



COMPLETED 09/16/05 SH 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-01211 (FP)
Project Name: SUNDORO SOUTH UNIT 5
Agent: Mark Goodwin & Associates

Project # 1003606
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 8/10/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Need to resolve dead-end line in Topham Ave.
DRC plans need fit at dead-end.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

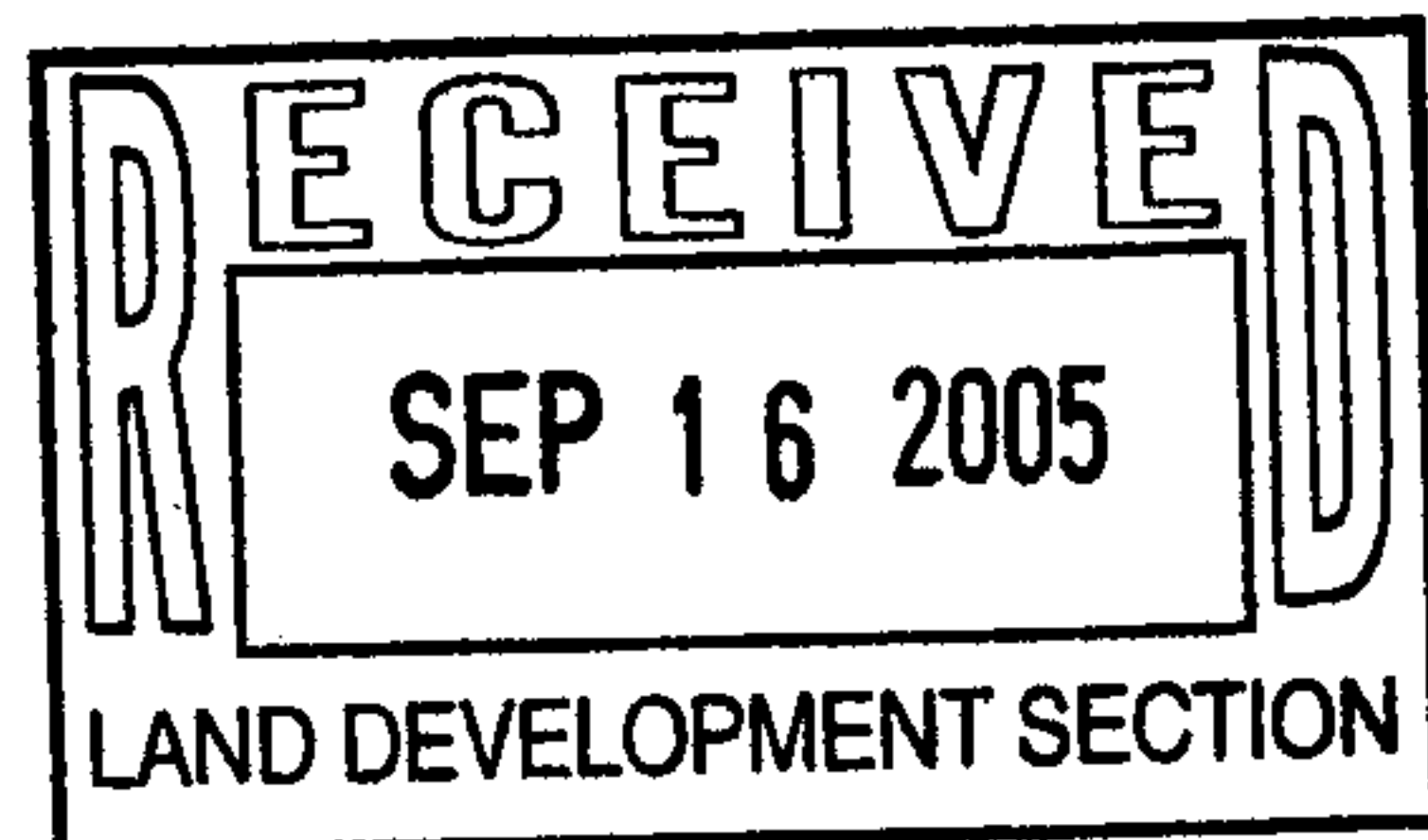
PLANNING (Last to sign): Record Plat OK
Perimeter wall design OK
Proof of recording instruments for
AMAFCA signature

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

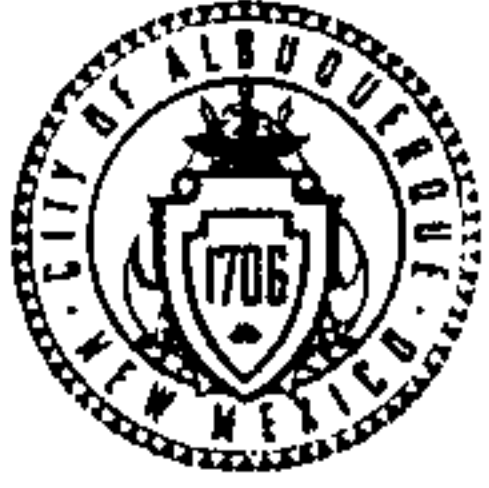
- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- 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 1003606



#9



DRB CASE ACTION LOG (FINAL PLAT)

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- _____
- _____
- _____
- _____
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- DRC plans need fit at dead-end.
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____

PLANNING (Last to sign): Record Plat

Plat was approved OK

Proof of recording instruments for

AMAFCA SIGNATURE

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

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- Copy of recorded plat for Planning.

Project Number

1003606

g



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 10, 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.

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

Adjourned: 10:15 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1002948

05DRB-01171 Major-One Year SIA

05DRB-01172 Minor-Ext of SIA for Temp
Defer SDWK

ISAACSON & ARFMAN agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of **VISTA FAISAN SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TRAIL NW containing approximately 6 acre(s). (F-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1001081**
05DRB-01173 Major-Vacation of Pub
Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. [Deferred from 8/10/05] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

3. **Project # 1001628**
05DRB-01167 Major-Vacation of Public
Easements
05DRB-01166 Major-Preliminary Plat
Approval
05DRB-01170 Minor-Temp Defer SDWK
05DRB-01168 Minor-Subd Design (DPM)
Variance
05DRB-01169 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of the EQUESTRIAN CENTER (to be known as **MESA RIDGE SUBDIVISION**) zoned SU-1 for PRD special use zone, located on MONTANO RD NW, between VISTA MONTANO NW and EQUESTRIAN CENTER NW containing approximately 8 acre(s). (E-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/10/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: NEED AMAFCA'S SIGNATURE. ALL STORM DRAIN EASEMENTS WILL BE GRANTED TO THE CITY OF ALBUQUERQUE AT FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM 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.**

- 05DRB-01242 Minor-SiteDev Plan
Subd/EPC
05DRB-01251 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING, INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) Z-1, SADDLE RIDGE, UNIT 2 (to be known as **MESA RIDGE SUBDIVISION**) zoned SU-1 PRD, located on MONTANO ROAD NW, between VISTA MONTANO NW and EQUESTRIAN DR NW [REF: 01-EPC-01759, 01-EPC-01760, 01-EPC-01761] [Russell Brito for Lola Bird, EPC Case Planner] (E-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR LABELING ALL STORM DRAINS AND TO PLANNING FOR 15-DAY**

APPEAL PERIOD AND RUSSELL BRITO'S COMMENTS ON EPC TRAIL ACCESS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR LABELING ALL STORM DRAINS AND TO PLANNING FOR 15-DAY APPEAL PERIOD AND RUSSELL BRITO'S COMMENTS ON EPC TRAIL ACCESS.

