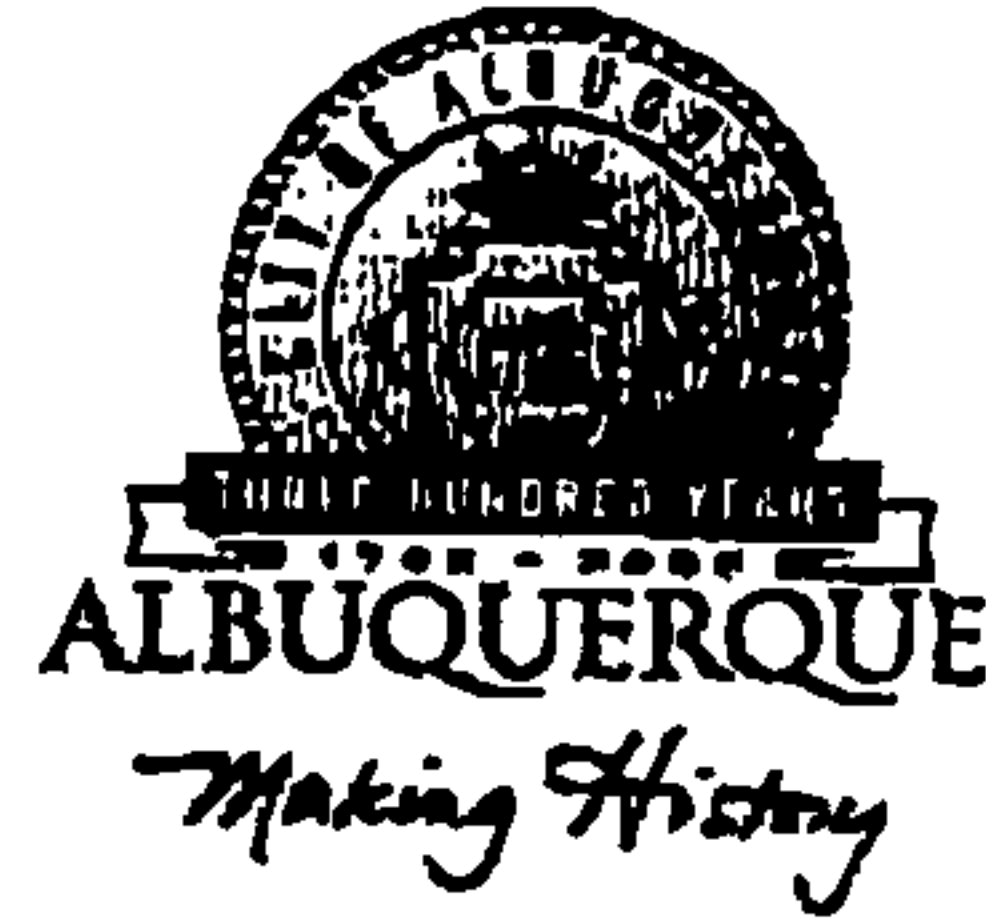
The purpose of the above referenced plat is to amend the existing Twenty (20) lot plat filed June 14, 2005 in Book 2005C, Page 204 and create Twenty (20) new lots and to vacate additional public street right-of-way.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President



City of Albuquerque

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

July 19, 2005

Sarah
 Surveys Southwest, LTD
 333 Lomas Blvd. NE / 87102
 Phone: 998-0303 /Fax: 998-0306

Dear Sarah:

Thank you for your inquiry of July 19, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1, 2, 3 & 4 GRANADA HEIGHTS zone map K-17.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

"Attachment A"

Date of Request: July 19, 2005

Name: Sarah

Phone: 998-0303 Fax: 998-0306

Zone Map: K-17

NOB HILL N.A. (NOB) "R"

***Barbara Lanier**

214 Sierra Dr. SE/87108 265-9127 (h)

Deanna DeSutter

310 Richmond SE/87106 256-0402 (h)

SOUTHEAST HEIGHTS N.A. (SEH) "R"

***John Pate**

1007 Idlewilde Ln. SE/87108 255-2984 (h) 242-5700 (w)

Richard Macpherson

601 Carlisle SE/87106 254-3582 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "*Unrecognized*"
neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(Below this line for ONC use only)

Date of Inquiry: 7/19/05 Time Entered: 8:20am ONC Rep. Initials: SW

Information from the Office of Neighborhood Coordination (ONC)

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] ONC's "Official" Letter to the applicant and "Attachment A" (*if there are associations*). A copy must be submitted with application packet **-OR-**
- [] The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.
- [] Copies of Letters to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

Stephani Winklepleck
Neighborhood Program Coordinator
COA/Planning/ONC

SURVEYS SOUTHWEST, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

July 19, 2005

JOHN PATE
SOUTHEAST HEIGHTS NEIGHBORHOOD ASSOCIATION
1007 IDLEWILDE LANE SE
ALBUQUERQUE, NM 87108

REF: PLAT OF LOTS 1-A THROUGH 20-A, SILVER STREET TOWNHOMES


Dear John Pate:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the Southeast Heights Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation action to vacate additional public street right of way on Silver Ave., SE to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

7004 0550 0000 8428 8429

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com ®	
OFFICIAL USE	
Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 7/19/05	
Sent To JOHN PATE	
Street, Apt. No., or PO Box No. 1007 IDLEWILDE LANE SE	
City, State, ZIP+4® ALBUQ. N. MEX 87108	

PS Form 3800, June 2002 See Reverse for Instructions

SURVEYS SOUTHWEST, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

July 19, 2005

BARBARA LANIER
NOB HILL NEIGHBORHOOD ASSOCIATION
214 SIERRA DRIVE SE
ALBUQUERQUE, NM 87108

REF: PLAT OF LOTS 1-A THROUGH 20-A, SILVER STREET TOWNHOMES

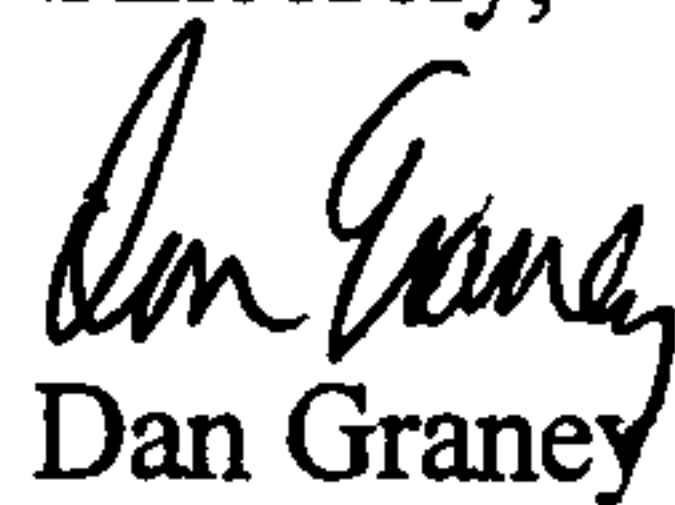
Dear Barbara Lanier:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the Nob Hill Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation action to vacate additional public street right of way on Silver Ave., SE to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

7004 0550 0000 8428 8412

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For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 7/19/05	
Sent To	BARBARA LANIER
Street, Apt. No., or PO Box No.	214 SIERRA DRIVE SE
City, State, ZIP+4	ALBU. N. MEX 87108

PS Form 3800, June 2002 See Reverse for Instructions

SURVEYS SOUTHWEST, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

July 19, 2005

DEANNA DESUTTER
NOB HILL NEIGHBORHOOD ASSOCIATION
310 RICHMOND SE
ALBUQUERQUE, NM 87106

REF: PLAT OF LOTS 1-A THROUGH 20-A, SILVER STREET TOWNHOMES


Dear Deanna DeSutter:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the Nob Hill Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation action to vacate additional public street right of way on Silver Ave., SE to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

7004 0550 0000 8428 8405

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Postmark
7/19/05

Sent To	DEANNA DESUTTER
Street, Apt. No., or PO Box No.	310 RICHMOND SE
City, State, ZIP+4	ALBUQUERQUE, N.M. 87106

PS Form 3800, June 2002 See Reverse for Instructions

SURVEYS SOUTHWEST, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

July 19, 2005

RICHARD MACPHERSON
SOUTHEAST HEIGHTS NEIGHBORHOOD ASSOCIATION
601 CARLISLE SE
ALBUQUERQUE, NM 87106

REF: PLAT OF LOTS 1-A THROUGH 20-A, SILVER STREET TOWNHOMES


Dear Richard Macpherson:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the Southeast Heights Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation action to vacate additional public street right of way on Silver Ave., SE to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

7004 0550 0000 8428 8399

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For delivery information visit our website at www.usps.com ®	
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Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Postmark here
7/19/05

Sent To	RICHARD MACPHERSON
Street, Apt. No., or PO Box No.	601 CARLISLE SE
City, State, ZIP+4	ALBU, N. MEX 87106

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME PHILLIP RABY
 AGENT SURVEYS SOUTHWEST LTD
 ADDRESS 333 LOMAS BLVD. NE
 PROJECT & APP # 1003585/05DRB-01190-01191
 PROJECT NAME SILVER STREET TOWN HOMES

DUPLICATE
 City of Albuquerque
 Treasury Division

7/22/2005 8:53AM LOC: ANNX
 RECEIPT# 00044369 WSH 006 TRANSH 0003
 Account 441018 Fund 0110
 Activity 4971000 TRSASR
 Trans Amt \$2,240.00
 J24 Misc 00
 00 CK \$2,240.00
 CHANGE \$0.00

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 2145.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 2240.00 TOTAL AMOUNT DUE

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

FOR SECURITY PURPOSES THIS DOCUMENT CONTAINS A TWO TONED COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

ENVIRONMENTAL DYNAMICS, INC.
 338 CENTRAL AVENUE SW
 ALBUQUERQUE, NM 87102
 505-242-2851

BANK OF ALBUQUERQUE, N.A.
 ALBUQUERQUE, NM

3756
95-660/1070

7/19/2005

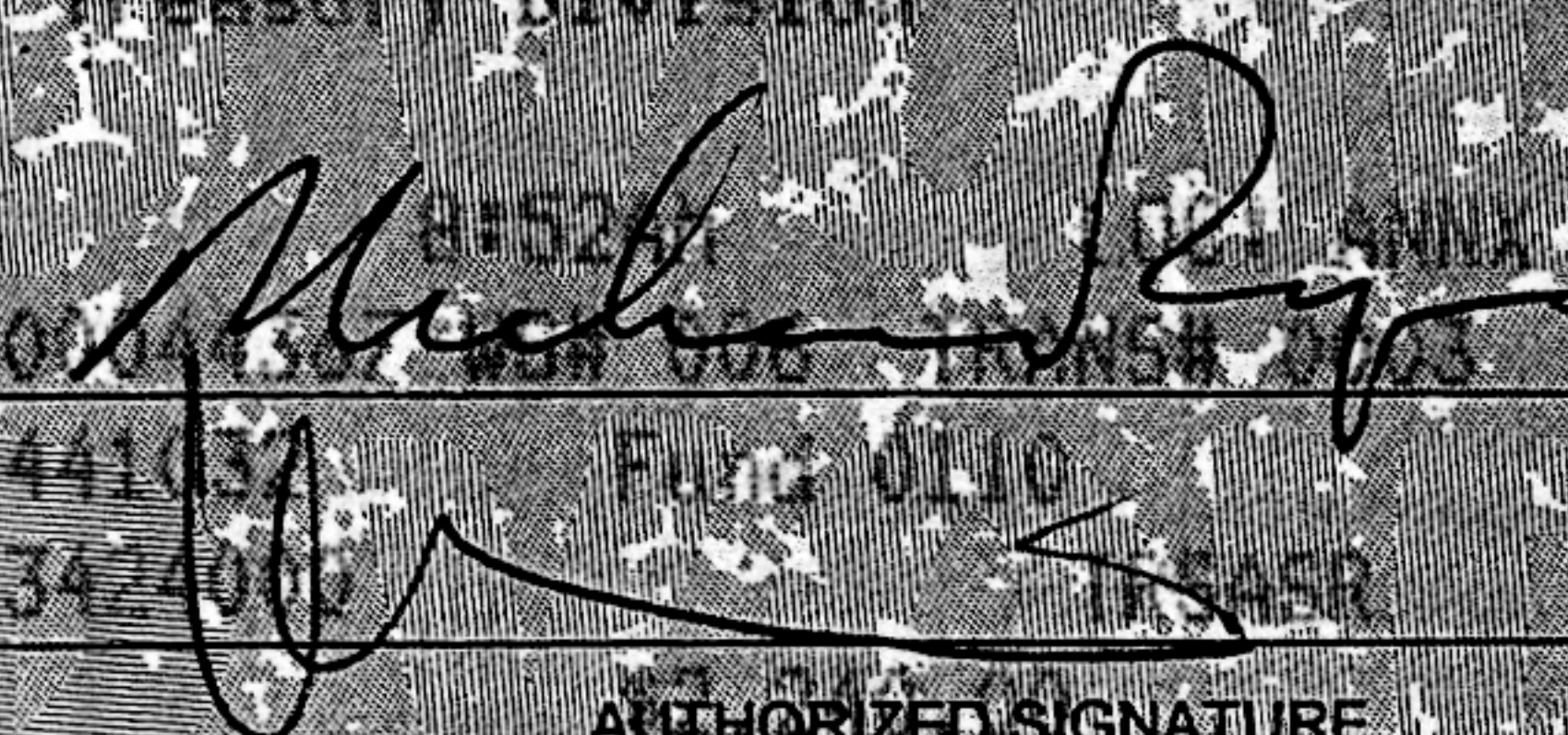
PAY TO THE ORDER OF City of Albuquerque

\$ 2,240.00

DUPLICATE
 City of Albuquerque
 Treasury Division

Two Thousand Two Hundred Forty and 00/100 *****

7/22/2005 8:52AM LOC: ANNX
 RECEIPT# 00044369 WSH 006 TRANSH 0003
 Account 441032 Fund 0110
 Activity 3424000 TRSASR
 Trans Amt \$2,240.00
 J24 Misc 00
 00 CK \$2,240.00
 CHANGE \$0.00

AUTHORIZED SIGNATURE


MEMO

⑈003756⑈ ⑆107006606⑆ 7827309??9⑈

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT ANGLE TO VIEW

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 AUGUST 02 To AUGUST 17, 2005

5. REMOVAL

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

I have read this sheet and discussed it with the 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.

Sarah Amato
(Applicant or Agent)

7/22/05
(Date)

I issued 3 signs for this application, 07/22/05 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003585

SILVER AVENUE S.E.
55' PUBLICLY DEDICATED RIGHT-OF-WAY

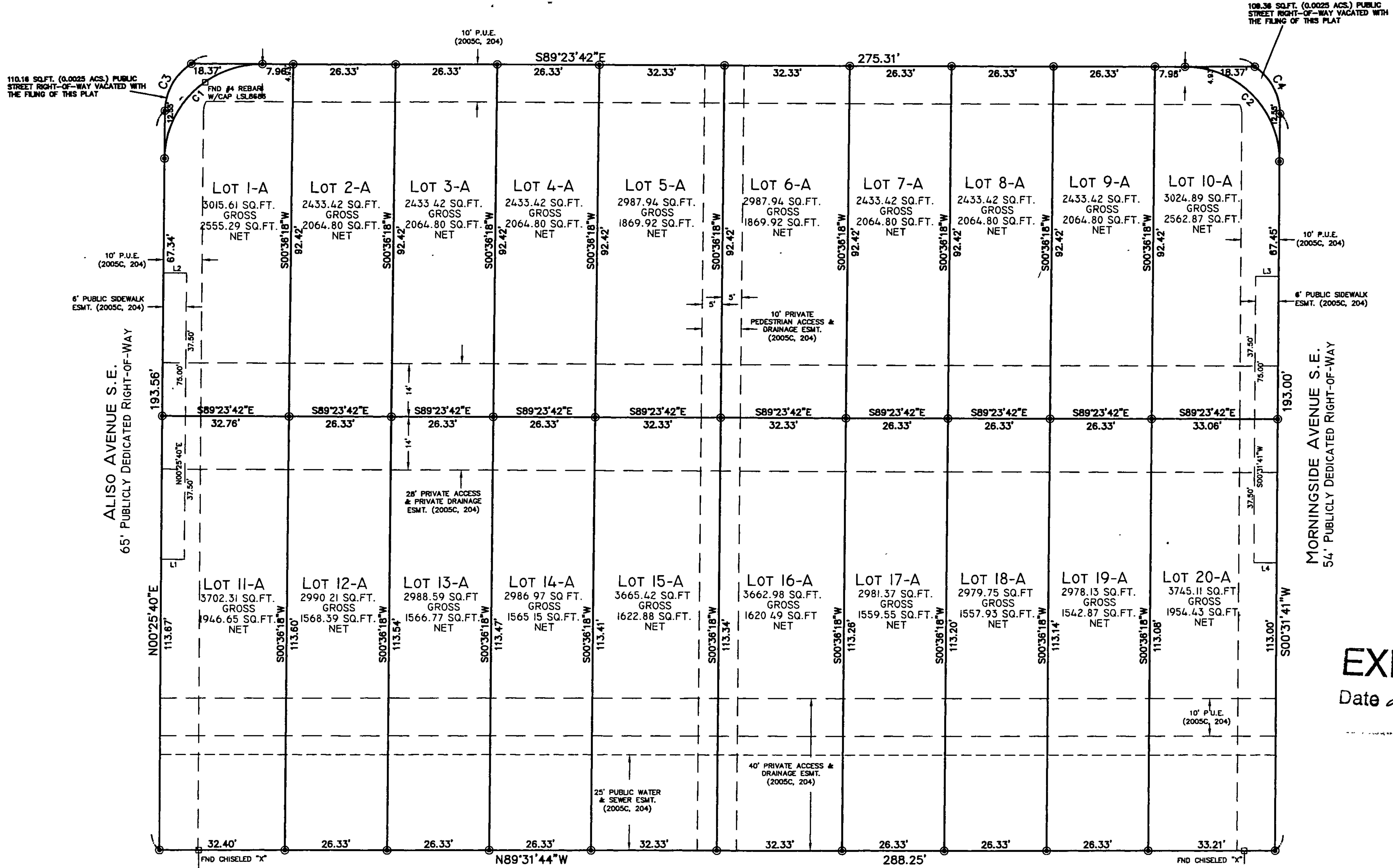


EXHIBIT B
Date 7/27/05



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: THE MONTANA GROUP PHONE: 619-236-9800
 ADDRESS: 1495 PACIFIC HWY. #205 FAX: 619-236-9888
 CITY: SAN DIEGO STATE CA ZIP 92101 E-MAIL: _____
 Proprietary interest in site: OWNER BY CONTRACT List all owners: JUNO RABY
 AGENT (if any): RIO GRANDE ENGINEERING PHONE: 872-0999
 ADDRESS: 3500 COMANCHE NE, SUITE E-5 FAX: 872-2205
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST FINAL PLAT COMMENTS-MAJOR SUBDIVISION *TBK Silver Street*

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

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

Lot or Tract No. lots1,2,3,4 Block: 4 Unit: _____
 Subdiv. / Addn. Granada Heights Addition
 Current Zoning: O-R Proposed zoning: _____
 Zone Atlas page(s): K-17 -Z No. of existing lots: 4 No. of proposed lots: 20
 Total area of site (acres): 1.28 Density if applicable: dwellings per gross acre: 15.6 dwellings per net acre: 15.6
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
 UPC No. 101705711718932605 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Silver Avenue SE
 Between: Morningside Street SE and Aliso Street SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003585
04DRB 01168, 04DRB 01958, 05DRB 00087, 00088

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

SIGNATURE DAVID SOULE DATE _____
 (Print) DAVID SOULE, PE _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00732</u>	<u>FP</u>	<u>SC3</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>2000</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>5-11-05</u>			Total \$ <u>2000</u>

Project# 1003585

5-3-05

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

submit email by surveyor **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

David Sale

Applicant name (print)