4. **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] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA**, zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). [*Deferred from 7/20/05, Indef deferred on a no show on 8/10/05*] (P-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

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

6. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**,

zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05 & 8/10/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/7/05.**

7. **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) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

8. **Project # 1002457**
05DRB-01226 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A, X-1-B, Block(s) 2, GLENWOOD HILLS, UNIT 1 (to be known as **GLENWOOD LOFTS**) zoned SU-1 / PRD, located on MONTGOMERY NE, between TRAMWAY NE and SPANISH BIT ST NE containing approximately 3 acre(s). [REF: 05DRB-00529] (G-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1003606**
05DRB-01211 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1,

Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] *[Deferred from 8/3/05]* (J-9)-~~FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO RESOLVE DEAD-END WATERLINE IN TEPHRA AND TO PLANNING TO RECORD PLAT AND SEE PROOF OF RECORDING OF EASEMENTS FOR KIPUKA DRIVE AND AMAFCA'S SIGNATURE.~~

10. **Project # 1003247**
05DRB-01217 Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**) zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] *[Listed under Project #1004347 in error] [Was Indef deferred on a no show]* (G-11) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

11. **Project # 1004360**
05DRB-01245 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE**) zoned RA-2, located on MOUNTAIN ROAD NW, between GALBADON NW and LULAC AVE NW containing approximately 3 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1004163**
05DRB-01219 Minor-Sketch Plat or Plan

JON E BOLTZ request(s) the above action(s) for all or a portion of Lot(s) 10, **SIERRA BONITA ADDITION**, zoned R-1, located on BELLROSE AVE NW, between GRIEGOS NW and FREEMAN NW containing approximately 1 acre(s). [REF: 05DRB-00743] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004359**
05DRB-01244 Minor-Sketch Plat or Plan

MICHAEL EAVES agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE NW, between RIO GRANDE BLVD NW and INDIAN SCHOOL RD NE containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for July 27, 2005. **THE DRB MINUTES FOR JULY 27, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:15 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
AUGUST 3, 2005
DRB Comments

ITEM # 14

PROJECT # 1003606

APPLICATION # 05-01211

RE: Sundoro South Unit 5/final plat

✓ Are the perimeter walls approved for this Unit?

Are there any changes since preliminary plat approval?

Have the 2 conditions of final plat been met?

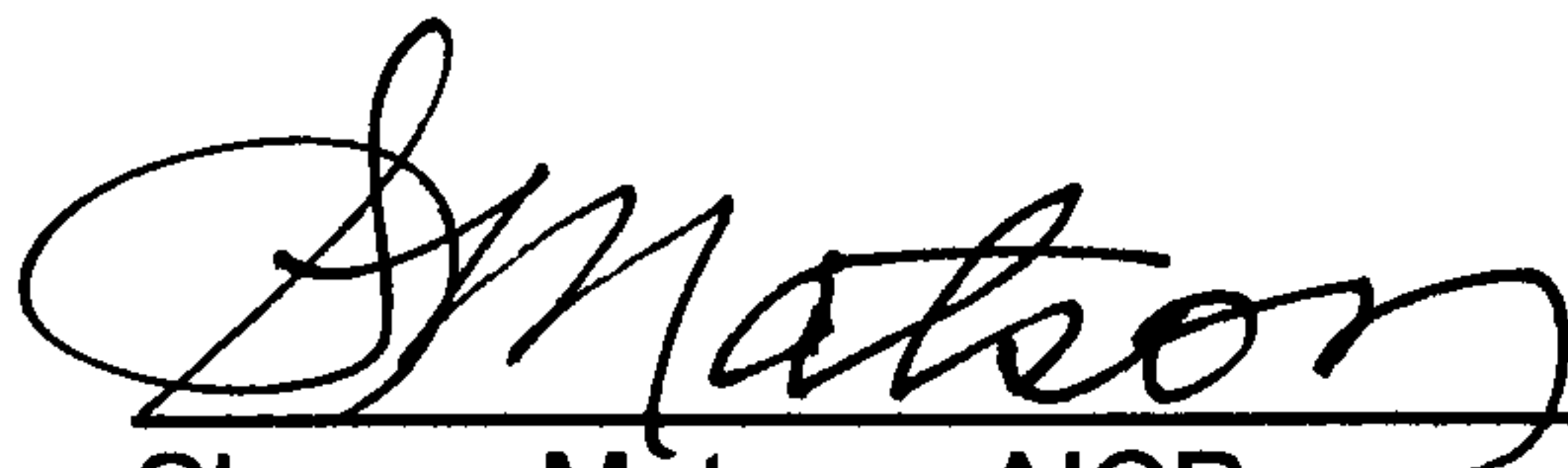
✓ • Tracts O & Q were to be conveyed to the adjacent subdivision for platting.

• Right of way or easements were to be provided for Kipuka

Rec'd
leaded
Plat

AGIS dxf is approved.

Planning must record this plat. Planning will take delegation.



Sheran Matson, AICP

DRB Chair 924-3880

Fax 924-3864 smatson@cabq.gov

D. Mark Goodwin and Associates, P.A.
Consulting Engineers

FILE
1003606

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dm@swcp.com

#9

LETTER OF TRANSMITTAL

Address: **TO: Sheran Matson** **DATE: August 5, 2005**
One Stop
Plaza del Sol

RE: Sundoro South Unit 5 (1003606)

We are sending:

Copies	Date	Description
3		Perimeter Wall Design

Per your request at DRB August 3

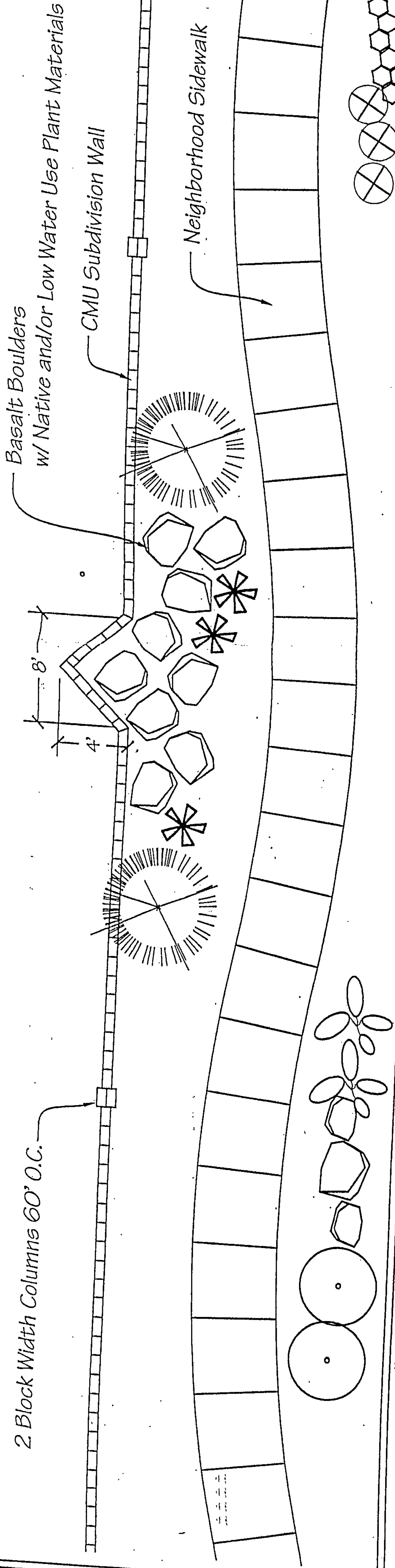
For your files

NOTES: I talked to Doug Hughes about the perimeter walls and the client is using the same design for Sundoro South Unit 5 that they are using for other development along Ladera Road in that same area. If you ever get a chance to view it, in my opinion it is one of the nicer looking perimeter walls in all the community developments that I have seen.

Project Engineer: *Diane Hoelzer*
Diane Hoelzer, PE

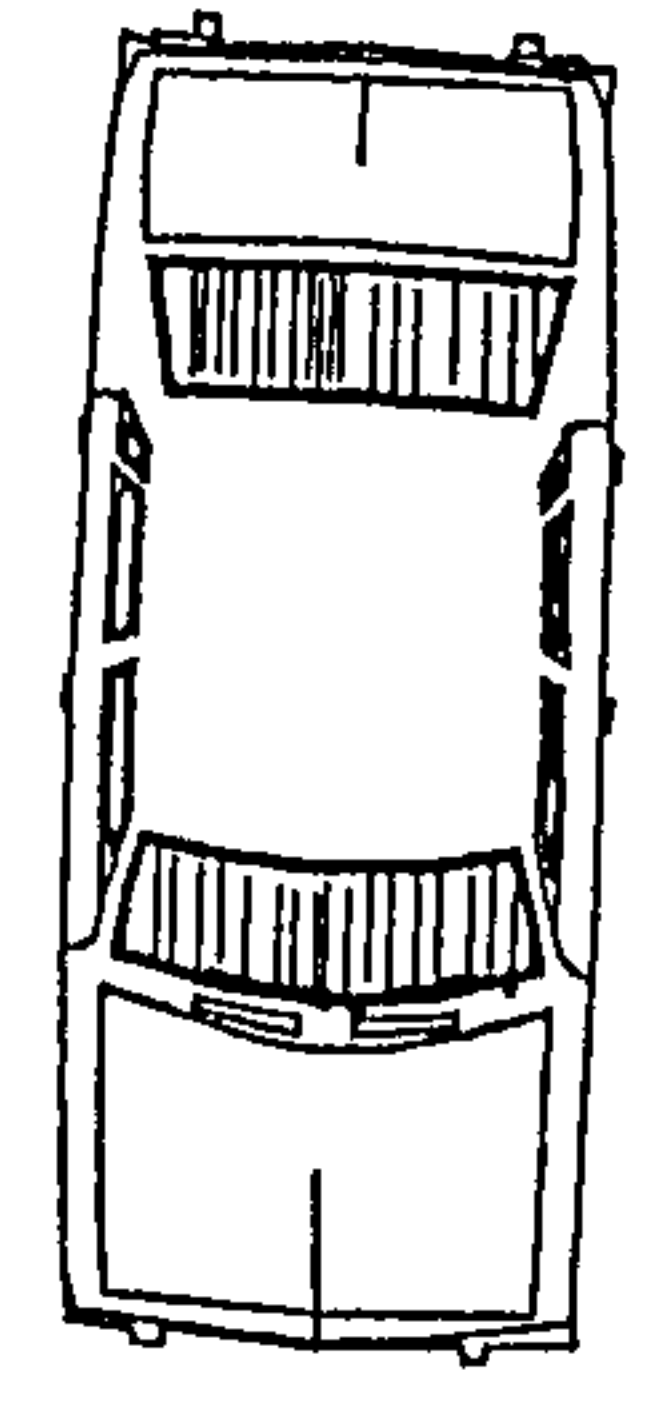
RECEIVED
AUG 05 2005
HYDROLOGY SECTION

RECEIVED



Sundoro South Unit 5
 DRB Case No. 1003606

Wall/Landscape Plan



SUGGESTED PLANT LIST

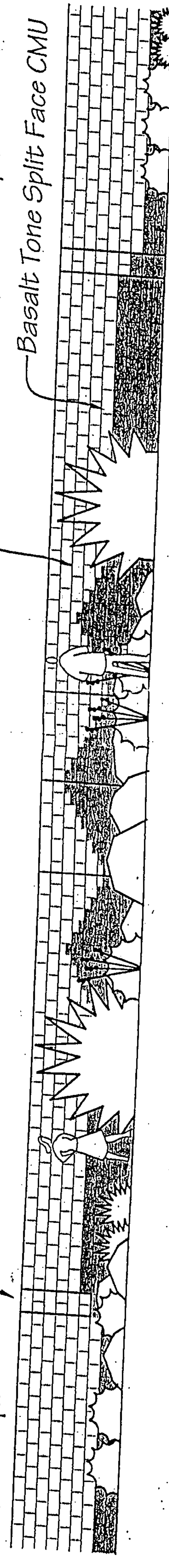
- 1. Curl Leaf Mountain Mahogany
- 2. Spineless prickly Pear
- 3. Bird of Paradise
- 4. Red Yucca
- 5. Autumn sage
- 6. Broom Dalea

Notes:
 - Homeowners Association will be responsible for irrigation and maintenance.
 - Plant Material will be located along entire stretch of wall, not just at wall accent locations.
 - Crusher Fines will be used as mulch along streetscape.