MM

5/2/05

Applicant signature / date

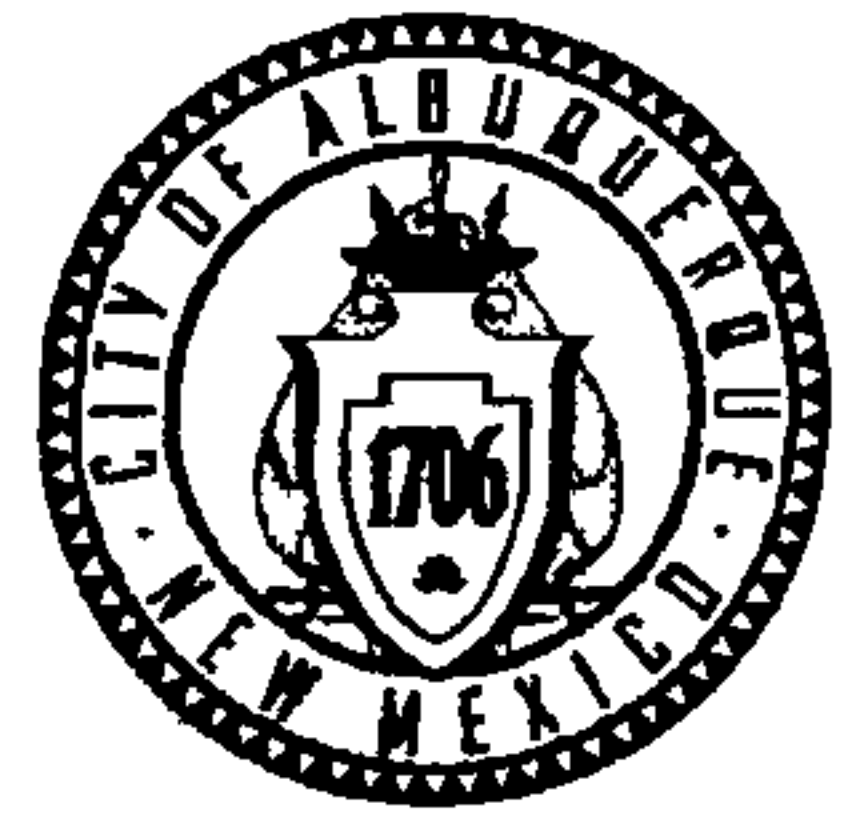
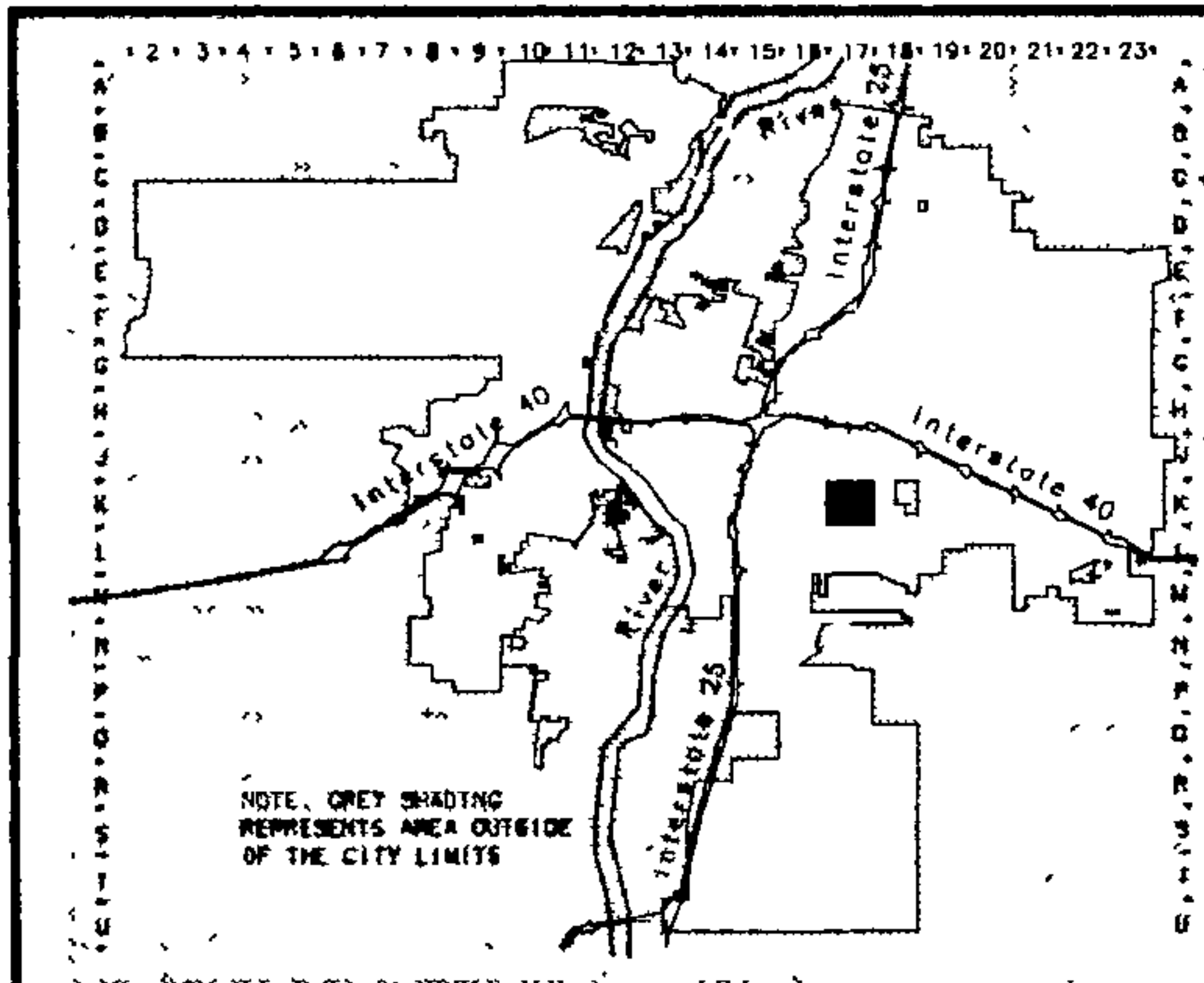
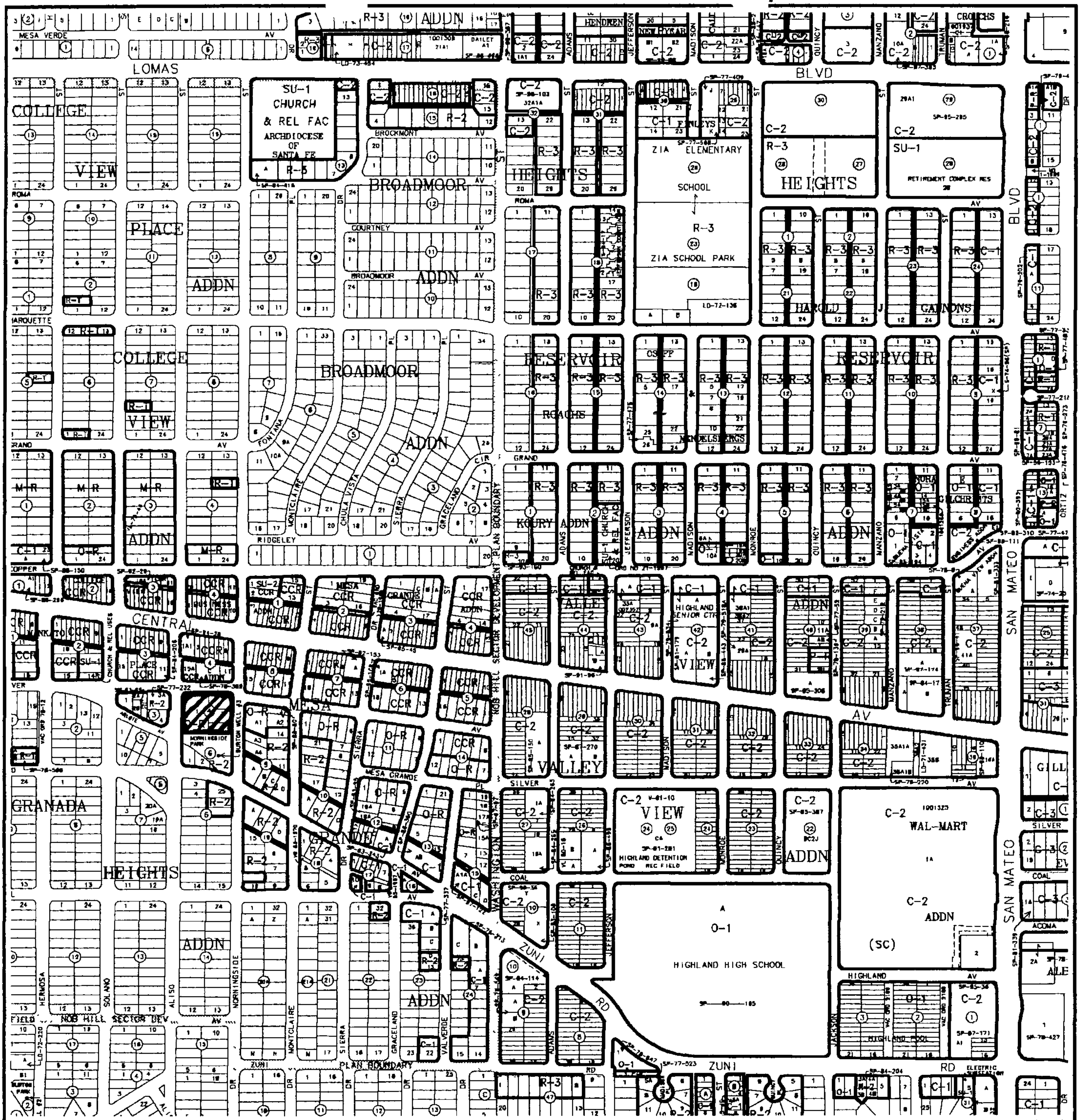


Form revised 10/03

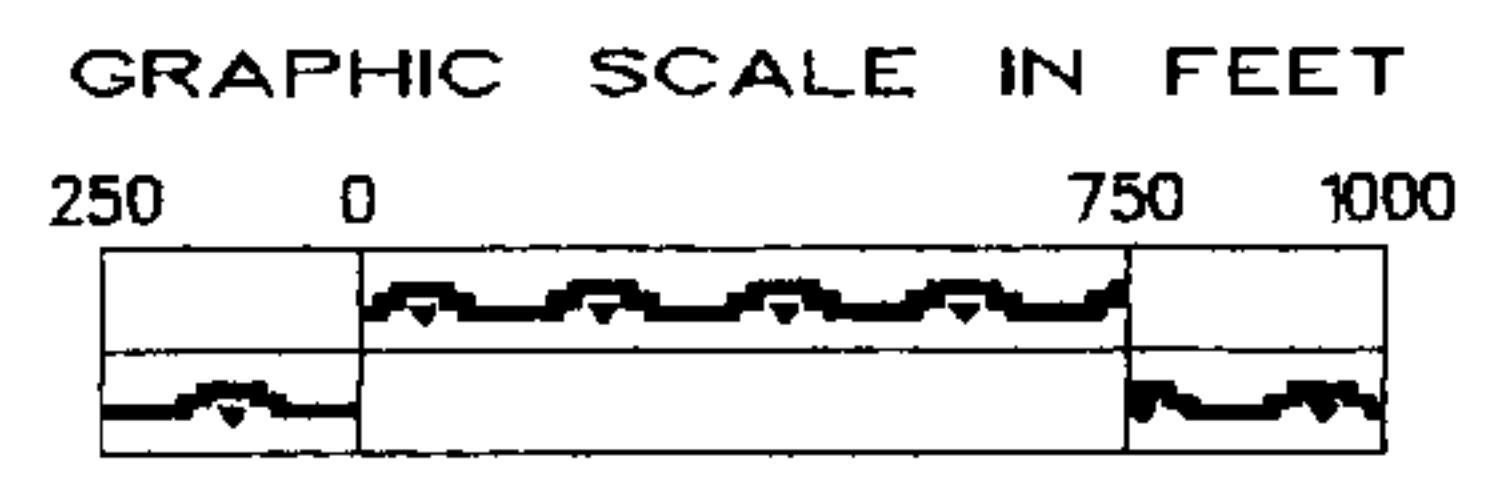
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB - 00737

Bahar **5-3-05**
 Planner signature / date
Project # 1003585



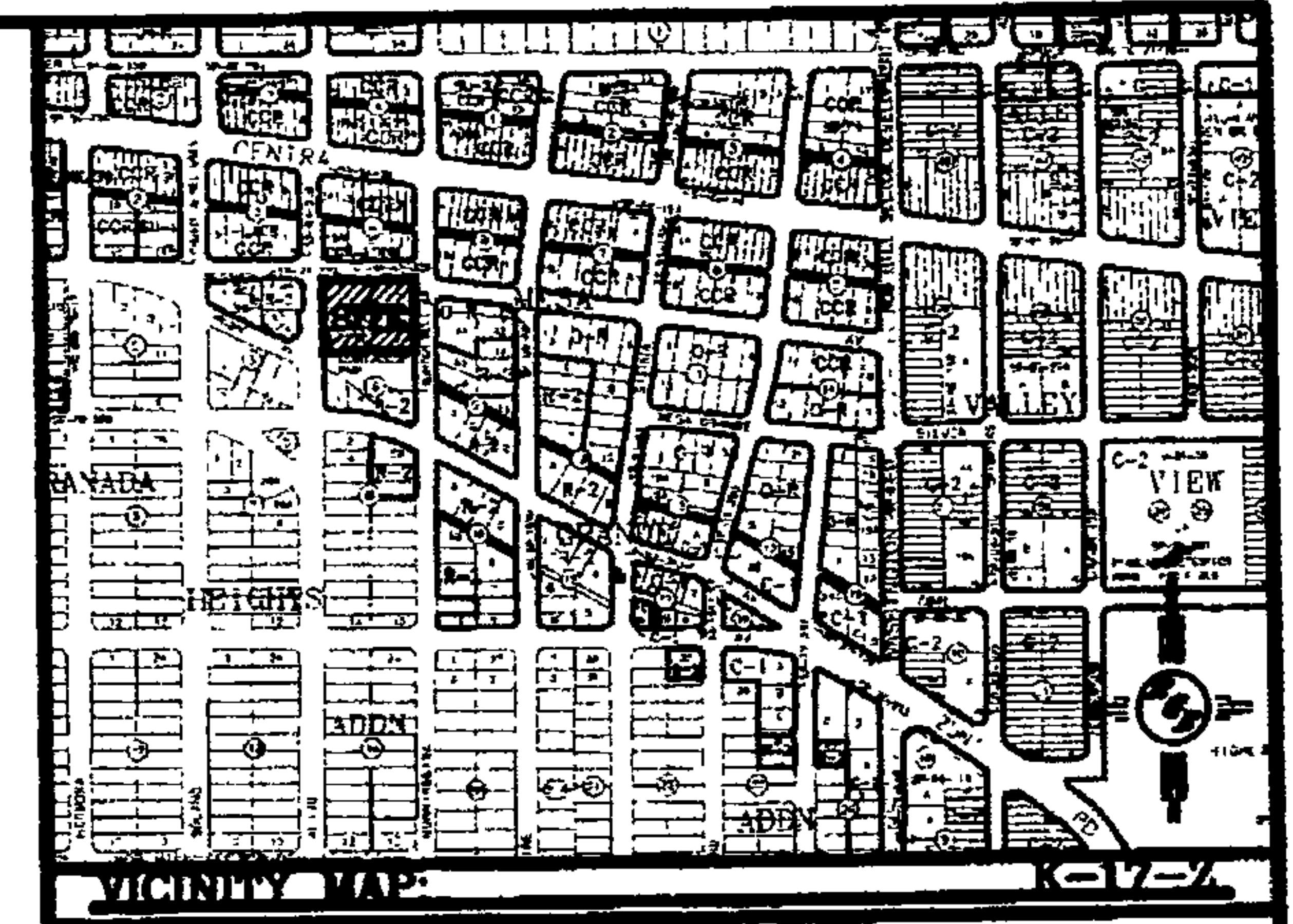
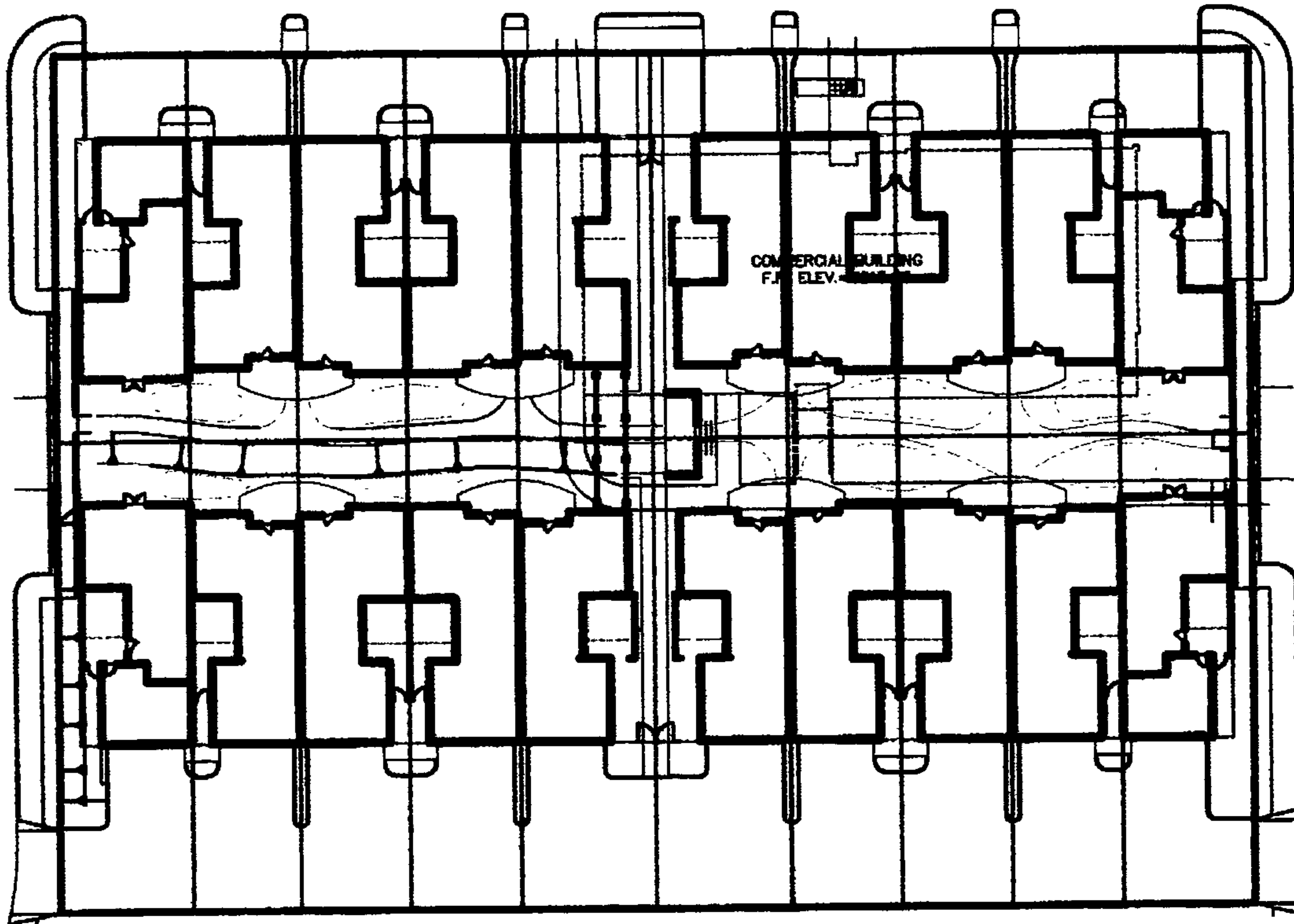
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