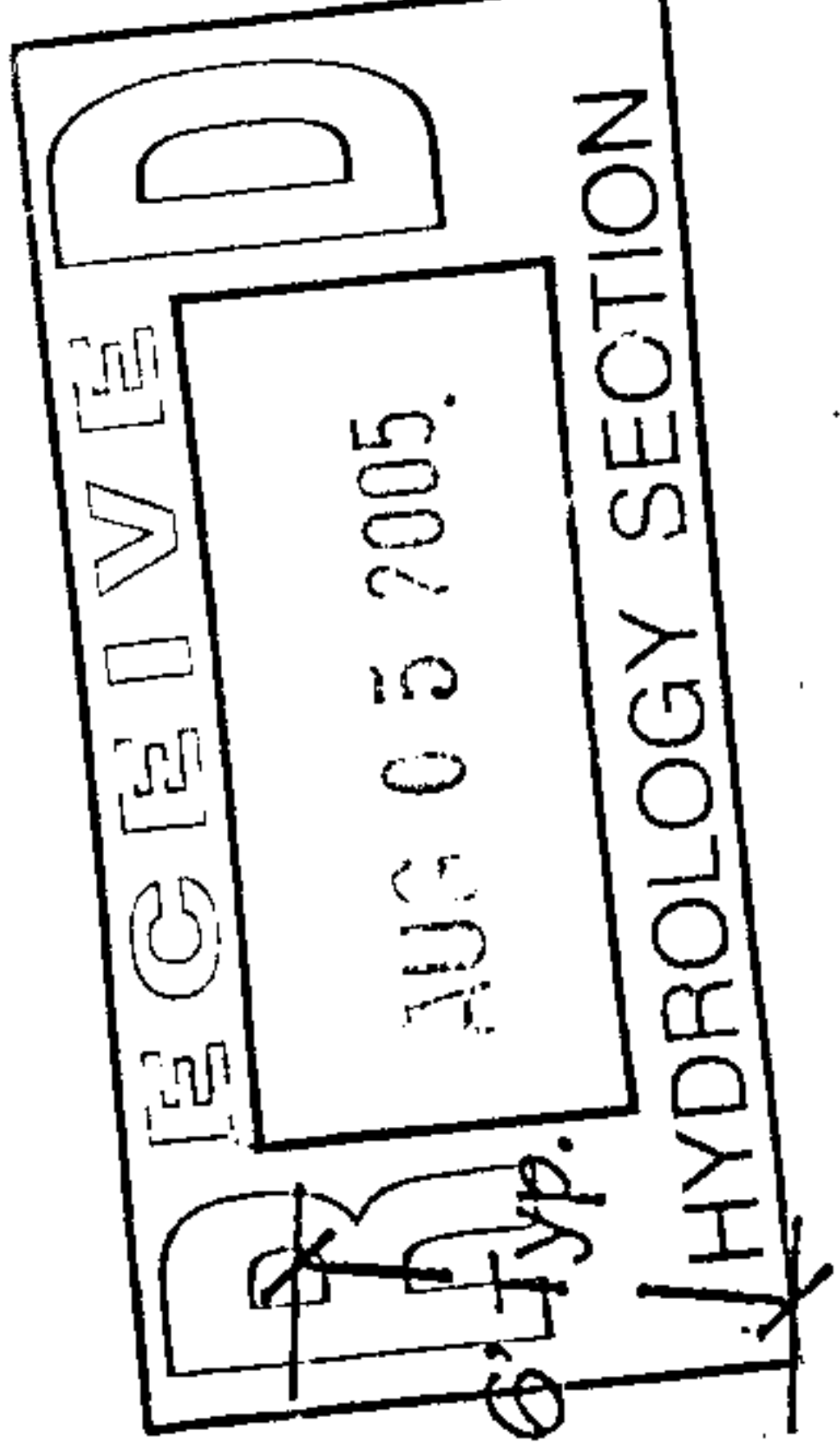
2 Block Width Columns 60' O.C.

Burnt Ochre/Earth Tone Split Face CMU

Basalt Tone Split Face CMU



Wall/Landscape Elevation



Perimeter Wall Approved
 DRB Chair
 Date: 6/23/04

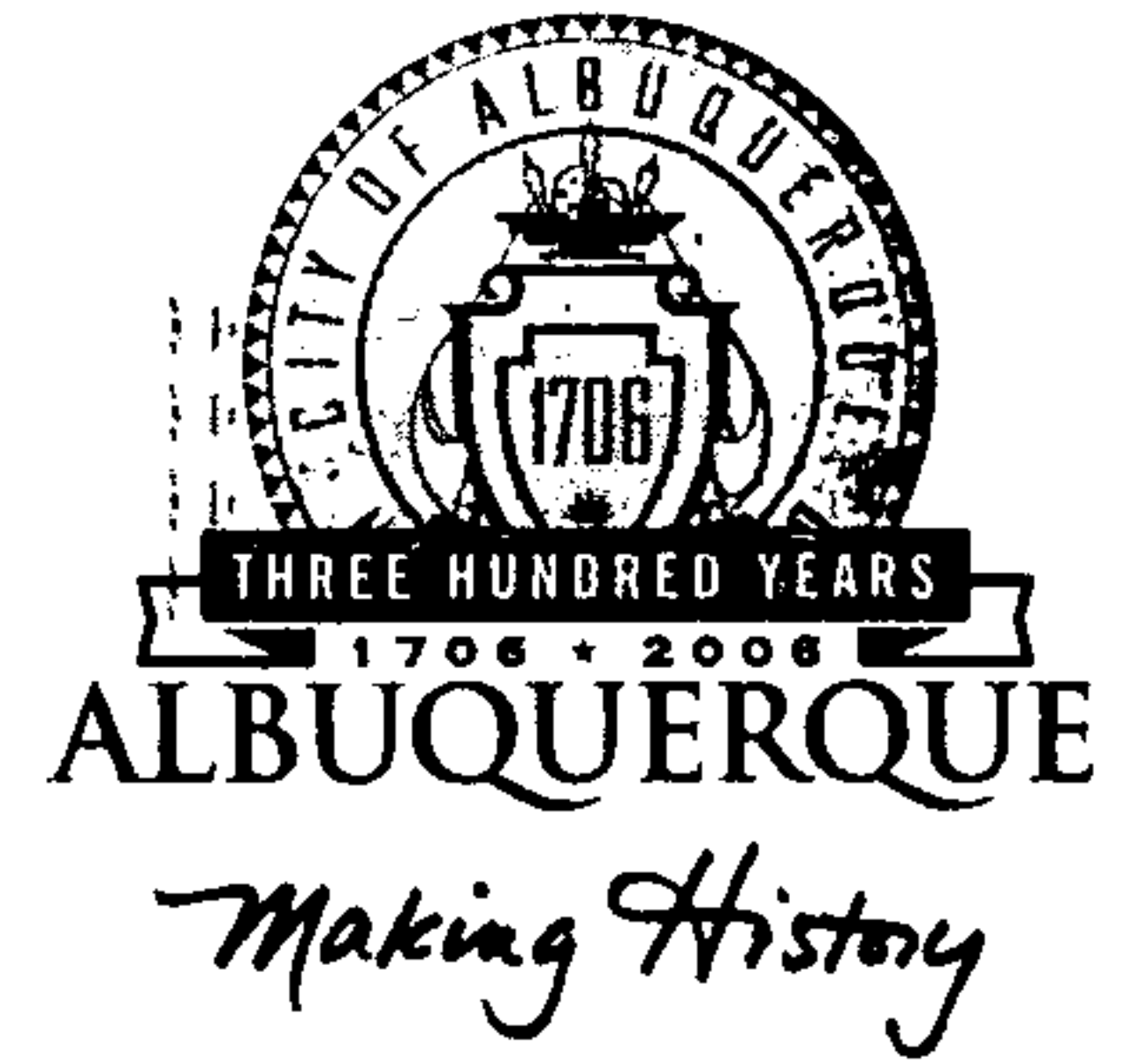
Approved:
 Sheran Matson Chair, DRB
 Date:

Scale: 1/8"=1.0' (11x17)
 May 26, 2004

Sundoro South
 98th St & Ladera Road NW



CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003606

AGENDA ITEM NO: 9

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

MAJOR plat comments ✓

AMAFCA Signature Required

P.O. Box 1293

RESOLUTION:

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

Albuquerque

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

New Mexico 87103

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

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 10, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 3, 2005

9:00 a.m.

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Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

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

Adjourned: 11:15 A.M.

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C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001926**
05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **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) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**
3. **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**, 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] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**
4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, (to be known as **VENTANA HIGHLANDS SUBDIVISION**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A PUBLIC DRAINAGE EASEMENT ON TRACT A AS WELL AS EXCLUDING TRACT A FROM THE P.U.E. AND A BLOCK LENGTH VARIANCE BE APPLIED FOR 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. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of
Public Easements
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer
Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF PARADISE HEIGHTS LLC**, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, **PARADISE HEIGHTS, UNIT 4**, Lots 9 thru 14, Block 9, **PARADISE HEIGHTS, UNIT 4**, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, **PARADISE HEIGHTS, UNIT 5**, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB-00204] [Deferred from 6/29/05 &

7/20/05 & 7/27/05] (A-10) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

7. **Project # 1001275**
05DRB-01207 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] [Stephanie Shumsky, EPC Case Planner] (B-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.

8. **Project # 1002529**
05DRB-01216 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1.PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] [**David Stallworth, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**

05DRB-01208 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] [**David Stallworth, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01175 Major-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [*Deferred from 7/27/05*] (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9. **Project # 1002944**
05DRB-00706 Minor-SiteDev Plan
Subd/EPC
05DRB-00707 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119,ZA-99-118, DRB-90-423,04EPC-01556] [Elvira Lopez, EPC Case Planner] (*Indef deferred 5/4/05*) (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**

- 05DRB-01214 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH,TRES ESQUINAS LLC & CURB INC,** (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. **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]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. **Project # 1003364**
05DRB-01210 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. ~~**Project # 1003606**~~
05DRB-01211 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] [*Deferred from 8/3/05*] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

15. **Project # 1003749**
05DRB-01185 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE**) zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. **Project # 1003673**
05DRB-01212 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for MOCK ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH**, zoned RD 3D/UA, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA STREET NE [REF: 04DRB01637, 05DRB00029, 05DRB00028] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003247**
05DRB-01217 Minor-Temp Defer
SDWK

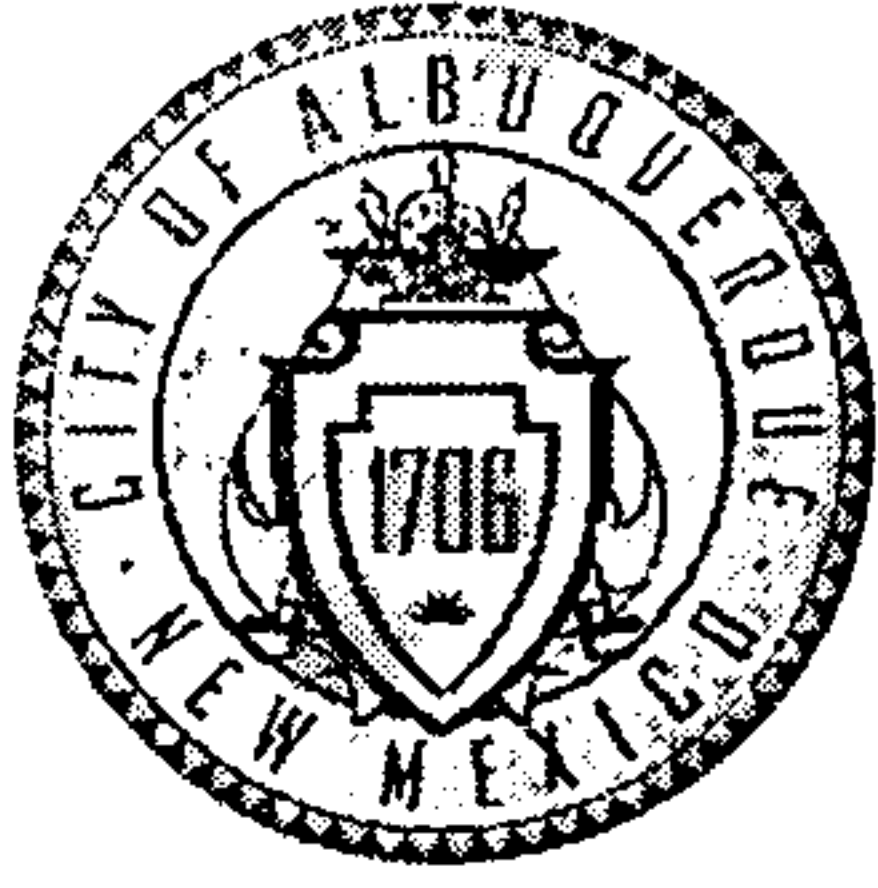
QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**, zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] *[Listed under Project #1004347 in error]* (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER REQUESTED DEFERRAL TO 8/10/05.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.



11

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

Project Number: 1003606
Application Number: 05DRB-01211

DRB Date: 8/3/2005
Item Number: 14

Subdivision: Sundoro South Unit 5

Lots 509-26 509-27, 19W, 12B, Row 7, Tracts L and B,
Town of Atrisco Grant, Unit A, Westland North Subdivision,
Sundoro South, Unit 1, Painted Sky Unit 1

Zoning: SU-2 for RLT

Zone Page: J-09

New Lots (or units) : 123


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:

The city will accept the park location, change the language on the plat to read the City will purchase, not dedicated to.