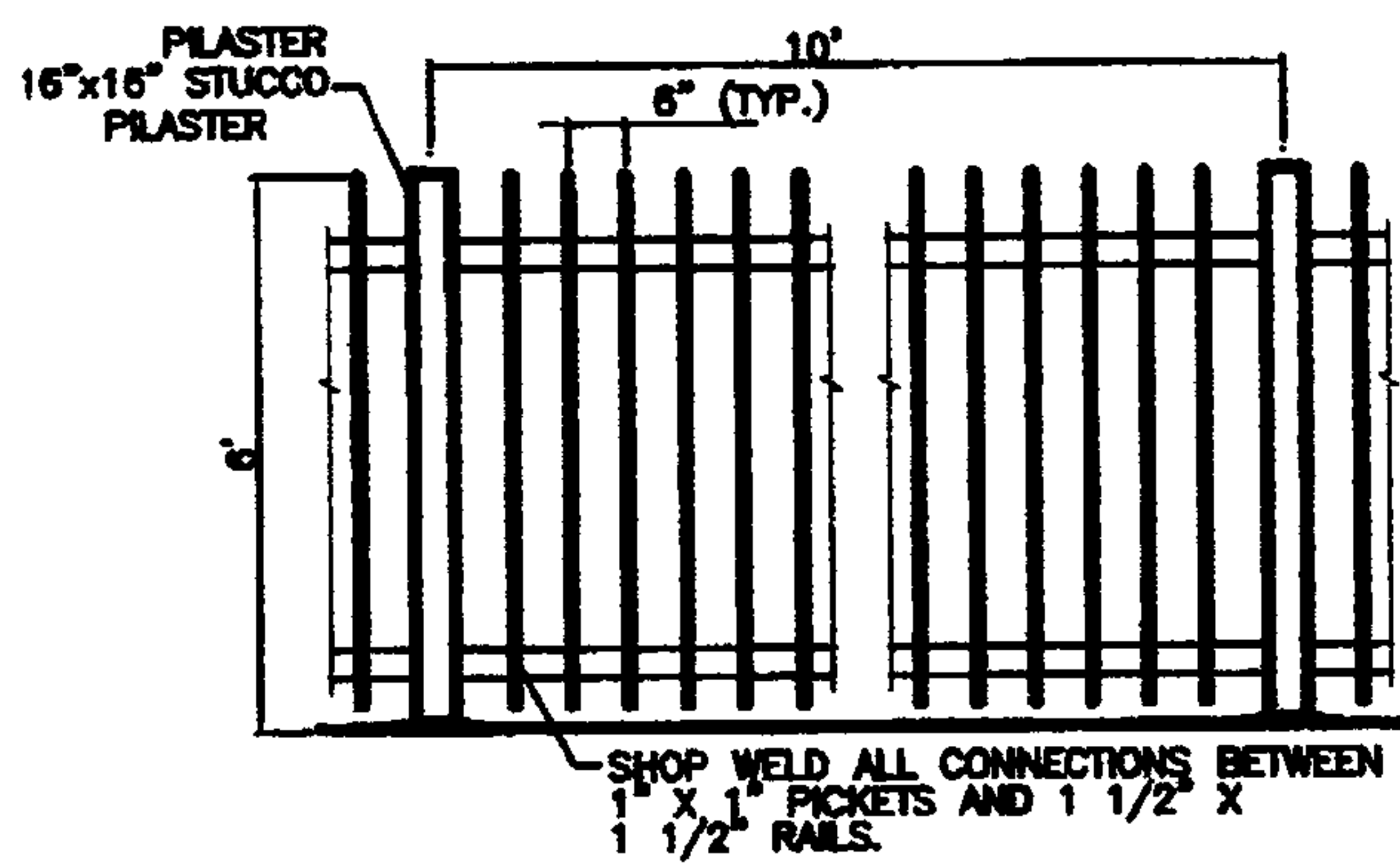
K-17-Z

Map Amended through February 03, 2004

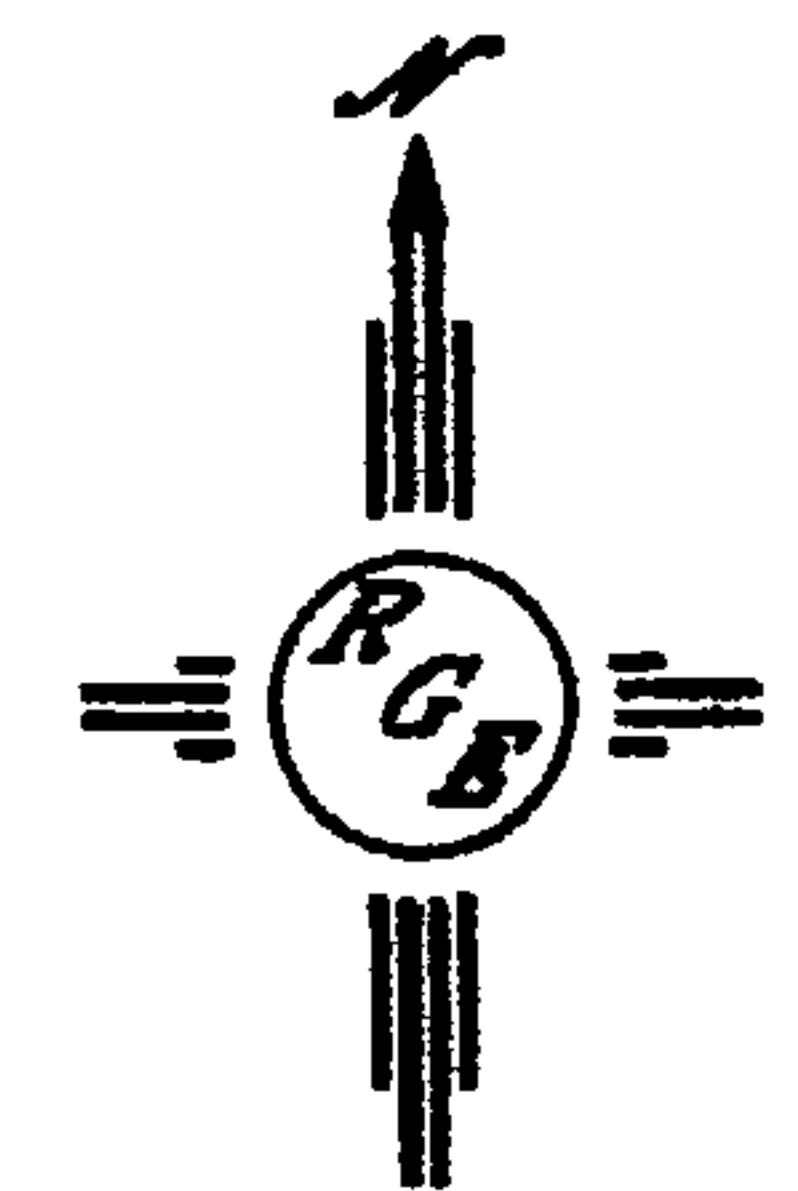


LEGAL DESCRIPTION:
 LOT 1,2,3,4 BLK 4, GRANDA HEIGHTS ADDITION

Perimeter Wall Approved
[Signature]
 DBB Chair
 1/07/05
 Date



WROUGHT IRON FENCE DETAIL

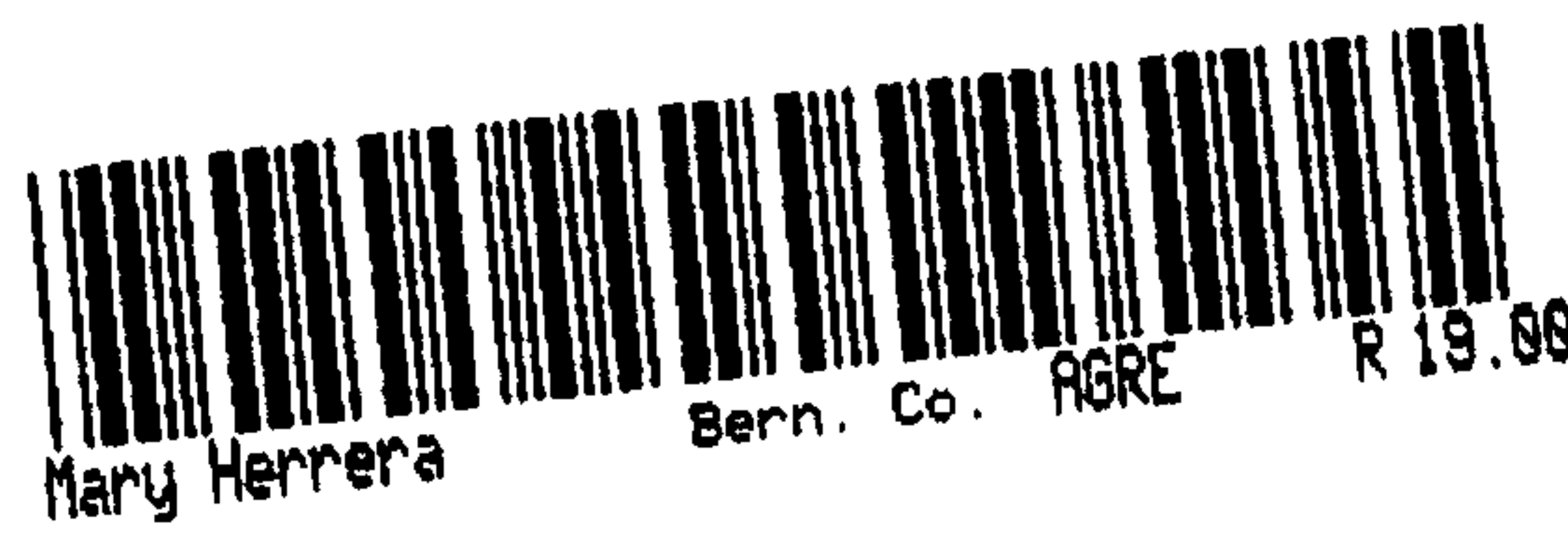


- LEGEND**
- PROPOSED 6" WROUGHT IRON FENCE
 - PROPOSED WROUGHT IRON FENCE
 - PROPOSED CURB AND GUTTER
 - CENTERLINE
 - RIGHT-OF-WAY
 - LOT LINES

ENGINEER'S SEAL	TOWNHOMES @ MASON'S LANDING	DRAWN BY NCWJ
	WALL EXHIBIT	DATE 12-18-04
DAVID SOLLE P.E. #14522	 Rio Grande Engineering 1000 GENERAL AVENUE SE ALBUQUERQUE, NM 87102 (505) 975-6800	NOV-2011-0-10-04
		SHEET #
		JOB # 2148

Project 1003585

David Smuk
897-0999



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No. of Lots:
Nearest Major Streets

FIGURE 12

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

**AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 19th day of April, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and 3900 SILVER AVENUE LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.] whose address is [2209 VIA SEVILLE ROAD NW] and whose telephone number is 505-450-4466, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

ALB,
NM
87103

LEGAL

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOTS 1, 2, 3, and part of 4, Bk 4, Granada Heights Add. recorded on OCT 14, 1925 in the records of the Bernalillo County Clerk at Book 01, pages 52 through 52 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] 3900 SILVER AVENUE LLC

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SILVER AVENUE TOWN HOMES describing Subdivider's Property.

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

2 YRS

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 4th day of FEB., 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 757481.

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

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

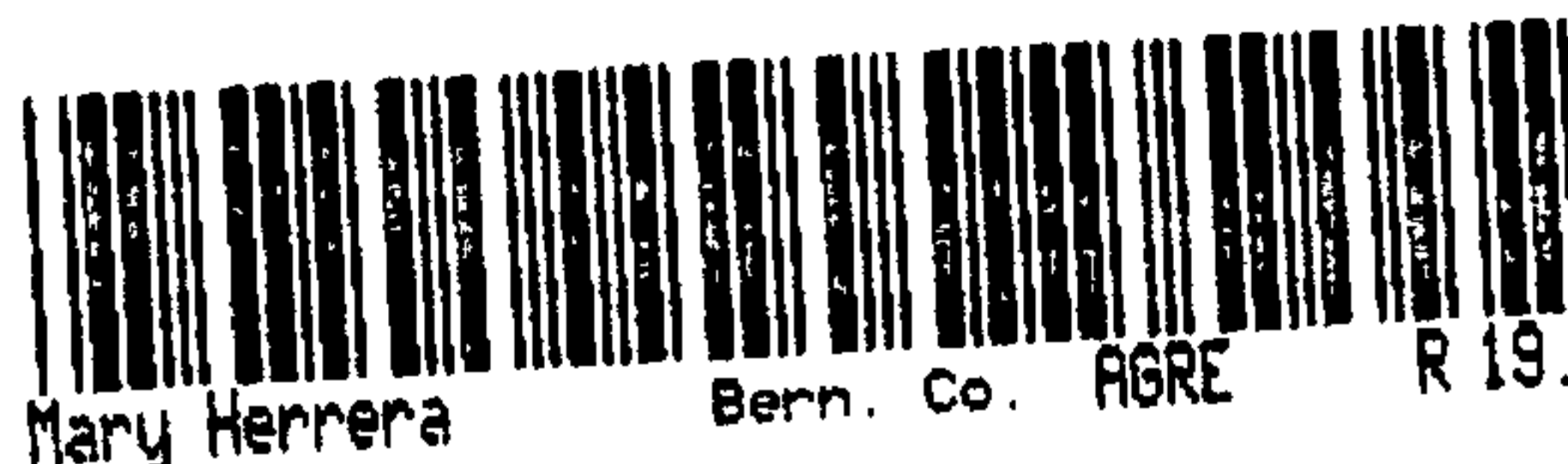
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by SURVEYS SOUTHWEST, and construction surveying of the private Improvements shall be performed by SURVEYS SOUTHWEST. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by RIO GRANDE ENG, and inspection of the private Improvements shall be performed by RIO GRANDE ENG, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

WHO

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Geo-Test+, and field testing of the private Improvements shall be performed by Geo-Test+, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

FIRST STATE BANK NO. 2100

Type of Financial Guaranty: LOAN RESERVE FINANCIAL GUARANTY
Amount: \$ 103,495.61 Name of Financial Institution or Surety
Date City first able to call Guaranty: \$103,495.61
[Construction Completion Deadline]: FEB. 4TH 20 07
If Guaranty other than a Bond, last day City able to call Guaranty is:
APRIL 4TH, 20 07
Additional information: X

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

Mary Herrera Bern. Co. AGRE R 19.00 Bk-A95 Pg-3811
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8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

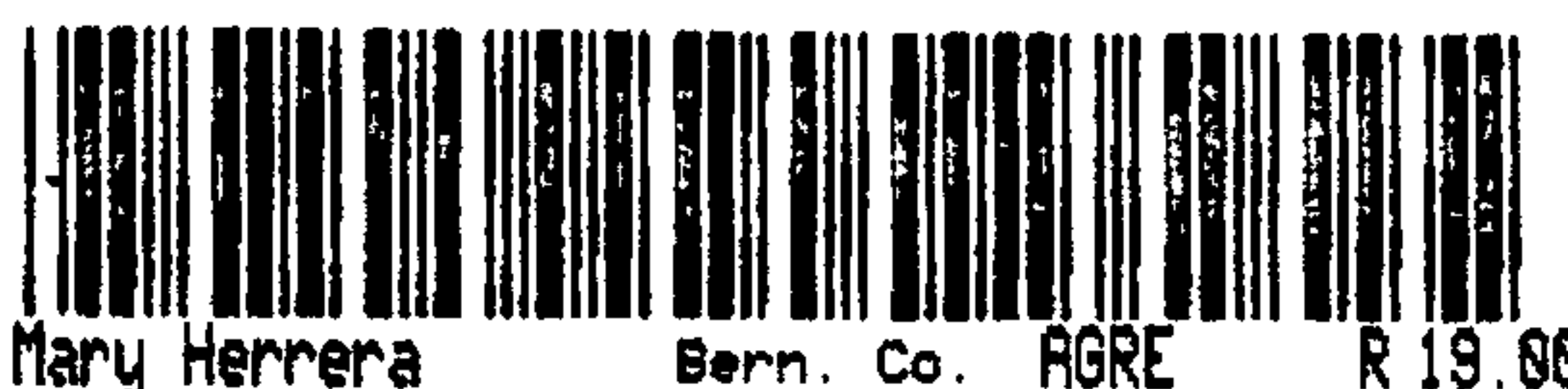
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

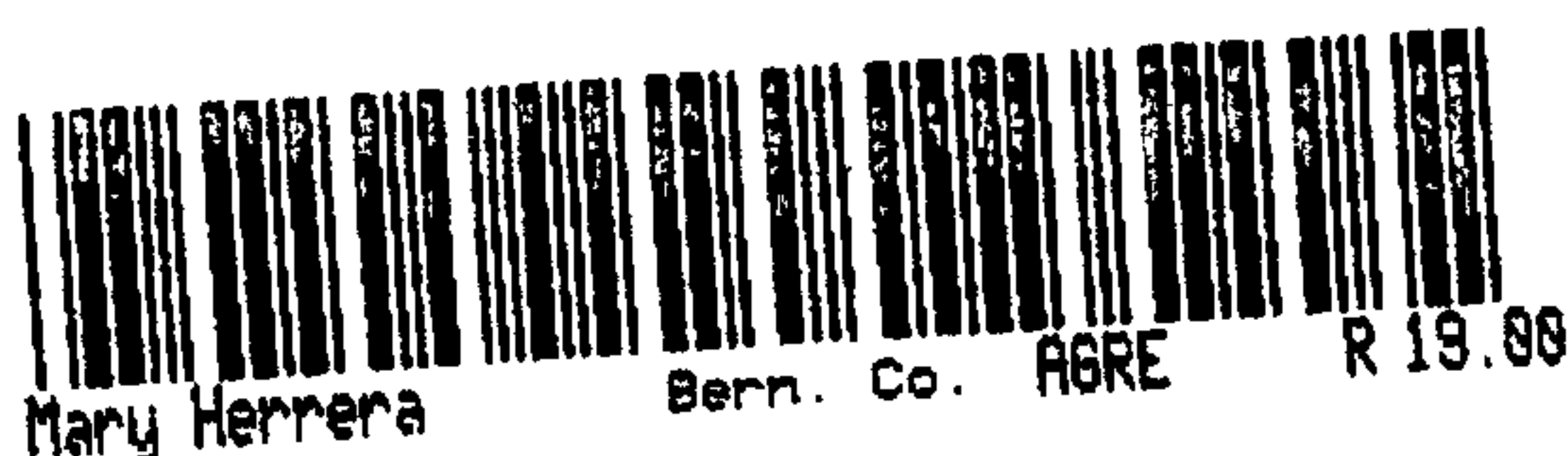
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.





April 4, 2005

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2100

RE: Loan Reserve for 3900 Silver Avenue LLC
City of Albuquerque, Project ID# 757481
Project Name: Silver Avenue Townhomes
Loan Reserve Amount: One Hundred Three Thousand Four
Hundred Ninety Five Dollars & 61/100, (\$103,495.61)

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of 3900 Silver Avenue LLC ("Borrower"), First State Bank N.M., ("Financial Institution") in Albuquerque, New Mexico, commits the sum of One Hundred Three Thousand Four Hundred Ninety Five Dollars & 61/100, (\$103,495.61) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires. 3900 Silver Avenue LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at Silver Avenue Townhomes, Project No.757481 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on _____ in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. _____ at pages _____ to _____, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

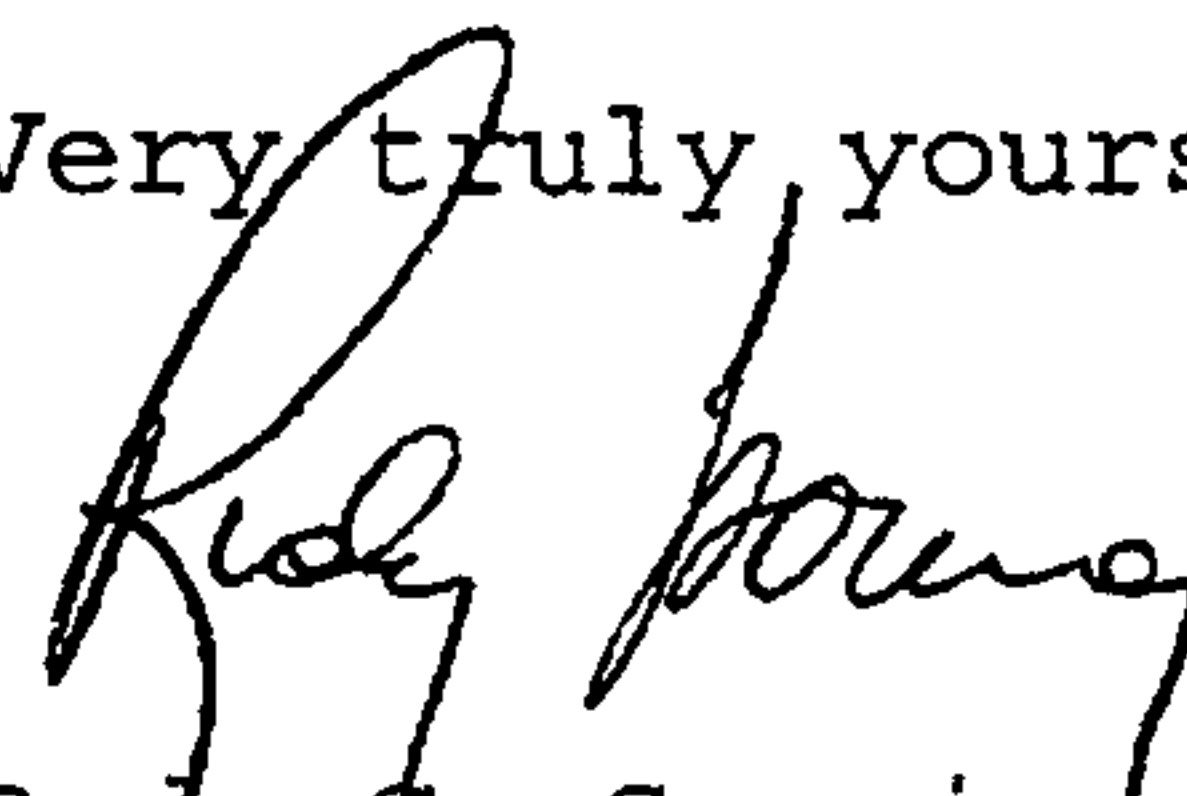
The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.
3. Draw on Reserve. If by February 4, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between February 4, 2007, and April 4, 2007, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
- C. Expiration of the date April 4, 2007; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,



Rudy G. Sporing,
Sr. Vice President

ACCEPTED:

City of Albuquerque

By: 
Chief Administrative Officer
Or authorized designee

Title: City Engineer

Dated: 4-19-05

9/17/05

KFE 4/16/05

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

PAID RECEIPT

APPLICANT NAME The Montana Group
AGENT Rio Grande Eng.
ADDRESS _____
PROJECT & APP # 1003585/05 DRB 00737
PROJECT NAME Grand Heights Addn

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

\$ 20.00 TOTAL AMOUNT DUE

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

Rio Grande Engineering
1606 Central Ave SE Suite 201
Albuquerque New Mexico 87106

BANK OF THE WEST
THE ACADEMY OFFICE
1-800-488-2265
95-681/1070

10209

5/3/05

Pay to the Order of City of Alb \$ 20.00
Twenty dollars and 00/100

DUPLICATE
City of Albuquerque
Treasury Division

5/3/2005 11:37AM LDC: ANN
RECEIPT# 00041803 WSH 007 TRAN# 0024
Account 441032 Fund 0110
Activity 3424000 TBLJS
Trans Amt _____ MP

memo _____

⑈010209⑈ ⑆107006813⑆ 285027249⑈

CHANGE

Thank You

INFRASTRUCTURE LIST

EXHIBIT "A"

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

TOWNHOMES AT MASONS LANDING

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1, 2, 3, 4, BLOCK 4, GRANADA HEIGHTS ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Water line	Public Sewer, water & drainage easement.	Aliso Ave	Morningside	/	/	/
		8"	Sewerline	Public Sewer, water & drainage easement.	Aliso Ave	Lot 20	/	/	/
		20' E-E	Alley Paving	<i>Private</i> 40' public access easement(south side)	Morningside Ave	Aliso Ave	/	/	/
		62'	parallel parking stalls (3) <i>inc. curb & streetwork</i>	Morningside Ave	n/a	n/a	/	/	/
		62'	parallel parking stalls (3) <i>inc. curb & streetwork</i>	Aliso Ave	n/a	n/a	/	/	/
		4'	Sidewalk	Morningside Ave	Silver Ave	S. Property line	/	/	/
		4'	Sidewalk	Aliso Ave	Silver Ave	S. Property line	/	/	/
		4'	Sidewalk	Silver Ave	Morningside Ave	Aliso Ave.	/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN TOWNHOMES AT MASONS LANDING

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		N/A	Letter of Map Revision	Onsite	N/A	N/A	/	/	/
			Water & Sewer Services	Lots 1-10	Silver	Silver	/	/	/
							/	/	/
							/	/	/

NOTES

- 1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
Issuance of Letter of Map Revision by FEMA is required for release of SIA and Financial Guarantee
- 2 site lighting shall be installed per DPM Standards
- 3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>David Soule</u> NAME (print)	<u>[Signature]</u> DRB CHAIR - date	<u>[Signature]</u> 2-9-05 PARKS & GENERAL SERVICES - date
<u>Rio Grande Engineering</u> FIRM	<u>[Signature]</u> 2-9-05 TRANSPORTATION DEVELOPMENT - date	_____ AMAFA - date
<u>[Signature]</u> 5/7/05 SIGNATURE - date	<u>[Signature]</u> 2/9/05 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	<u>[Signature]</u> 2-9-05 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

NOB HILL NEIGHBORHOODS ASSOCIATION, INC.

P.O. Box 4875, Albuquerque, NM 87196

NOBHILLMEMBERS@SPINN.NET

January 31, 2005

Ms. Sheron Matson, Chair
Development Review Board
Plaza del Sol
600 2nd Street NW
Albuquerque, NM 87102

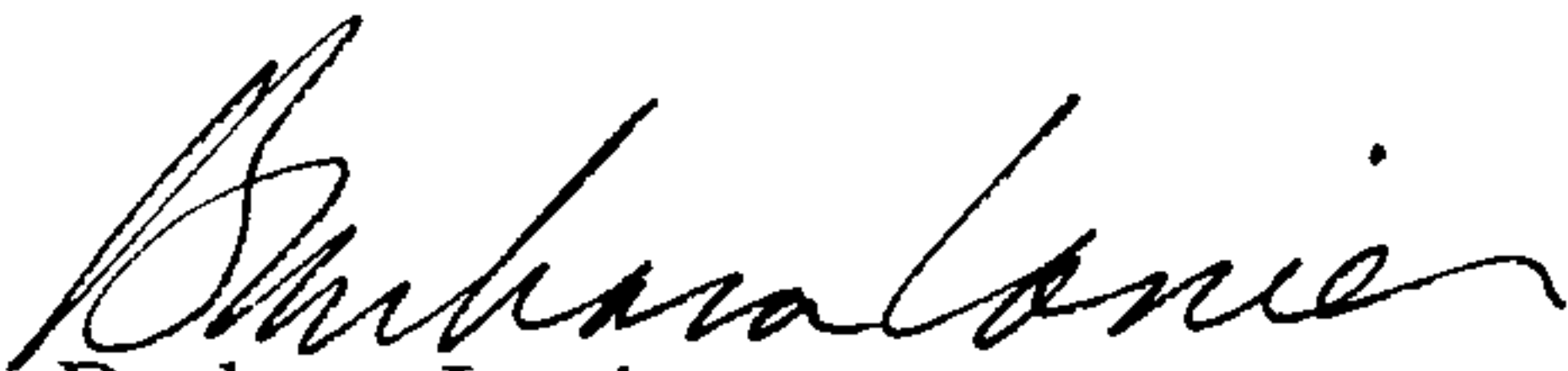
Dear Ms. Matson:

This letter is written to formally document the Nob Hill Neighborhoods Association approval of the development plans for Aliso at Nob Hill, 3900 Silver Avenue SE. The developer, Sheffield Partners and their architect gave a detailed presentation of the project during our January 13th Board meeting. After the presentation, the developer, members of the Nob Hill community and the Board engaged in a healthy dialogue where all concerns were expressed. Sheffield Partners addressed our concerns during the discussion.

We believe this project provides the thoughtful design elements Nob Hill needs and will be a terrific addition to our neighborhood. Some of the specific design issues address parking, pedestrian connections, landscaping and common areas, and relationship of the buildings to the adjacent streets. The Board felt that the proposed design balances the needs of the project with those of the community. The Board also felt the project will provide necessary infill adjacent to an existing neighborhood park, business district and neighborhoods.

We look forward to working with the developer to help expedite the development process any way we can.

Sincerely,



Barbara Lanier
President, Nob Hill Neighborhood Association
(505) 265-9127

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: THE MONTANA GROUP PHONE: 619-236-9800
 ADDRESS: 1495 PACIFIC HWY. #205 FAX: 619-236-9888
 CITY: SAN DIEGO STATE CA ZIP 92101 E-MAIL: _____
 Proprietary interest in site: OWNER BY CONTRACT List all owners: JUNO RABY
 AGENT (if any): RIO GRANDE ENGINEERING PHONE: 872-0999
 ADDRESS: 3500 COMANCHE NE, SUITE E-5 FAX: 872-2205
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST VACATION OF PUBLIC RIGHT OF WAY & Temporary Diff of S. Limits

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. lots 1,2,3,4 Block: 4 Unit: _____
 Subdiv. / Addn. Granada Heights Addition TBK SILVER STREET TOWNHOMES
 Current Zoning: O-R Proposed zoning: _____
 Zone Atlas page(s): K-17 -Z No. of existing lots: 4 No. of proposed lots: 20
 Total area of site (acres): 1.28 Density if applicable: dwellings per gross acre: 15.6 dwellings per net acre: 15.6
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
 UPC No. 101705711718932605 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Silver Avenue SE
 Between: Morningside Street SE and Aliso Street SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003585

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

SIGNATURE David Soule DATE 1/14/05
 (Print) DAVID SOULE, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00087</u>	<u>VRW</u>		\$ <u>300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>05DRB - 00088</u>	<u>TPS</u>		\$ <u>-0-</u>
<input checked="" type="checkbox"/> All case #s are assigned			<u>CMF</u>	\$ <u>20.00</u>
<input type="checkbox"/> AGIS copy has been sent			<u>ADV</u>	\$ <u>75.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>2-9-05</u>			\$ <u>395.00</u>

Clare Senora 1/14/05

Project # 1003585

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

David Sault
Applicant name (print)

PM 1/14/05
Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05DRB - 00087
05DRB - 00088

Chaise Senora 1/14/05
Planner signature / date

Project # 1003585



January 14, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval for Stinson Park Subdivision
Lots 1, 2, 3, 4- Block 4, Granada Heights Addition
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of the reference property, requests vacation of public right-of-way. As shown on the enclosed vicinity map, the property is located on Silver Avenue between Aliso Avenue and Morningside Avenue SE. The property is zoned O-R. The proposed development will consist of replating the existing parcels into 20 individual townhome lots. The adjacent right-of-ways are wider than required by city standards. We are maintaining the existing pavement widths and providing sidewalks around the site. In addition we request a temporary deferral of internal sidewalks.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



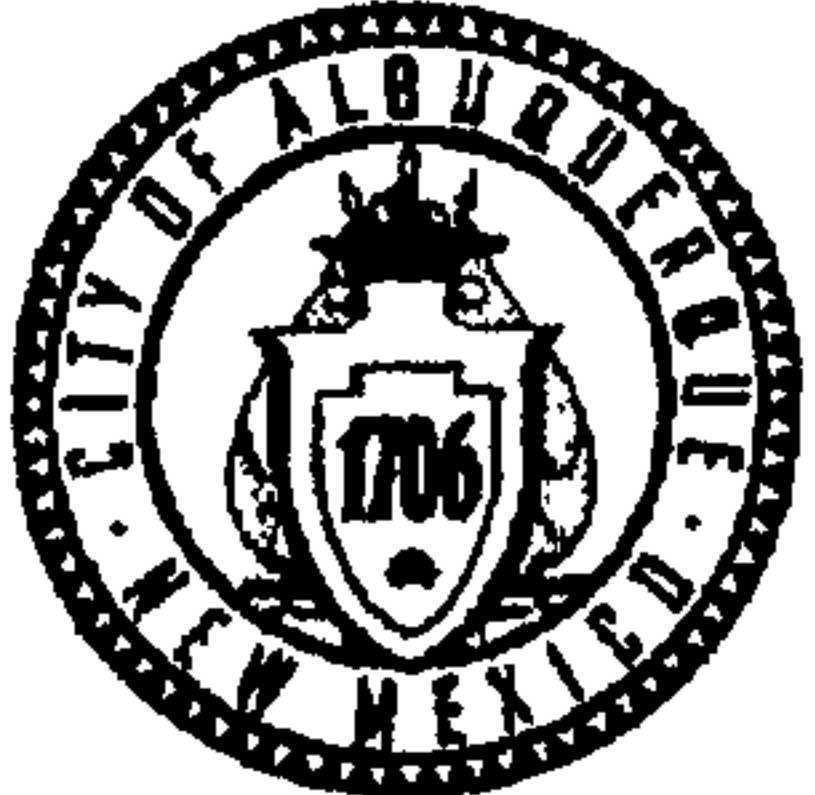
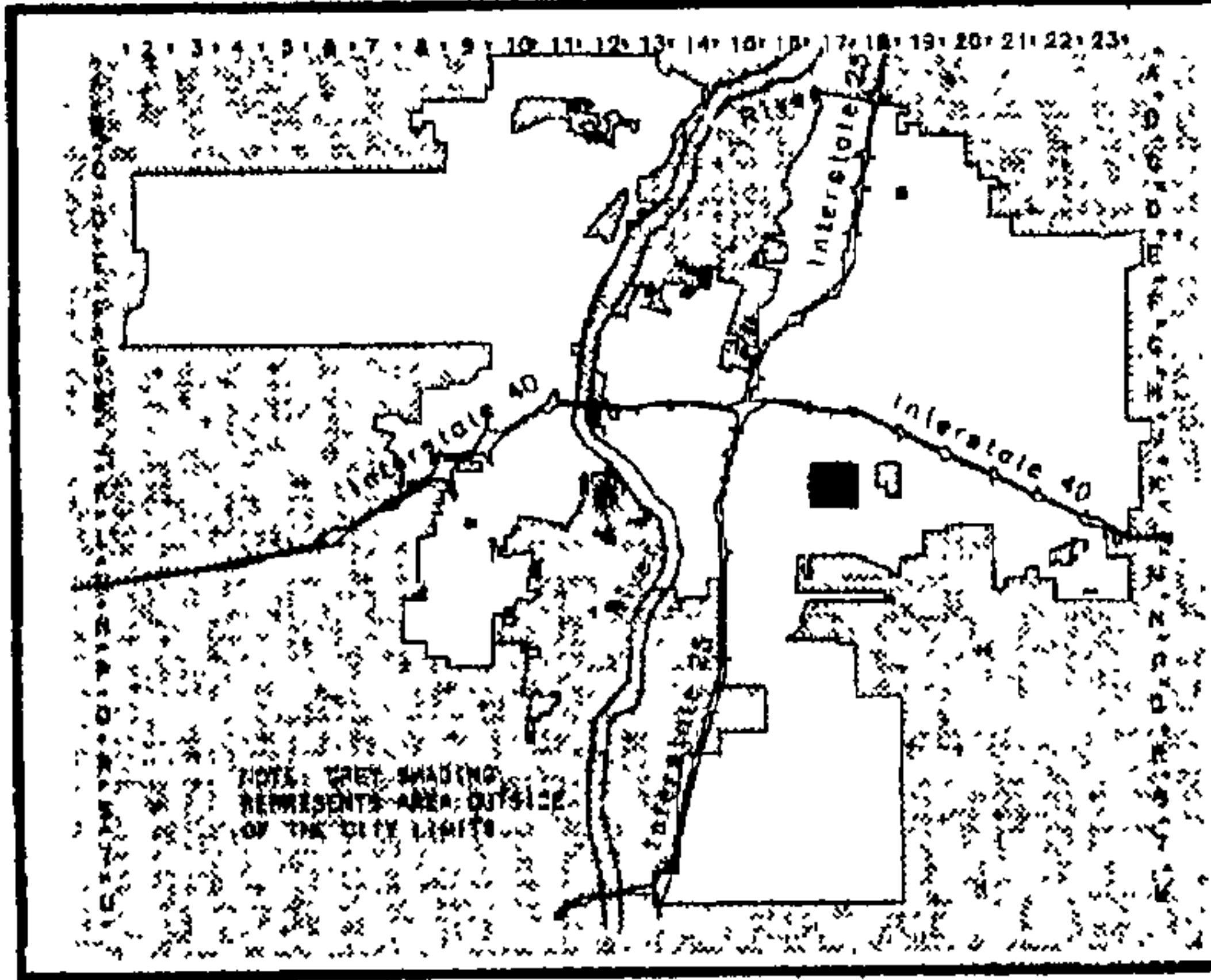
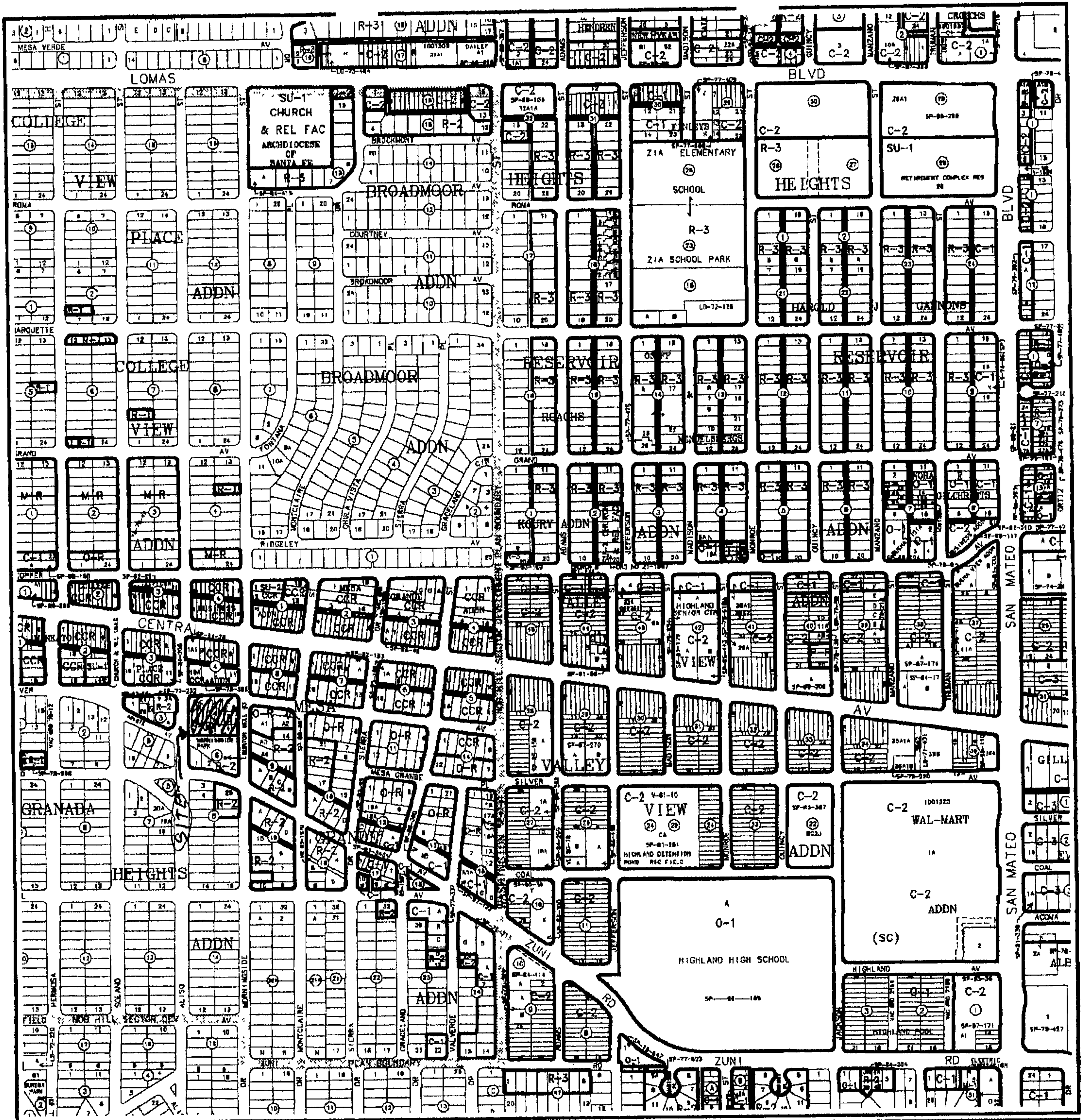
David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