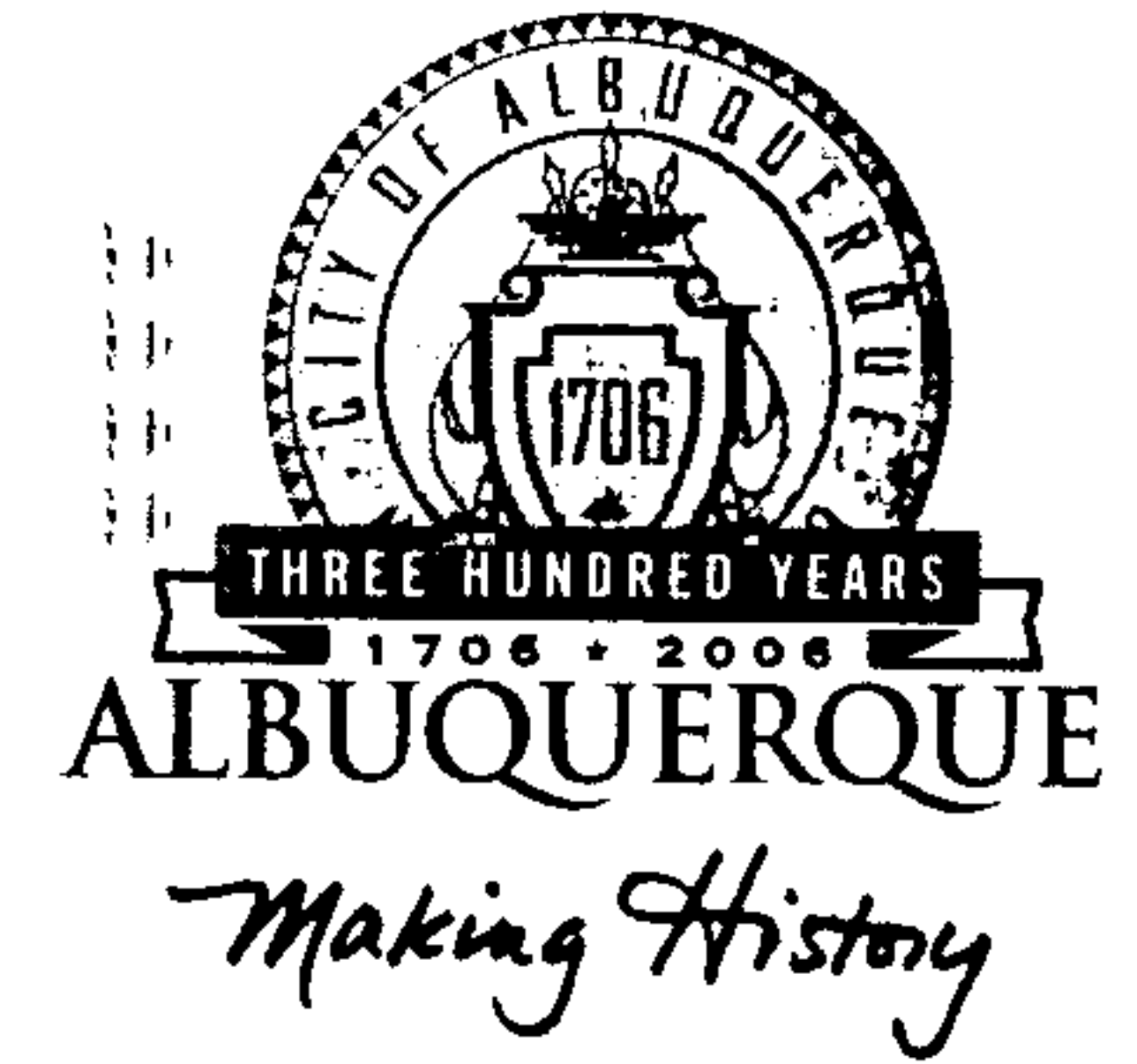
There is an undevelopable tract created by at the end of the culdasc next to the park, a lot line should be adjusted to clean this up.

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: 1003606

AGENDA ITEM NO: 14

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

MAJOR plat comments.

P.O. Box 1293

RESOLUTION:

8/10/05
A

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

Albuquerque

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

New Mexico 87103 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 3, 2005

3606

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:



Approved

07-26-2005

Date

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

AGIS Use Only

Copied fc **3606** to agiscov on **7/26/2005** Contact person notified on **7/26/2005**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 8, 2004

11. Project # 1003606

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

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

At the December 8, 2004, Development Review Board meeting, the vacations were 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 signing of the infrastructure list dated 12/8/04 and approval of the grading plan engineer stamp dated 10/29/04 the preliminary plat was approved with the following conditions of final plat approval:

Tracts O & Q to be conveyed to the adjoining subdivision for platting.

Provide right-of-way or easements for Kipuka Drive.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.



OFFICIAL NOTICE OF DECISION
PAGE 2

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

If you wish to appeal this decision, you must do so by December 23, 2004 in the manner described below.

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

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Westland Development Co., Inc., 401 Coors NW, 87121
Mark Goodwin & Associates, PA, P.O. Box 90606, 87199
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: 1003606 AGENDA#: 11 DATE: 12.8.04

1. Name: Diase Nalger 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: _____

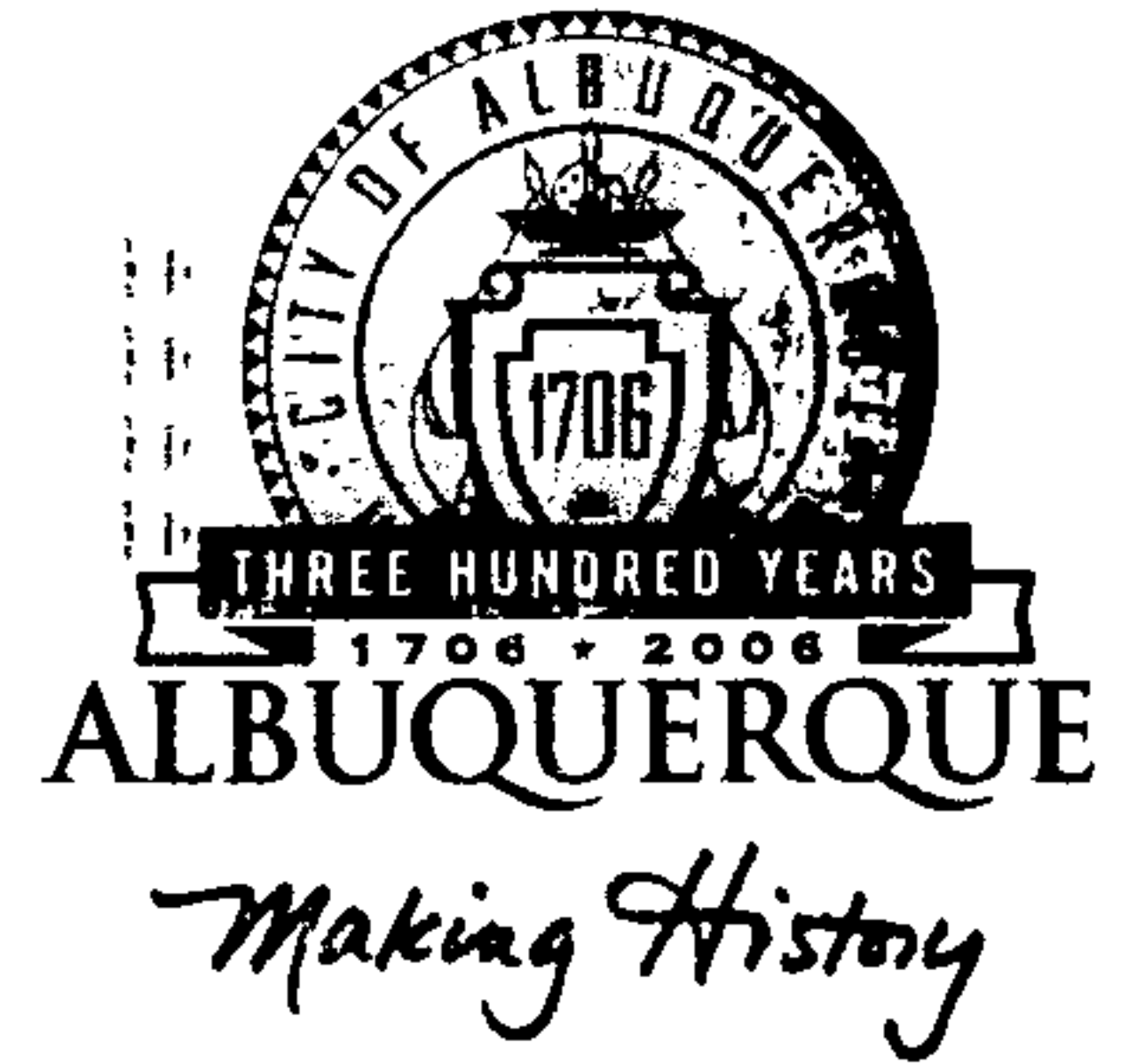
11. Name: _____ Address: _____ Zip: _____

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: 1003606

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 10-29-04 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.
Minor comments on the infrastructure list.

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: December 8, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 1, 2004 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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: 4:30 p.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

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

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

04DRB-01634 Minor-SiteDev Plan
Subd

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

04DRB-01633 Minor-Prelim&Final Plat
Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

04DRB-01703 Minor-Prelim&Final Plat
Approval

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

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

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

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

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

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

24. **Project # 1001347**
04DRB-01792 Minor-Prelim&Final Plat
Approval
- ALDRICH LAND SURVEYING, INC agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) L, **EL RANCHO GRANDE, UNIT 8A**, zoned R-LT, located on EL PATRON RD SW, between DEL REY RD SW and SALIZA DR SW containing approximately 1 acre(s). [REF: 04DRB00057] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
25. **Project # 1000635**
04DRB-01764 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS RD NW and MONTANO RD NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455, 04DRB01698] (E-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**
26. **Project # 1003497**
04DRB-01759 Minor-Prelim&Final Plat
Approval
- GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION**, zoned C-3, located on DOMINGO NE, between SAN PEDRO NE and CALIFORNIA NE containing approximately 1 acre(s). [REF: 04DRB00936] (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

27. **Project # 1002632**
04DRB-01761 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO OF NM request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, PARAGON RESOURCES INC, (to be known as **SUNDANCE ESTATES**) zoned RD FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). [REF: 03DRB01306, 03EPC006901, 04DRB00760, 04DRB00761] (B-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR GRANTING OF PUBLIC EASEMENT ON LOT 6 TO CITY OF ALBUQUERQUE, CORRECT SOUTH BOUNDARY TRACT 6, TRACT 1 ACREAGE.**

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

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

29. **Project # 1001222**
04DRB-01772 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for NICKOLSON FAMILY LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 3-A-2, **SHELL SUBDIVISION NO. 2**, zoned C-2 community commercial zone, located on COORS BLVD NW, between ILIFF RD NW and HANOVER RD NW containing approximately 2 acre(s). [REF: 03DRB01769, 01DRB00587, 03DRB01769] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OF PRIVATE UTILITY EASEMENT (NOTE 4d) AND CALL OUT NOTE 4d ON THE PLAT AND TRANSPORTATION DEVELOPMENT FOR TIS AND CLOSURE OF DRIVE ONTO COORS (NORTH).**
30. **Project # 1003786**
04DRB-01778 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 64 & 66, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 PRD,C-1, SC, located on WENONAH AVE SE, between SHAFFER CT SE and KAYLYN DR SE containing approximately 1 acre(s). [REF: Z-91-5, Z-70-60-1, DRB-98-45] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 4:30 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003606 AGENDA#: 10 DATE: 12-1-04