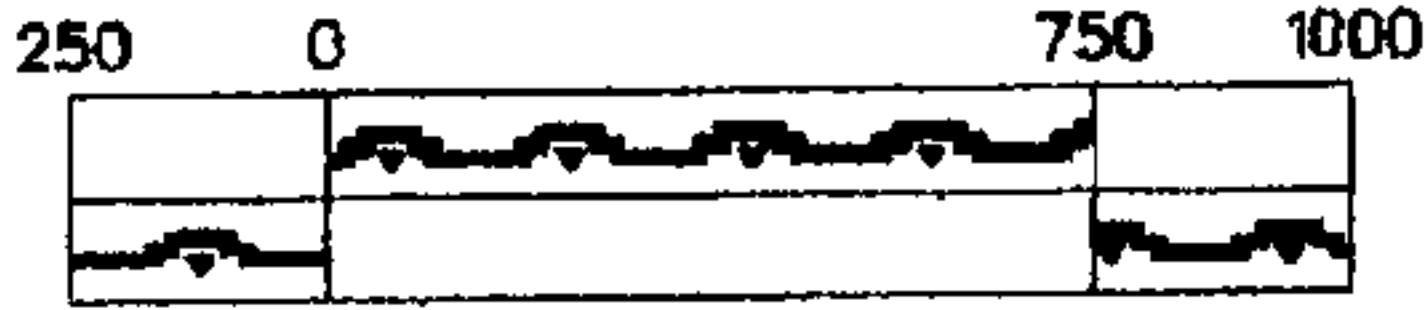
cc: Stace Mcgee
Barbara Lanier
Deanna DeSutter
Norm Gagne
Phyllis Taylor

JN: 2448
ds

vacationter011405



GRAPHIC SCALE IN FEET



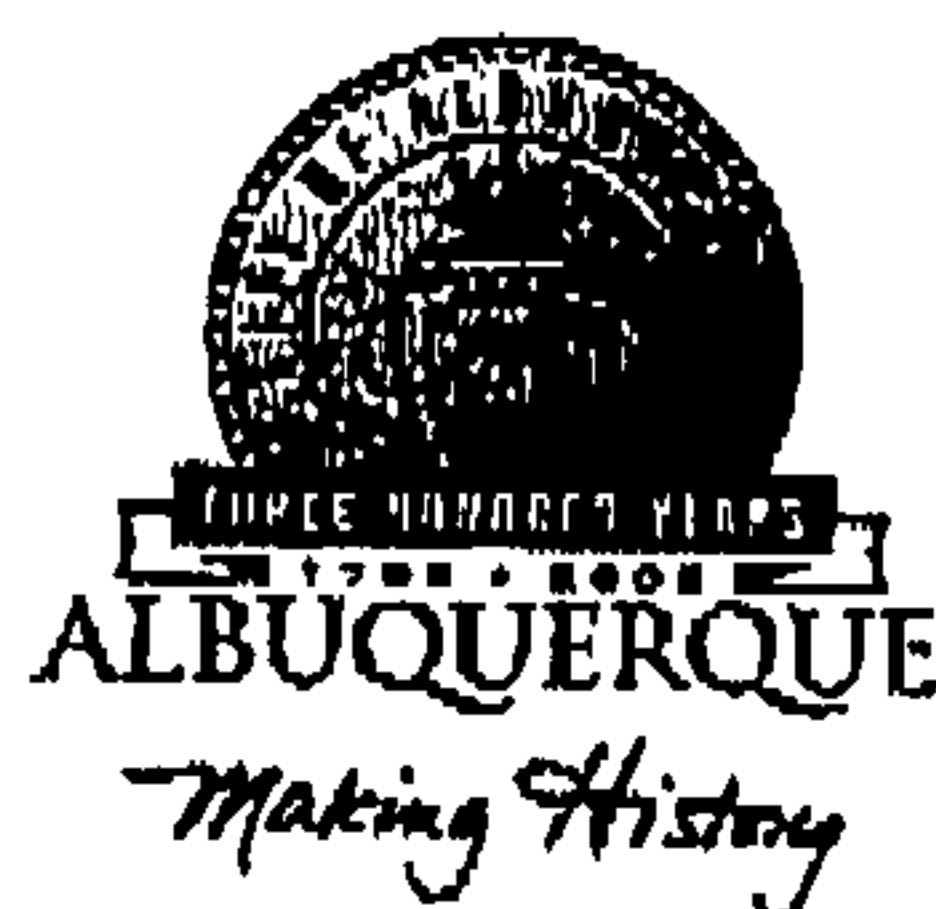
Zone Atlas Page

K-17-Z

Map Amended through February 03, 2004

A **G** **I** **S**
 Advanced Geographic Information System
 PLANNING DEPARTMENT

© Copyright 2004



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

January 14, 2005

David Soule
Rio Grande Engineering
3500 Comanche NE, Ste. E-5 / 871107
Phone: 872-0999; Cell 321-9099; Fax: 872-2205

Dear David:

Thank you for your inquiry of January 14, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1, 2, 3, 4, GRANADA HEIGHTS LOCATED ON SILVER AVENUE BETWEEN ALISO SE AND MORNINGSIDE SE** Zone Map K-17

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

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

"Attachment A"

**DAVID SOULE, RIO GRANDE ENGINEERING
ZONE MAP: K-17**

Nob Hill NA (R)

***Barbara Lanier**

214 Sierra Dr. SE / 87108 265-9127 (h)

Deanna DeSutter

310 Richmond SE / 87106 256-0402 (h)

Southeast Heights NA (R)

***Debbie Stover**

611 Carlisle SE / 87108 266-3144 (h)

Phyllis Taylor

1018 Idlewilde SE / 87108 268-6003 (h)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY
O-92, you are most welcomed to notify the following
"Unrecognized" neighborhood associations of this project.**

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for ONC use only)

Date of Inquiry: 1/14/05 Time Entered: 11:15AM ONC Rep. Initials: JK

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Community and Neighborhood Coordination (OCNC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax - 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. Your request is for the following: Cell Tower [] Private Development [] City Project [] -OR- Other [] Vacation of Right-of-Way
(specify)

CONTACT NAME: David Soule
COMPANY NAME: Rio Grande Engineering
ADDRESS: 3500 Comanche NE Suite E-5
ZIP CODE: 87107
PHONE: (505) 872-0999 CELL: (505) 321-9099
FAX: (505) 872-2205

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS _____

Lots 1, 2, 3, 4 Granada Heights.
(LEGAL DESCRIPTION)

LOCATED ON Silver Avenue
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN Aliso SE AND
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

Morning Side SE
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (K-17)

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED
(ZONE MAP MUST BE PROVIDED WITH REQUEST)



January 14, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval for Stinson Park Subdivision
Lots 1, 2, 3, 4- Block 4, Granada Heights Addition
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of the reference property, requests vacation of public right-of-way. As shown on the enclosed vicinity map, the property is located on Silver Avenue between Aliso Avenue and Morningside Avenue SE. The property is zoned O-R. The proposed development will consist of replating the existing parcels into 20 individual townhome lots. The adjacent right-of-ways are wider than required by city standards. We are maintaining the existing pavement widths and providing sidewalks around the site. In addition we request a temporary deferral of internal sidewalks.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

cc: Stace Mcgee
Barbara Lanier
Deanna DeSutter
Norm Gagne
Phyllis Taylor

JN: 2448
ds

vacationter011405

CONTACT NAME: David Soule
 COMPANY NAME: Rio Grande Engineering
 ADDRESS: 3500 Comanche NE Suite E-5
 ZIP CODE: 87107
 PHONE: (505) 872-0999 CELL: (505) 321-9099
 FAX: (505) 872-2205

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PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS lots 1, 2, 3, 4 Granita Heights
 (LEGAL DESCRIPTION)

LOCATED ON Silver Avenue
 (STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN Aliso SE AND
 (STREET NAME OR OTHER IDENTIFYING LANDMARK)

Morning Side SE
 (STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (K-17)

**PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED
 (ZONE MAP MUST BE PROVIDED WITH REQUEST)**

developer/applicant/info@est(03/01/02)

01/14 09:54 9243913 00:01:26 02 OK STANDARD ECM
 DATE, TIME FAX NO./NAME DURATION PAGE(S) RESULT MODE

TIME : 01/14/2005 09:56
 NAME : RIOGRANDEENGINEERING
 FAX : 5058722205
 TEL : 5058720999

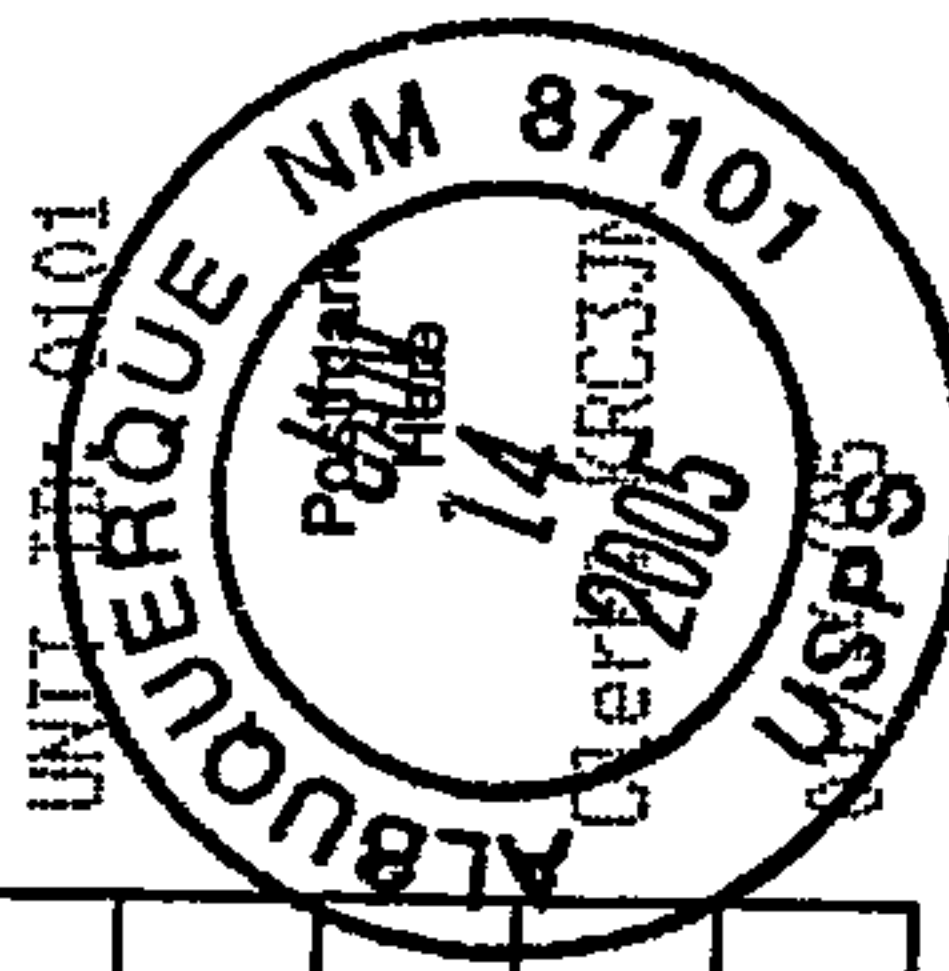
TRANSMISSION VERIFICATION REPORT

**U.S. Postal Service™
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OFFICIAL USE

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To Deanna De Sutter
Street, Apt. No., or PO Box No. 310 Richmond St
City, State, ZIP+4 Albuq NM 87106

PS Form 3800, June 2002 See Reverse for Instructions

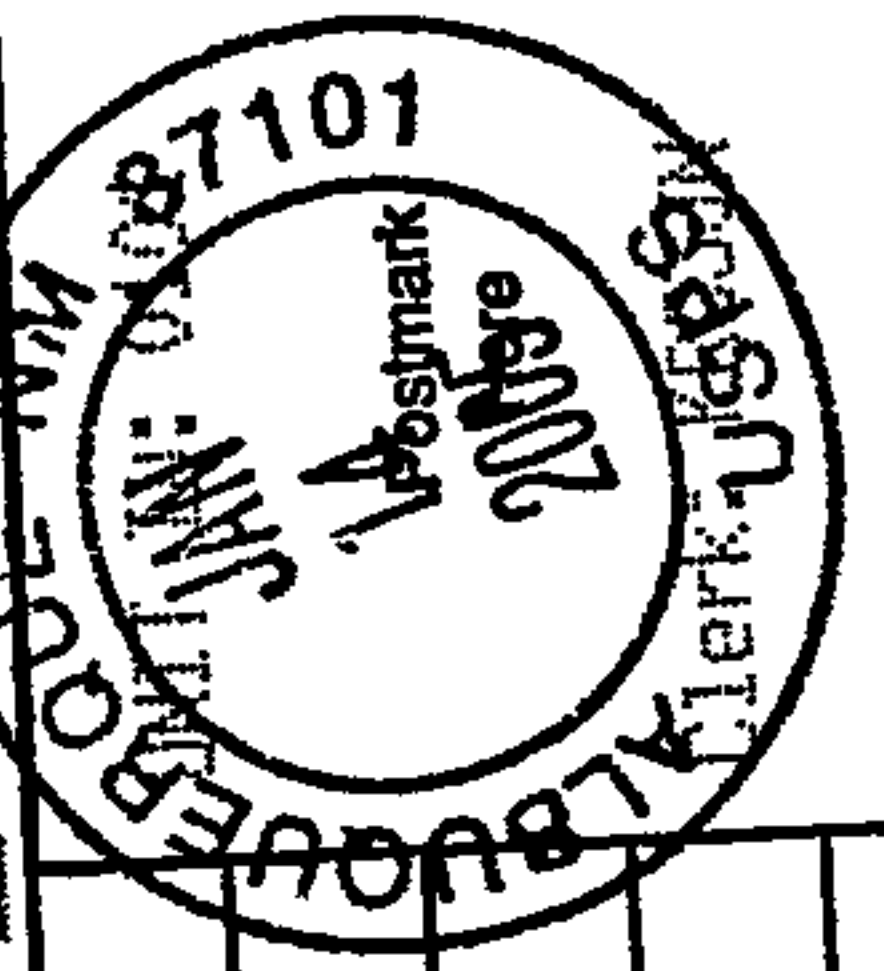
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For delivery information visit our website at www.usps.com®

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Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To Bubba Lamer
Street, Apt. No., or PO Box No. 214 Srin PR St
City, State, ZIP+4 Alb NM 97108

PS Form 3800, June 2002 See Reverse for Instructions

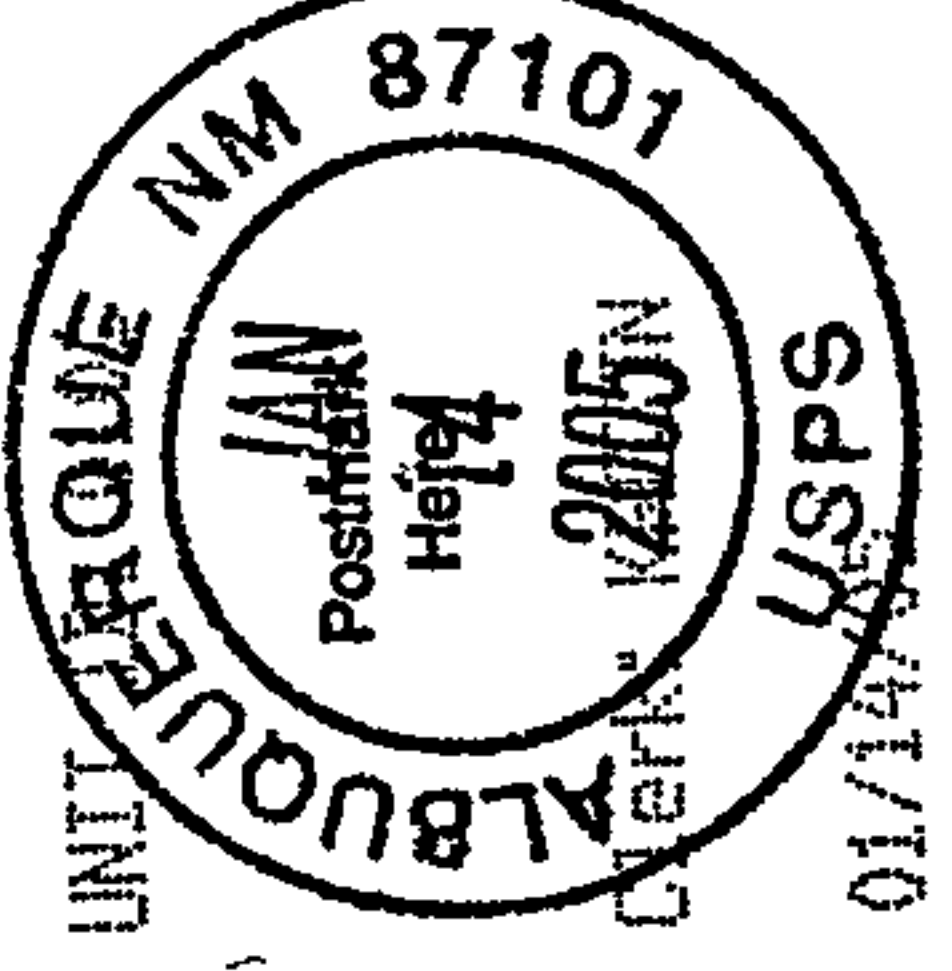
2905 4775 0000 0977 5002

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OFFICIAL USE

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To Debbie Stever
Street, Apt. No., or PO Box No. 611 Carlsb
City, State, ZIP+4 Alb NM 87108

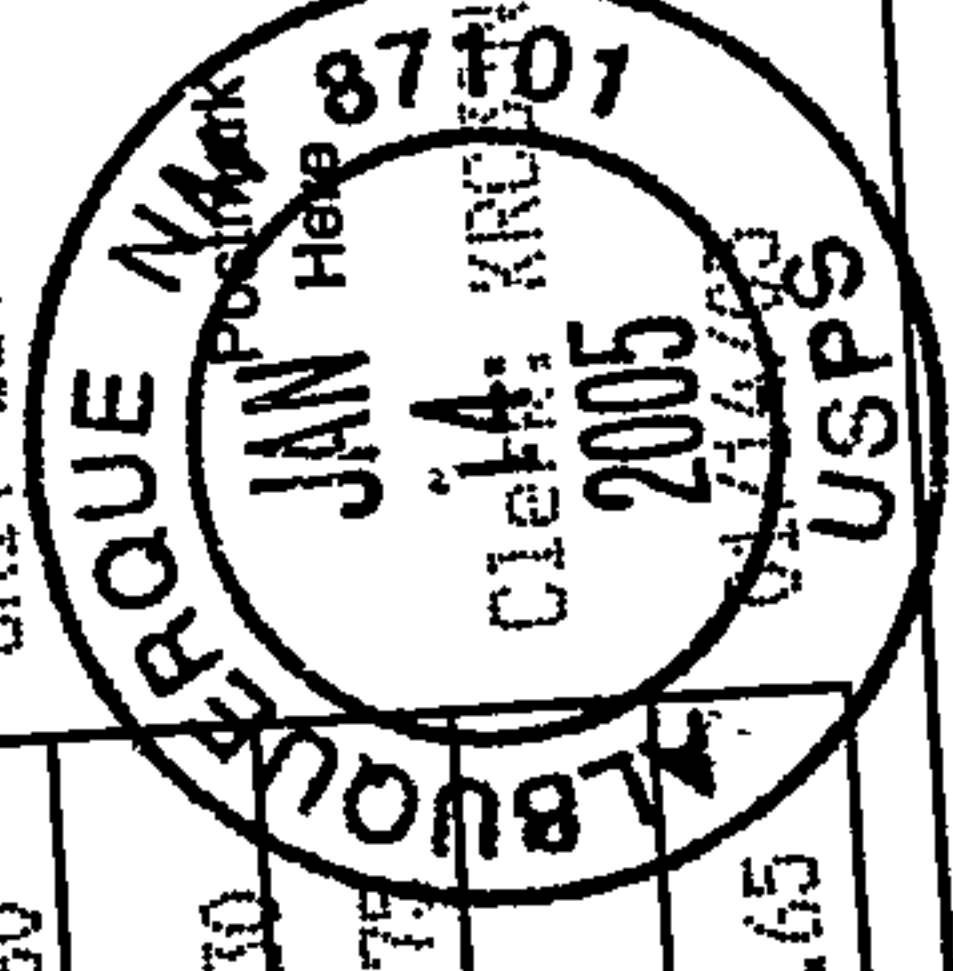
PS Form 3800, June 2002 See Reverse for Instructions

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Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To Phyllis Taylor
Street, Apt. No., or PO Box No. 1018 Idalouido SE
City, State, ZIP+4 Alb NM 87108

PS Form 3800, June 2002 See Reverse for Instructions

8097 2257 0000 0126 0002

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

PAID RECEIPT

APPLICANT NAME

The Montano Group

AGENT

Rio Grande Engineering

ADDRESS

PROJECT & APP #

1003585 / 05DRB.00087 / 05DRB.00088

PROJECT NAME

Granada Heights Addition

\$ 2000 441032/3424000 Conflict Management Fee

\$ 300.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

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

\$ 395.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

1/14/2005 12:33PM LOC: ANNX
 RECEIPT# 00037192 WSH# 007 TRANSH# 0034
 Account 441006 Fund 0000
 Activity 4983000 TRSLJS
 Trans Amt \$395.00
 J24 Misc \$300.00

Thank You

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

1/14/2005 12:33PM LOC: ANNX
 RECEIPT# 00037191 WSH# 007 TRANSH# 0034
 Account 441032 Fund 0000
 Activity 3424000 TRSLJS
 Trans Amt \$395.00
 J24 Misc \$20.00

Thank You

City Of Albuquerque
Treasury Division

1/14/2005 12:33PM LOC: ANNX
 RECEIPT# 00037193 WSH# 007 TRANSH# 0034
 Account 441018 Fund 0000
 Activity 4971000 TRSLJS
 Trans Amt \$395.00
 J24 Misc \$75.00
 MC \$395.00
 CHANGE \$0.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 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 1-25-05 To 2-9-05

5. REMOVAL

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

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

[Signature] (Applicant or Agent) 1/14/05 (Date)

I issued 3 signs for this application, 1-14-05 (Date), [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003585

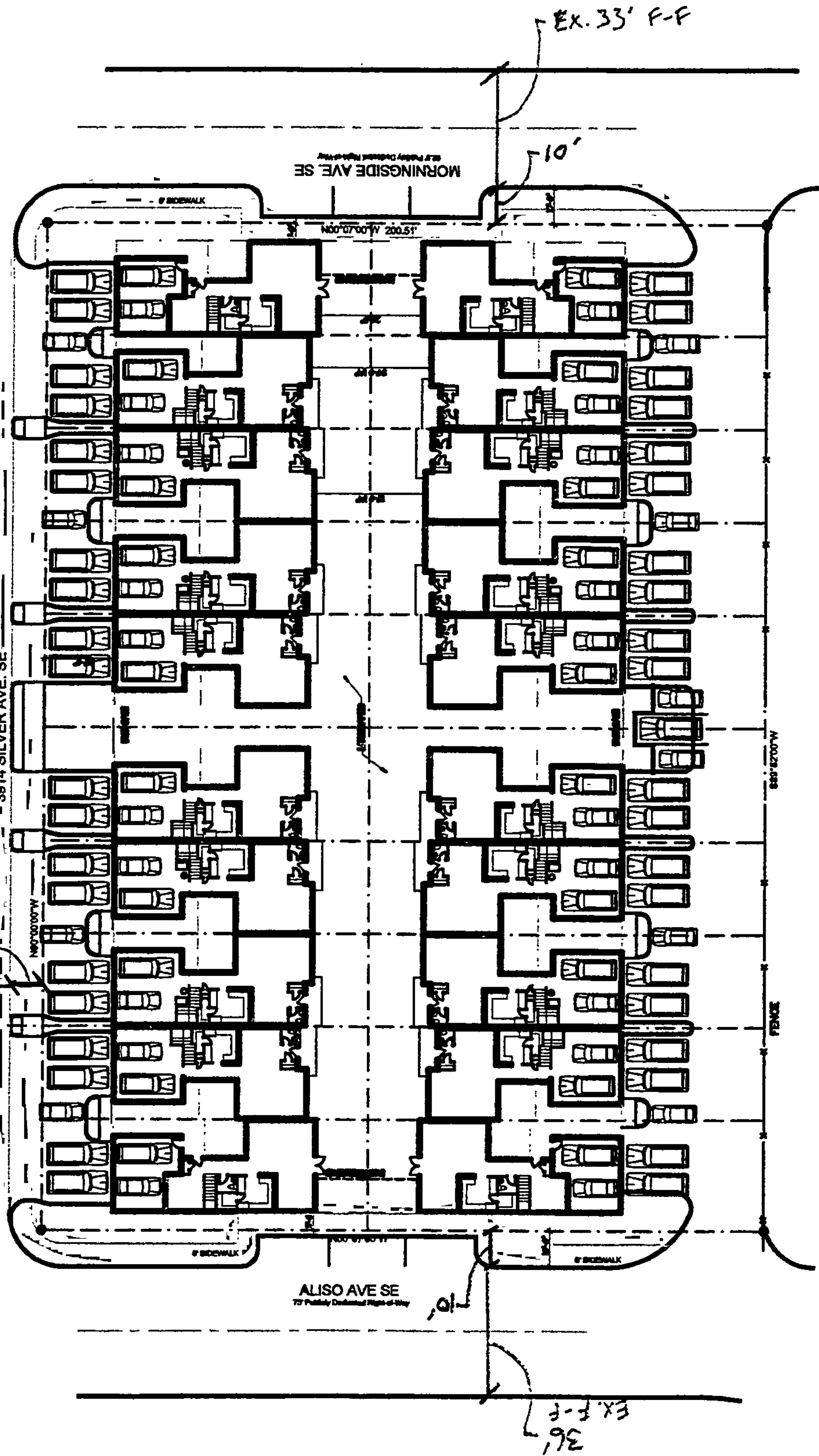


EXHIBIT C
 Date 2/9/08
 Sidewalk Deferral Exh. B, F



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Phillip Baby PHONE: 242-2851
 ADDRESS: 3914 Silver Avenue FAX: 242-2857
 CITY: Alb STATE NM ZIP 87106 E-MAIL: _____
 Proprietary Interest in site: Owner List all owners: _____
 AGENT (if any): Rio Grande Engineering PHONE: 505-872-0999
 ADDRESS: 1606 Central SE FAX: 505-872-2206
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary Plat ~~and~~

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. 1, 2, 3, 4 Block: 4 Unit: _____
 Subdiv. / Addn. Granada Heights Addition
 Current Zoning: O-2 Proposed zoning: O-2
 Zone Atlas page(s): K-17 No. of existing lots: 4 No. of proposed lots: 20
 Total area of site (acres): 1.8 Density if applicable: dwellings per gross acre: 15 dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101705711718932605, ~~101705711718932605, 101705711718932605~~ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Silver Avenue SE
 Between: Aliso Avenue SE and Morning Side Avenue SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1003585
04DRB01168

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

SIGNATURE [Signature] DATE 12/17/04
 (Print) David Sale Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB 01958</u>	<u>PP</u>	<u>5(2)</u>	<u>\$1055.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>AD Fee</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
Total				<u>\$1150.00</u>

Hearing date 1-12-05

[Signature] 12/17/04
 Planner signature / date

Project # 1003585

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

David J. Soria
Applicant name (print)
DJM
Applicant signature / date
12/17/04



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

Application case numbers
04DRB - 01958

[Signature] 12-17-04
Planner signature / date
Project # 1003585

Form revised 10/03

J-16-Z

K-16-Z

L-16-Z

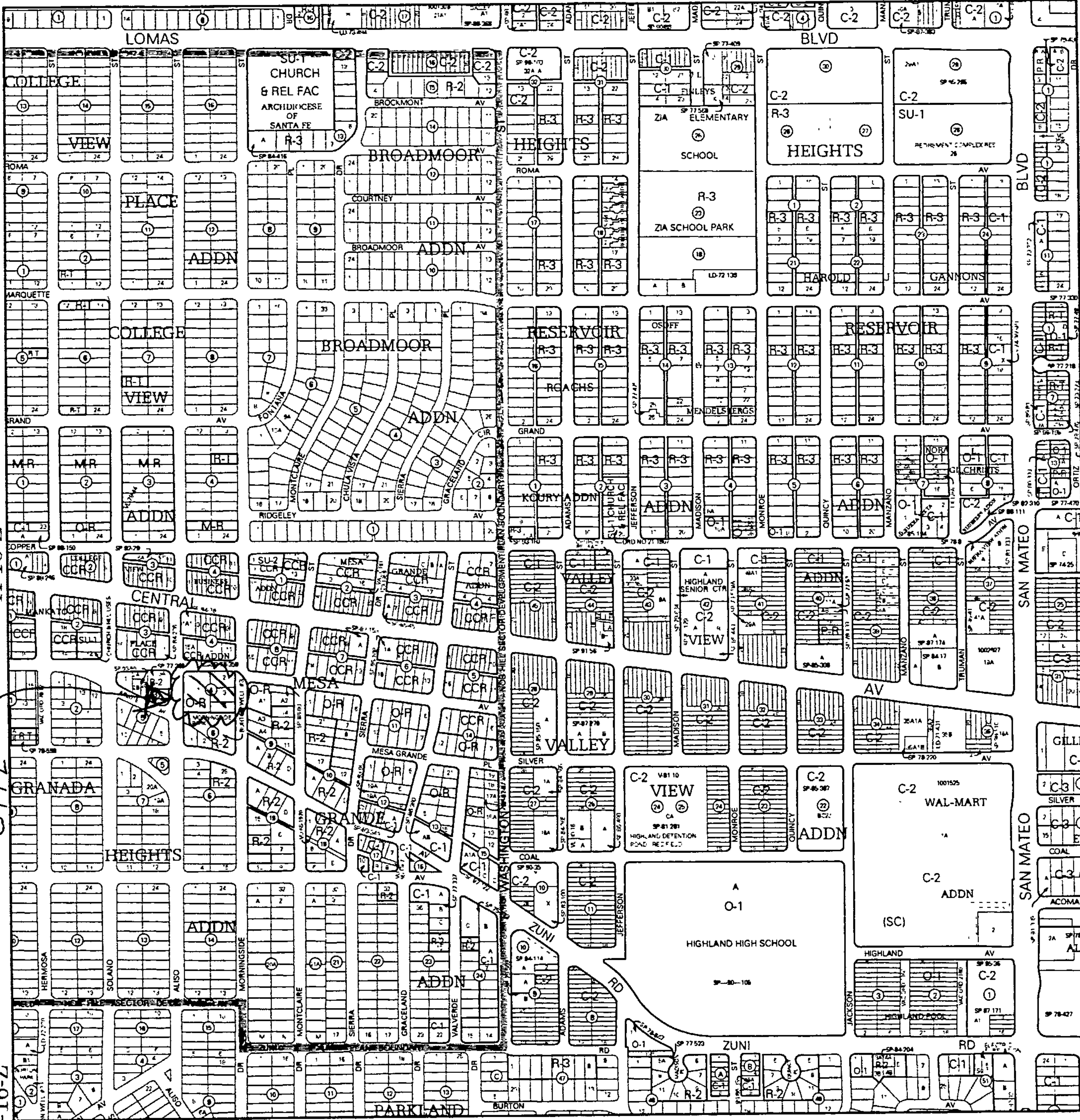
J-17-Z

L-17-Z

J-18-Z

K-18-Z

L-18-Z

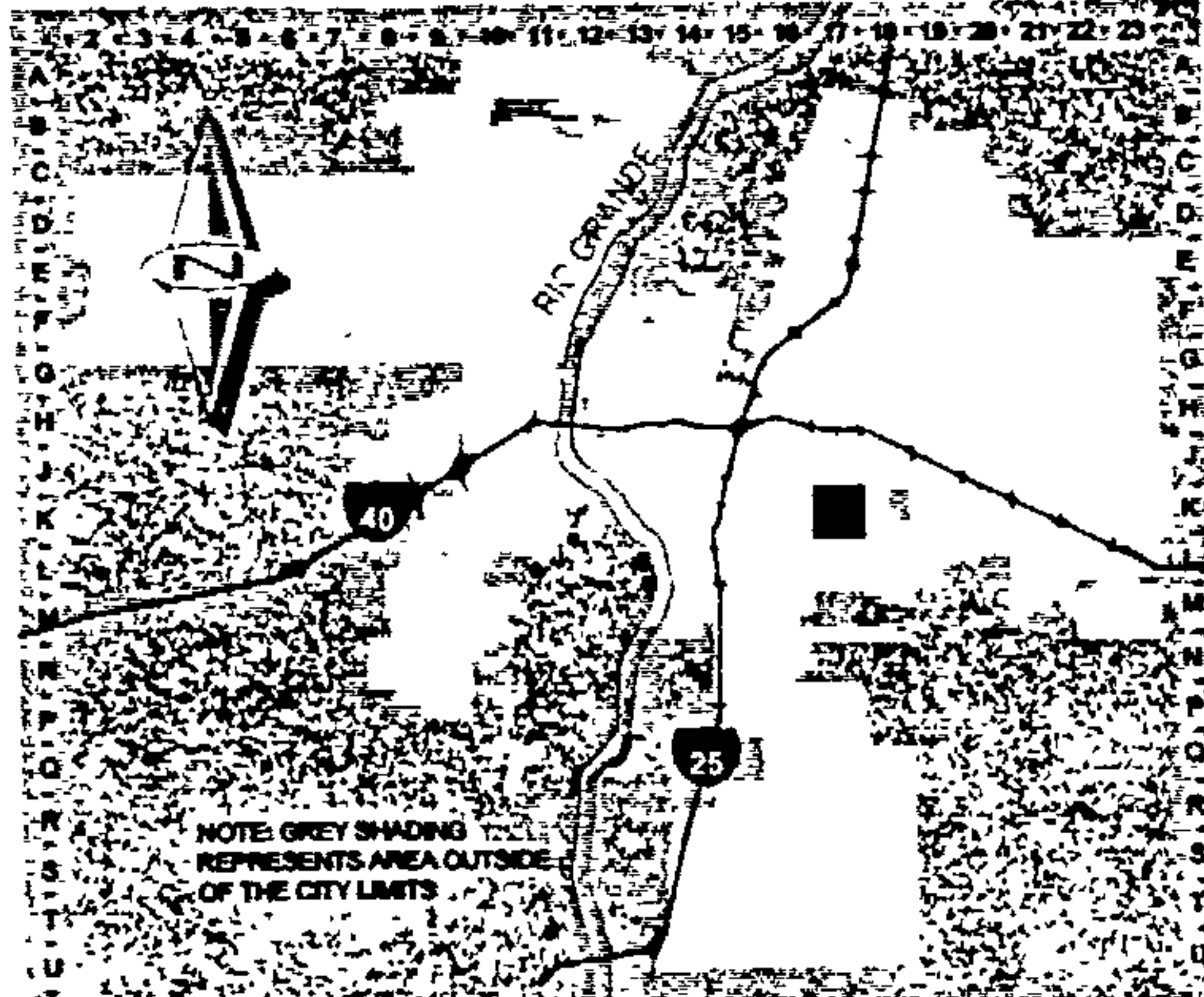


Zone Atlas Page: **K-17-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 - 2006
ALBUQUERQUE
Haciendo Historia
A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



December 15, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary Plat Approval for Stinson Park Subdivision
Lots 1, 2, 3, 4- Block 4, Granada Heights Addition
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of the reference property, requests approval of the enclosed Preliminary Plat by the Development Review Board. As shown on the enclosed vicinity map, the property is located on Silver Avenue between Aliso Avenue and Morningside Avenue SE. The property is zoned O-R. The proposed development will consist of replating the existing parcels into 20 individual townhome lots. In addition we request a temporary deferral of internal sidewalks.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

cc: Stace Mcgee

JN: 2448
ds

preimplat121504



December 15, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

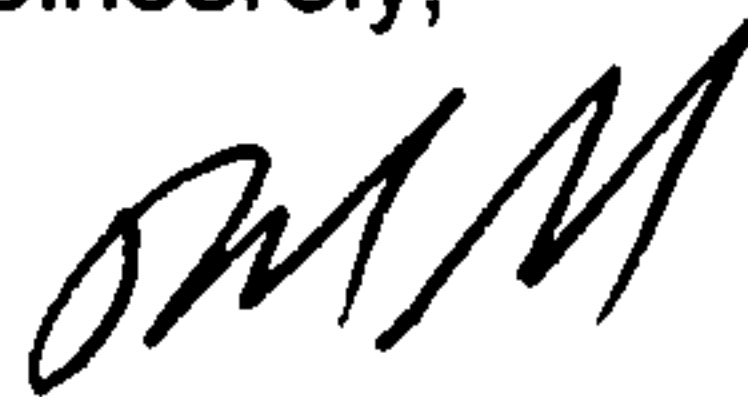
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Lots 1, 2, 3, 4- Block 4, Granada Heights Addition
Albuquerque, New Mexico**

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Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

cc: Stace Mcgee
Barbara Lanier
Deanna DeSutter
Norm Gagne
Phyllis Taylor

JN: 2448
ds

preimplat121504

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME Silver Street townhomes

AGIS MAP # K-17

LEGAL DESCRIPTION Lots 1,2,3,4 Block 4 - Granada heights

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 12/17/04 [date].

MM David Sale
Applicant / Agent

12/17/04
Date

Bruce BTA
Hydrology Division Representative

12/17/04
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 12/17/04 [date].

MM David Sale
Applicant / Agent

12/17/04
Date

[Signature]
Utilities Division Representative

12-17-04
Date

DRB# _____



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

December 17, 2004

David Soule
Rio Grande Engineering
3500 Comanche NE, Ste. E-5 / 87107
Phone: 872-0999 Fax: 872-2205

Dear David:

Thank you for your inquiry of December 16, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1, 2, 3, 4 BLOCK 4 GRANADA HEIGHTS ADDITION LOCATED ON SILVER AVE. SE BETWEEN ALISO AVE. SE AND MORNINGSIDE AVE. SE** zone map K-17.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

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

"Attachment A"

RIO GRANDE ENGINEERING, DAVID SOULE
ZONE MAP: K-17

Nob Hill NA (R)

***Barbara Lanier**

214 Sierra Dr. SE / 87108 265-9127 (h)

Deanna DeSutter

310 Richmond SE / 87106 256-0402 (h)

Southeast Heights NA (R)

***Norm Gagne**

1007 Ridgecrest SE / 87108 255-2092 (h)

Phyllis Taylor

1018 Idlewilde SE / 87108 268-6003 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY
O-92, you are most welcomed to notify the following
"Unrecognized" neighborhood associations of this project.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for ONC use only)

Date of Inquiry: **12/17/04** Time Entered: **8:35 AM** ONC Rep. Initials: **JK**



December 15, 2004

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

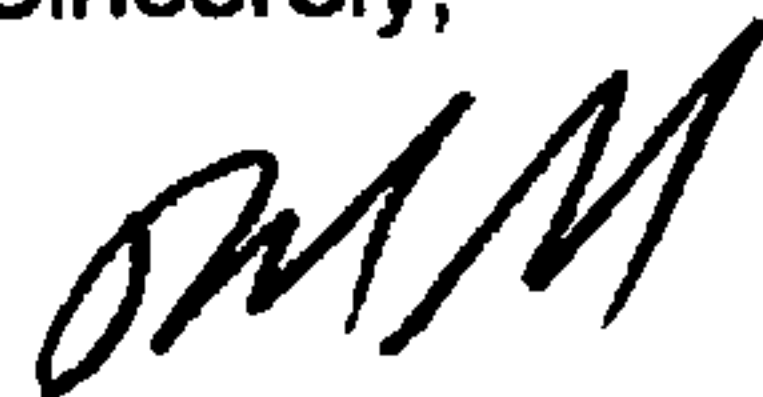
**RE: Preliminary Plat Approval for Stinson Park Subdivision
Lots 1, 2, 3, 4- Block 4, Granada Heights Addition
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of the reference property, requests approval of the enclosed Preliminary Plat by the Development Review Board. As shown on the enclosed vicinity map, the property is located on Silver Avenue between Aliso Avenue and Morningside Avenue SE. The property is zoned O-R. The proposed development will consist of replating the existing parcels into 20 individual townhome lots. In addition we request a temporary deferral of internal sidewalks.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures 

cc: Stace Mcgee
Barbara Lanier ✓
Deanna DeSutter ✓
Norm Gagne ✓
Phyllis Taylor ✓

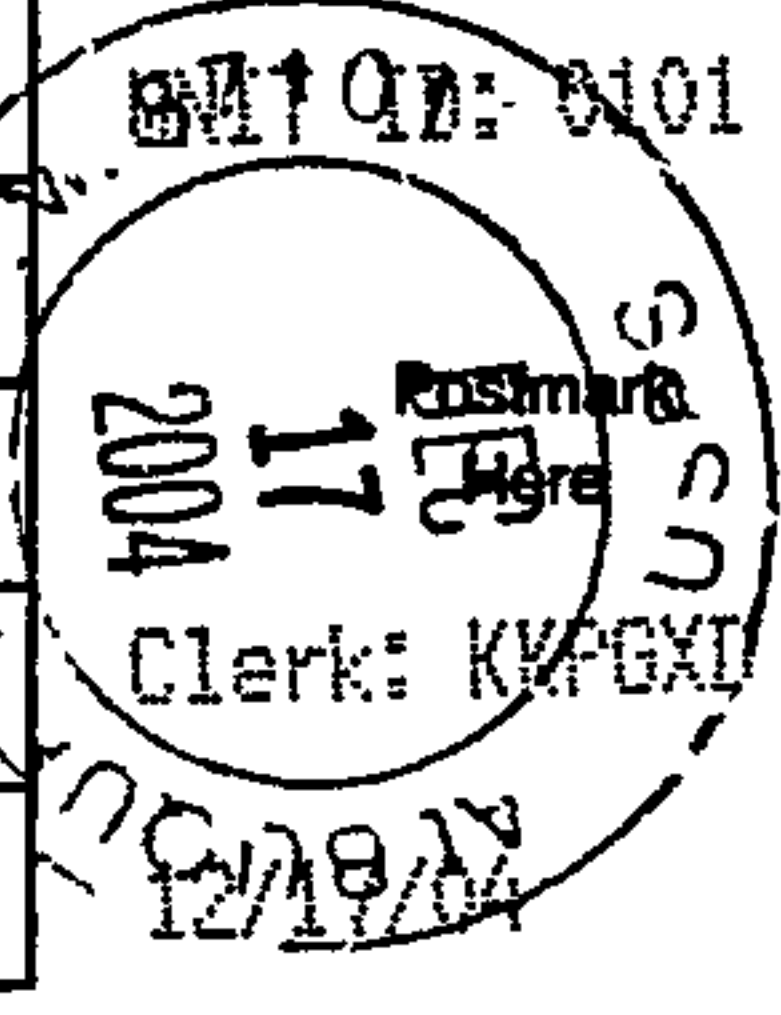
JN: 2448
ds

prelimplatter121504

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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.83	UNIT ID: 0101 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.88	

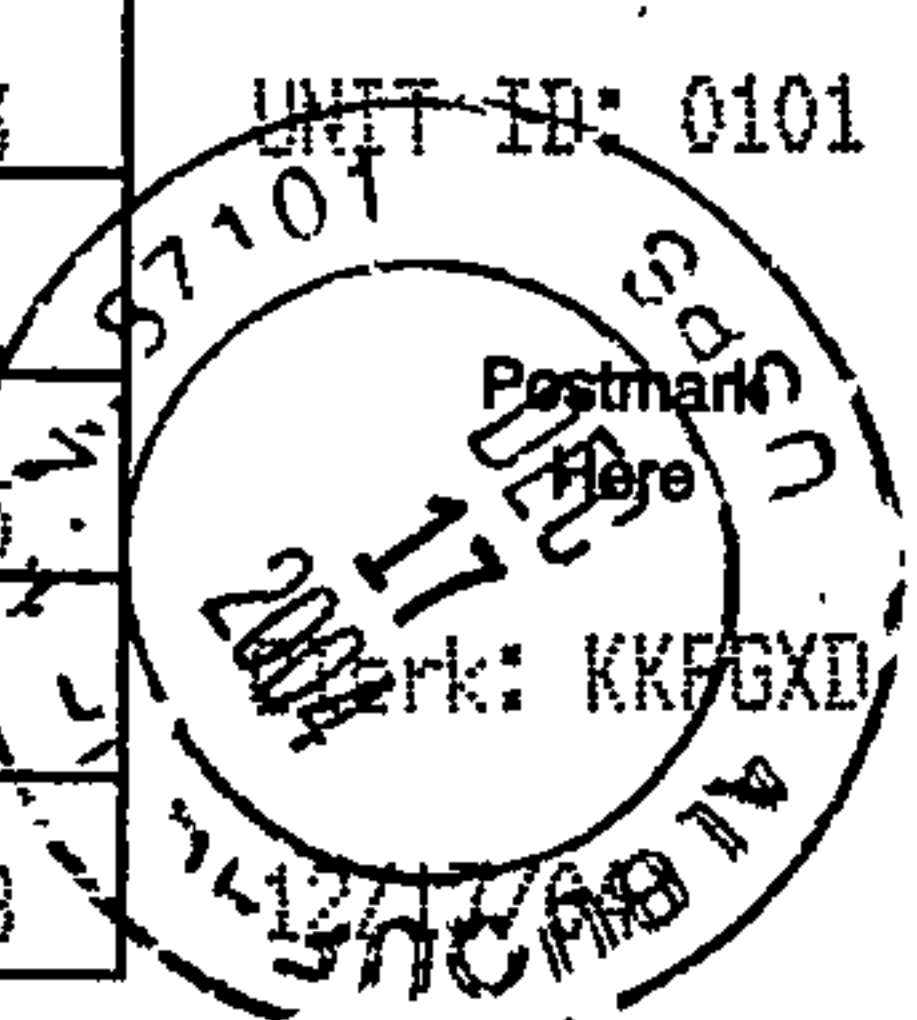
Sent To Norm Gagne
 Street, Apt. No., or PO Box No. 1007 Ridgcrest SE
 City, State, ZIP+4 Albq, NM 87108
 PS Form 3800, June 2002 See Reverse for Instructions

8597 2257 0000 0110 017E 8002

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OFFICIAL USE

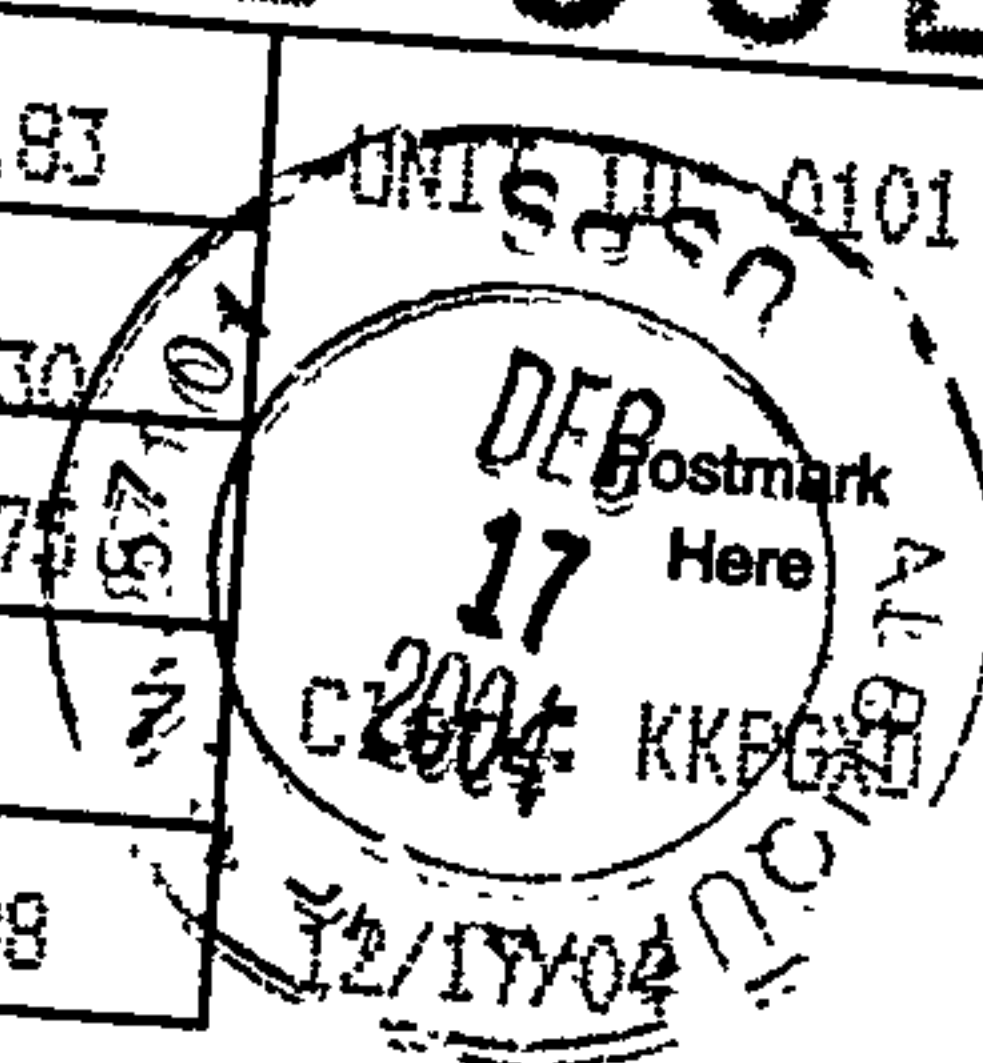
Postage	\$ 0.83	UNIT ID: 0101 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.88	

Sent To Deanna De Sutter
 Street, Apt. No., or PO Box No. 310 Richmond SE
 City, State, ZIP+4 Albq NM 87106
 PS Form 3800, June 2002 See Reverse for Instructions

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CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.88	

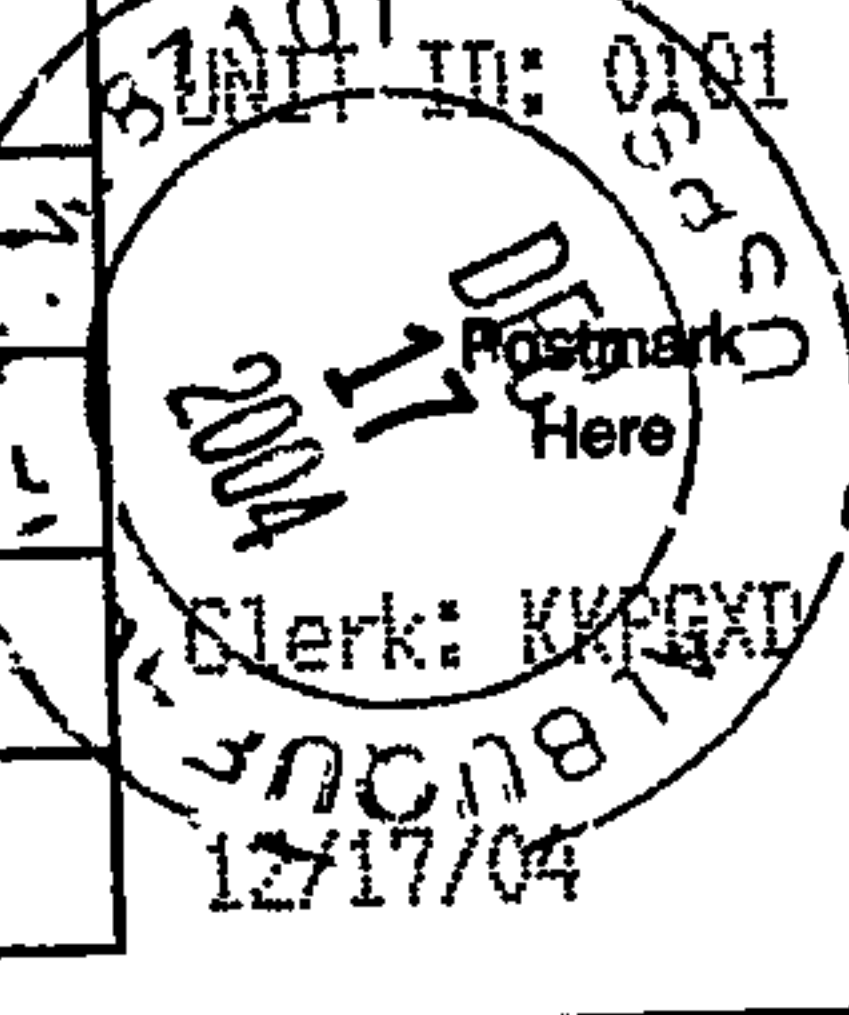
Sent To Phyllis Taylor
 Street, Apt. No., or PO Box No. 1018 Odlewilde SE
 City, State, ZIP+4 Albq
 PS Form 3800, June 2002 See Reverse for Instructions

8257 2257 1577 0000 0110 017E 8002

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OFFICIAL USE

Postage	\$ 0.83	UNIT ID: 0101 
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.88	

Sent To Barbara Lamer
 Street, Apt. No., or PO Box No. 214 Sierra Dr. SE
 City, State, ZIP+4 Albq NM 87108
 PS Form 3800, June 2002 See Reverse for Instructions

5197 2257 1577 0000 0110 017E 8002

TY OF ALBUQUERQU

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Phillip Ruby Date of request: 12/17/04 Zone atlas page(s): A 17

CURRENT: Zoning R-O
Parcel Size (acres / sq.ft.) 1.3

Legal Description -
Lot or Tract # 1, 2, 3, 4 Block # K
Subdivision Name Granada Heights

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 20
Building Size - 1600 (sq. ft.)

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

Applicant or Representative [Signature] Date 12/17/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

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

Notes:

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

[Signature] 12-17-04
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___
TRAFFIC ENGINEER DATE

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

PAID RECEIPT

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

12/17/2004 12:06PM LOC: ANN
X RECEIPT# 00033453 WSH 008 TRANSH 0023
Account 441018 Fund 0110 TRSDMM
Activity 4971000
Trans Amt \$1,150.00
J24 Misc \$75.00
CK \$1,150.00
CHANGE \$0.00

APPLICANT NAME

Philip Raby

AGENT

Red Grande Engineering

ADDRESS

PROJECT & APP #

100 3585

PROJECT NAME

Guanada Heights Addn

\$ *20.00* 441032/3424000 Conflict Management Fee

\$ *1055.00* 441006/4983000 DRB Actions

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

\$ *75.00* 441018/4971000 Public Notification

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

\$ *1150.00* TOTAL AMOUNT DUE

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

12/17/2004 12:06PM LOC: ANN
X RECEIPT# 00033451 WSH 008 TRANSH 0023
Account 441032 Fund 0110 TRSDMM
Activity 3424000
Trans Amt \$1,150.00
J24 Misc \$20.00

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

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

12/17/2004 12:06PM LOC: ANN
X RECEIPT# 00033452 WSH 008 TRANSH 0023
Account 441006 Fund 0110 TRSDMM
Activity 4983000
Trans Amt \$1,150.00
J24 Misc \$1,055.00

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 12-28-04 To 1-12-05

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

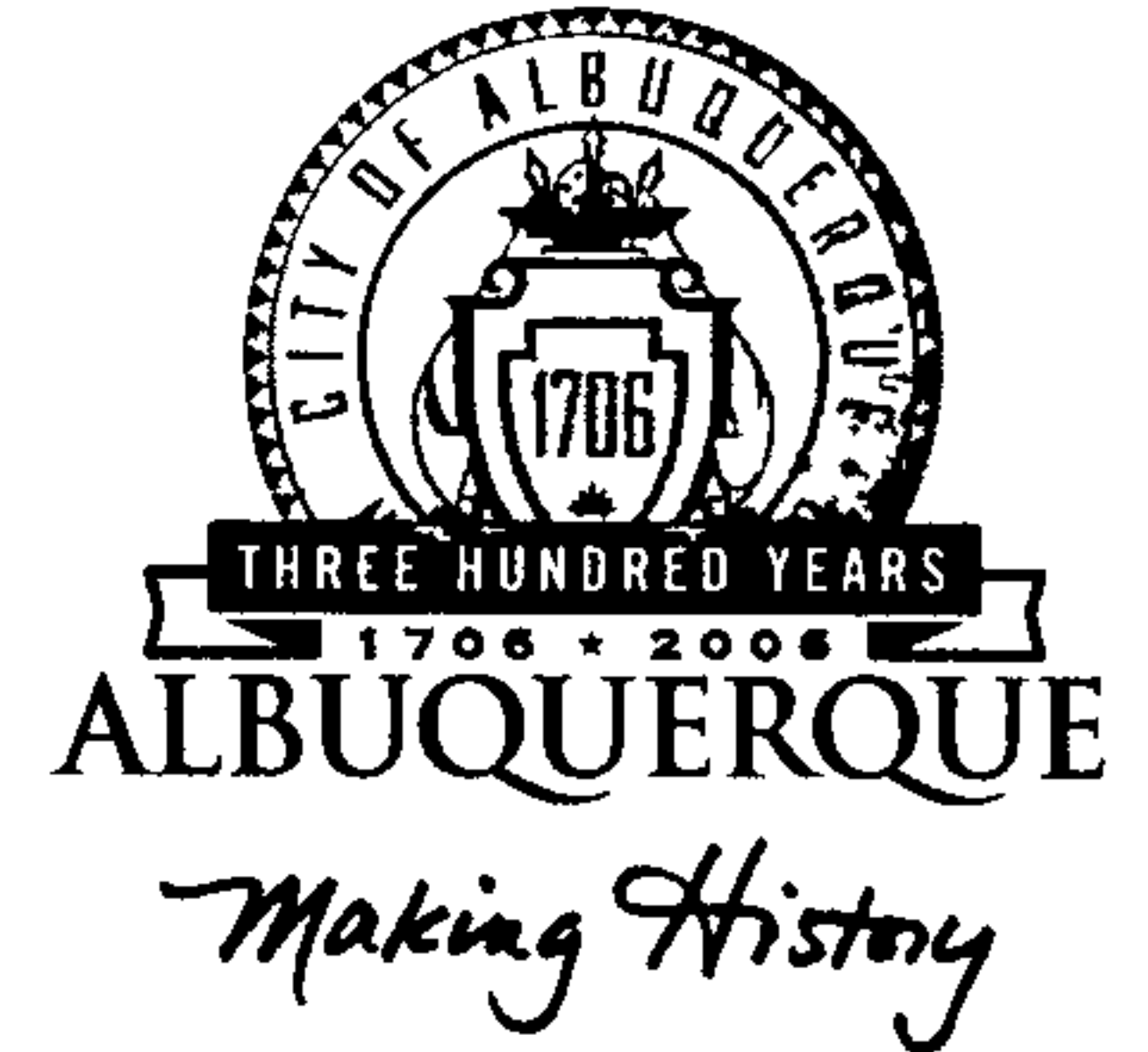
12/17/04
(Date)

I issued 3 signs for this application, 12-17-04
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1003585

CITY OF ALBUQUERQUE



**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB-1003585 Item No. 15 Zone Atlas K-17

DATE ON AGENDA 8-04-04

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT PRELIMINARY PLAT FINAL PLAT
 SITE PLAN REVIEW AND COMMENT SITE PLAN FOR SUBDIVISION
 SITE PLAN FOR BUILDING PERMIT

Albuquerque No. Comment

- 1) Standard infrastructure per DPM required.
 New Mexico 87103 2) Transportation has concerns with the number of drive pads being created along Silver.
 3) Lots need to be labeled P1 or P2 (check DPM criteria).
 www.cabq.gov 4) Proposed 14' public access does not meet DPM criteria.
 5) What condition and widths are the sidewalks along the surrounding streets.
 6) Are the ADA ramps in place at all street corners?

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



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

Development Review Board Comments

Project Number: 1003585
Application Number: 04DRB-01168

DRB Date: 8/4/04
Item Number: 15

Subdivision: ~~Wishire Estates~~ *Moose Run*
 Lots 1, 2, 3 & 4, Granada Heights Addition

Request for:

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

Zoning: O-R

Zone Page: K-17

New Lots (or units) : 20

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 20 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

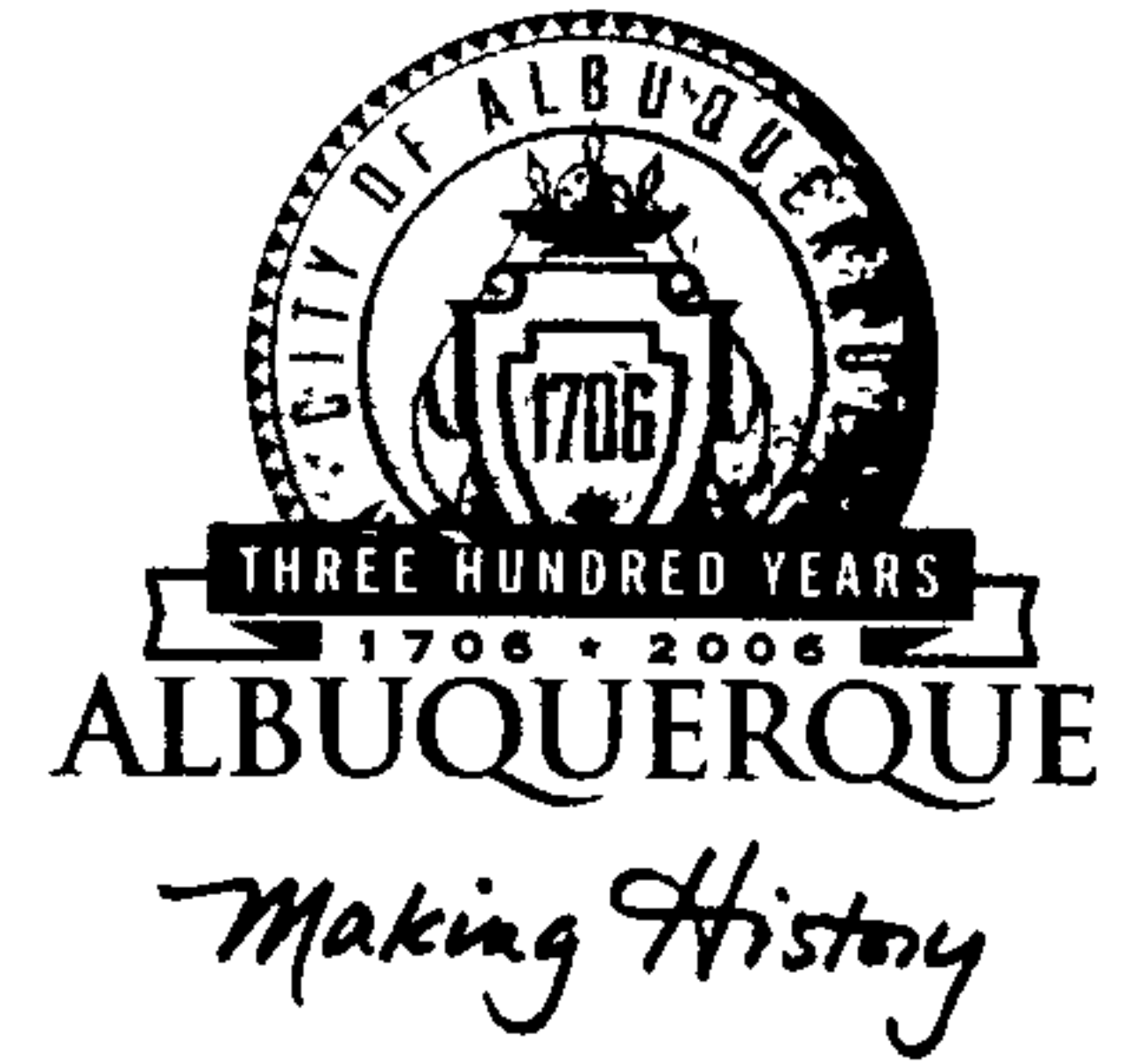
This project is adjacent to Morningside Park please contact Jim Tye with Park Management at 768-8650 to review construction plans to ensure that the project does not impact the park site.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003585

AGENDA ITEM NO: 15

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED discussed; 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: August 4, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 4, 2004
DRB Comments**

ITEM #15

PROJECT # 1003585 APPLICATION # 04- 01168

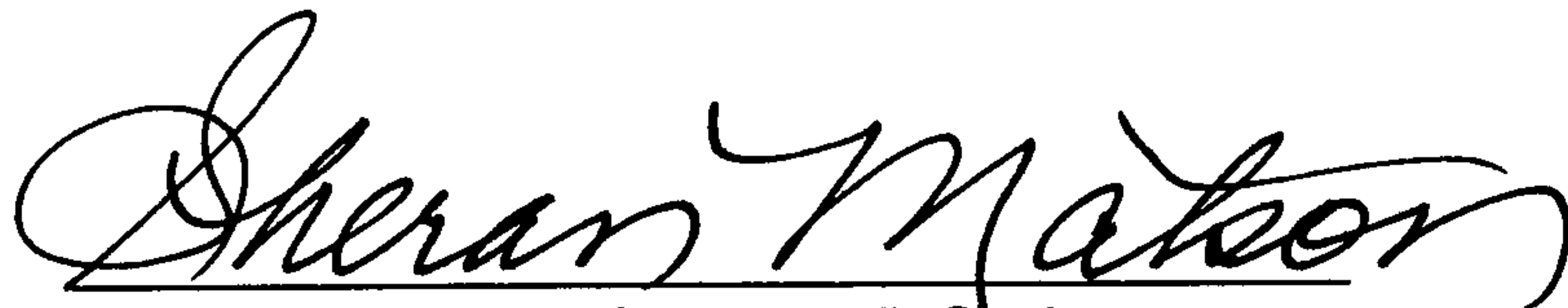
RE: Lots 1-4, Block 4, Granda Heights Addition/sketch

This sketch plat is in the Nob Hill Sector Plan area. The OR zoning corresponds to the R-2 zone for residential uses in the Zoning Code. The front yard setback in the Sector Plan and the Zone Code for townhomes is 15' minimum. The setback on Silver is shown on the sketch plat as 14'.

The minimum lot width allowed is 22' and the minimum lot size is 2200 square feet.

Planning strongly recommends the applicant meet with the neighborhood association in the area prior to appearing before DRB for action beyond sketch plat.

Any walls or fences facing the streets will require design approval prior to or at the same time as plat approval.



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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

... for Subdivision Purposes

... for Building Permit

IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: THE MONTANA GROUP PHONE: 619-236-9800

ADDRESS: 1495 PACIFIC HWY. #205 FAX: 619-236-9888

CITY: SAN DIEGO STATE CA ZIP 92101 E-MAIL: _____

Proprietary interest in site: OWNER BY CONTRACT List all owners: JUNO RABY

AGENT (if any): RIO GRANDE ENGINEERING PHONE: 872-0999

ADDRESS: 3500 COMANCHE NE, SUITE E-5 FAX: 872-2205

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST SKETCH PLAT COMMENTS-MAJOR SUBDIVISION

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. lots 1,2,3,4 Block: 4 Unit: _____

Subdiv. / Addn. Granada Heights Addition ~~(to be deleted)~~

Current Zoning: O-R Proposed zoning: _____

Zone Atlas page(s): K-17 -Z No. of existing lots: 4 No. of proposed lots: 20

Total area of site (acres): 1.28 Density if applicable: dwellings per gross acre: 15.6 dwellings per net acre: 15.6

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

UPC No. 101705711718932605 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Silver Avenue SE

Between: Morningside Street SE and Aliso Street SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): BA 1432

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 7/27/04

SIGNATURE DM DATE _____

(Print) DAVID SOULE, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01168</u>	<u>SK</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>8-4-04</u>			Total \$ <u>0</u>

DM

PROJECT # 1003585

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 Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

David Sale
Applicant name (print)

DMW
Applicant signature / date

7/27/04



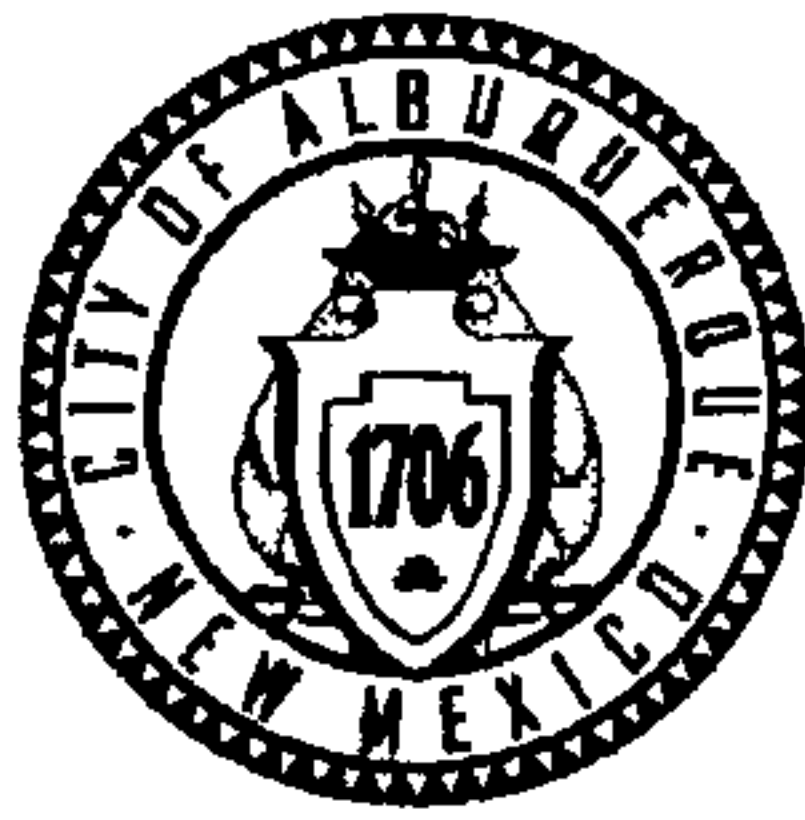
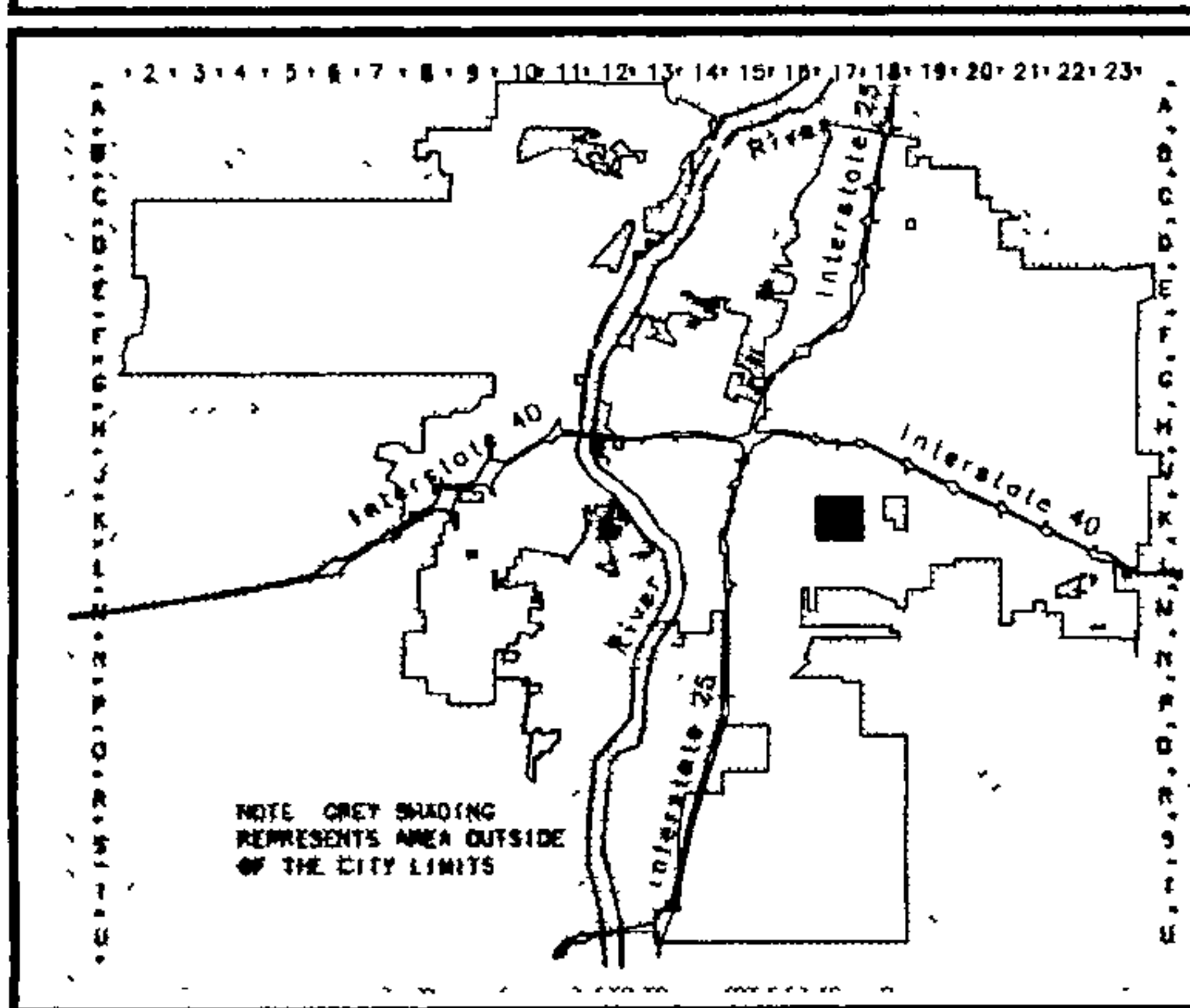
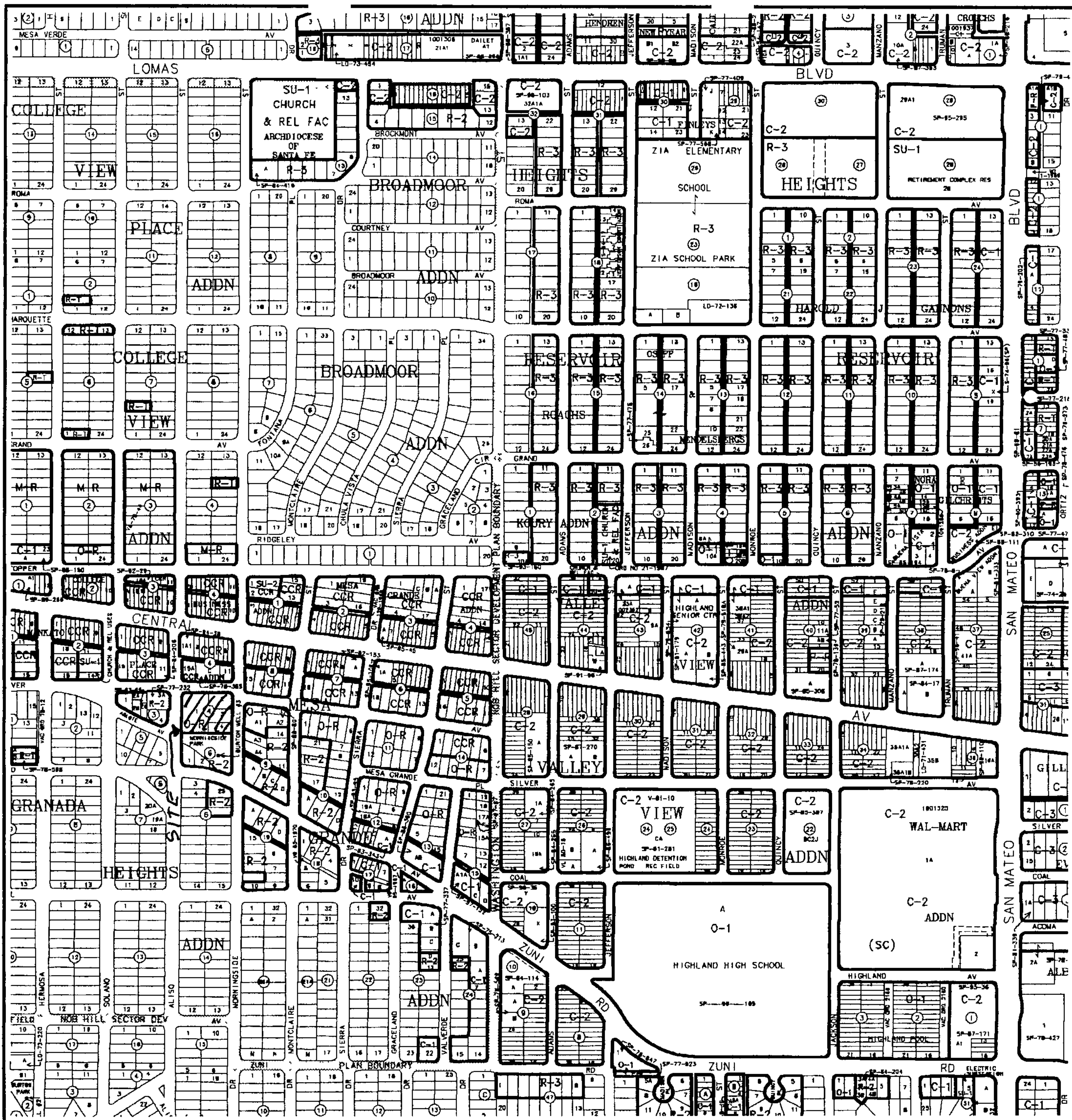
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
040RB - _____ - 01168

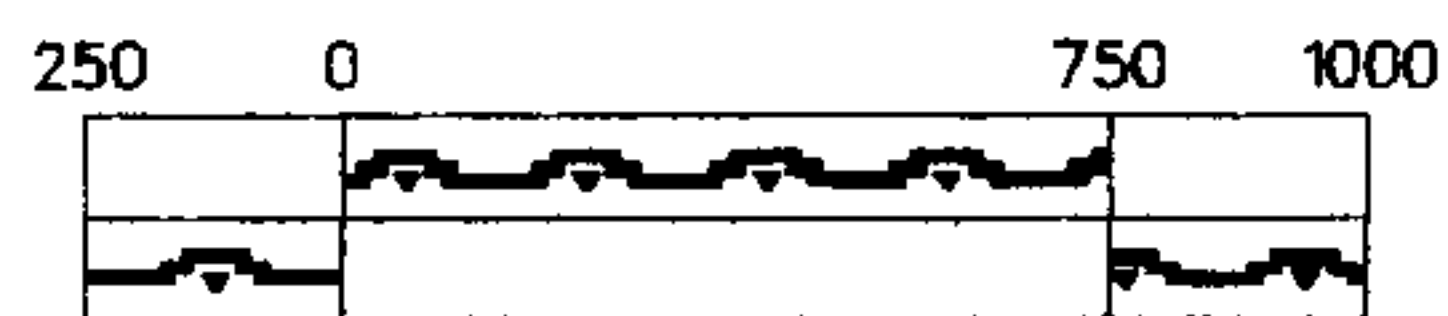
DMW
Planner signature / date

Project # 1003585

Form revised 10/03



GRAPHIC SCALE IN FEET



Zone Atlas Page

K-17-Z

Map Amended through February (3), 2004

Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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July 26, 2004

Ms. Sheran Matson
Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

**RE: Sketch Plat Comments for
Lots 1,2,3,4 of Block 4- Granada Heights Addition
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the owners, requests comment by the Development Review Board for the proposed subdivision of Lots 1,2,3,4, block 4, Granada Heights Addition. The subject property is located on the south side of Silver Avenue between Aliso Street and Morningside in the 'Nob Hill' area of Albuquerque. The property is currently zoned O-R as designated by the Nob Hill Sector Development plan. This project is a redevelopment of an existing property. The proposed development will consist of 20 town homes on individual lots. The proposed access for the northern 10 town homes will be via driveways along Silver Avenue. The southern row of 10 town homes proposes to take access off a 14' private access easement. Due to the narrow access, the traffic will be limited to one way off of Morning side.

The property is located within the Established Urban Area of Albuquerque as identified within the Comprehensive Plan. The development of this site is consistent with the governing Nob Hill Sector Development Plan. The site is near to public water and sewer lines, these lines will be extended with this project. This site is currently impacted by a floodplain. It is understood a LOMR will be required for this development. The drainage management plan will be consistent with the existing drainage parameters of the developed site.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Soule".

David Soule, PE

Enclosures

cc: Stace Mc Gee

JN: 2448