1. Name: Danny Hughes Address: _____ Zip: _____

2. Name: Leroy Chaves Address: _____ Zip: _____

3. Name: [Signature] 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: _____

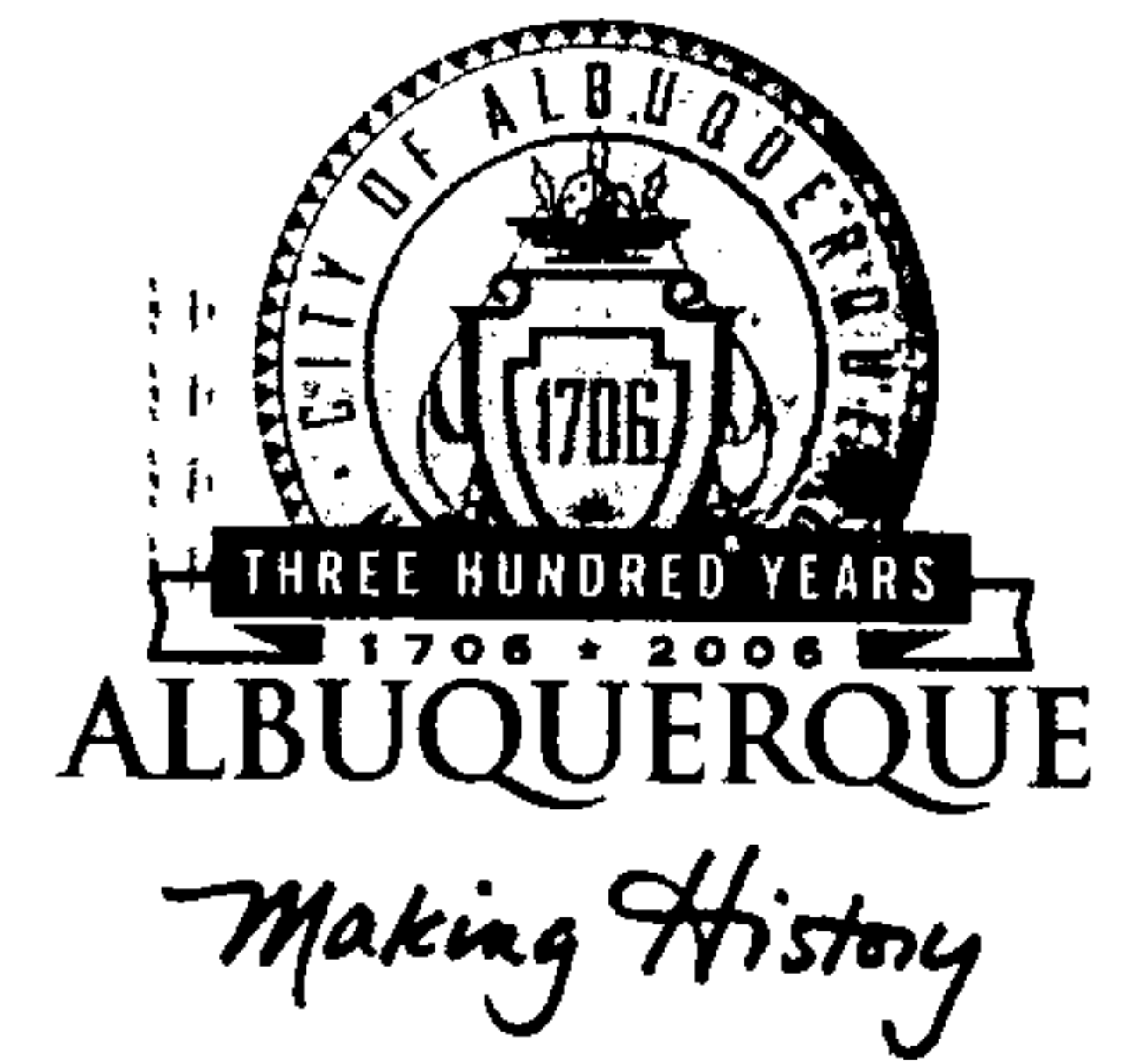
11. Name: _____ Address: _____ Zip: _____

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: 1003606

AGENDA ITEM NO: 10

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:

12-8-04

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 1, 2004

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

There are (2) two PNM transmission line support structures in the proposed road "Ashfall Place". Pre- plat NOT Okay. How does developer propose to address these structures? Dedication needs to include existing Transmission line easements Vacation Okay.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

No objection to vacation actions. Where is the infrastructure for Ladera? (If road is built, sidewalk is shown on exhibit) Endee Road needs to be on list to cover frontage of both public park and lot 13-P1. Unsure of how this cross section is going to work? Provide exhibit. Lahar Ave. is not a stub street. This should either have a cul-de-sac or remain private. The infra. list shows sidewalk on the north while the exhibit shows sidewalk being waived. Where are the recorded documents for Kipuka Drive? Will there be a pedestrian connection on Tephra Ave. to the west? What are the offsite mitigation requirements if this was previously included in the TIS study?

Parks & Recreation

The park dedication requirement will be covered under the pending park dedication agreement for Sundoro South. Add the park to the grading certification on the infrastructure list. Defer to the affected agencies regarding the vacations. No objection to the sidewalk requests.

Utilities Development

No objection to Vacation requests. What is the purpose of providing the grading plan for south of Endee Road? Need plan showing the corridor for the future top of zone 2W water line and how it affects this subdivision which is at bottom of 3WR pressure zone. Why does infrastructure list have 2W lines? Minor comments on infrastructure list. No objection to Sidewalk Waiver or Deferral.

Planning Department

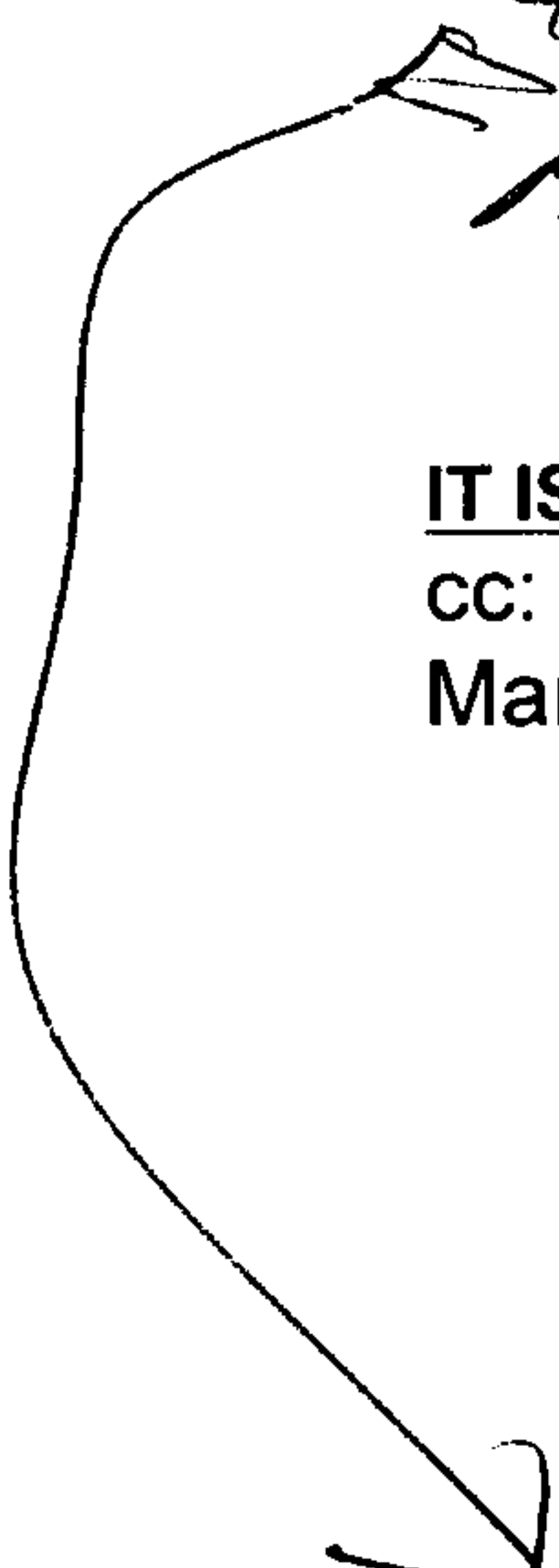
Where are Tracts O & Q? Where are Tracts M & N? There are tow areas labeled Future HOA Tract and HOA Wall & Landscaping Easement. However, they are not given a Tract #.

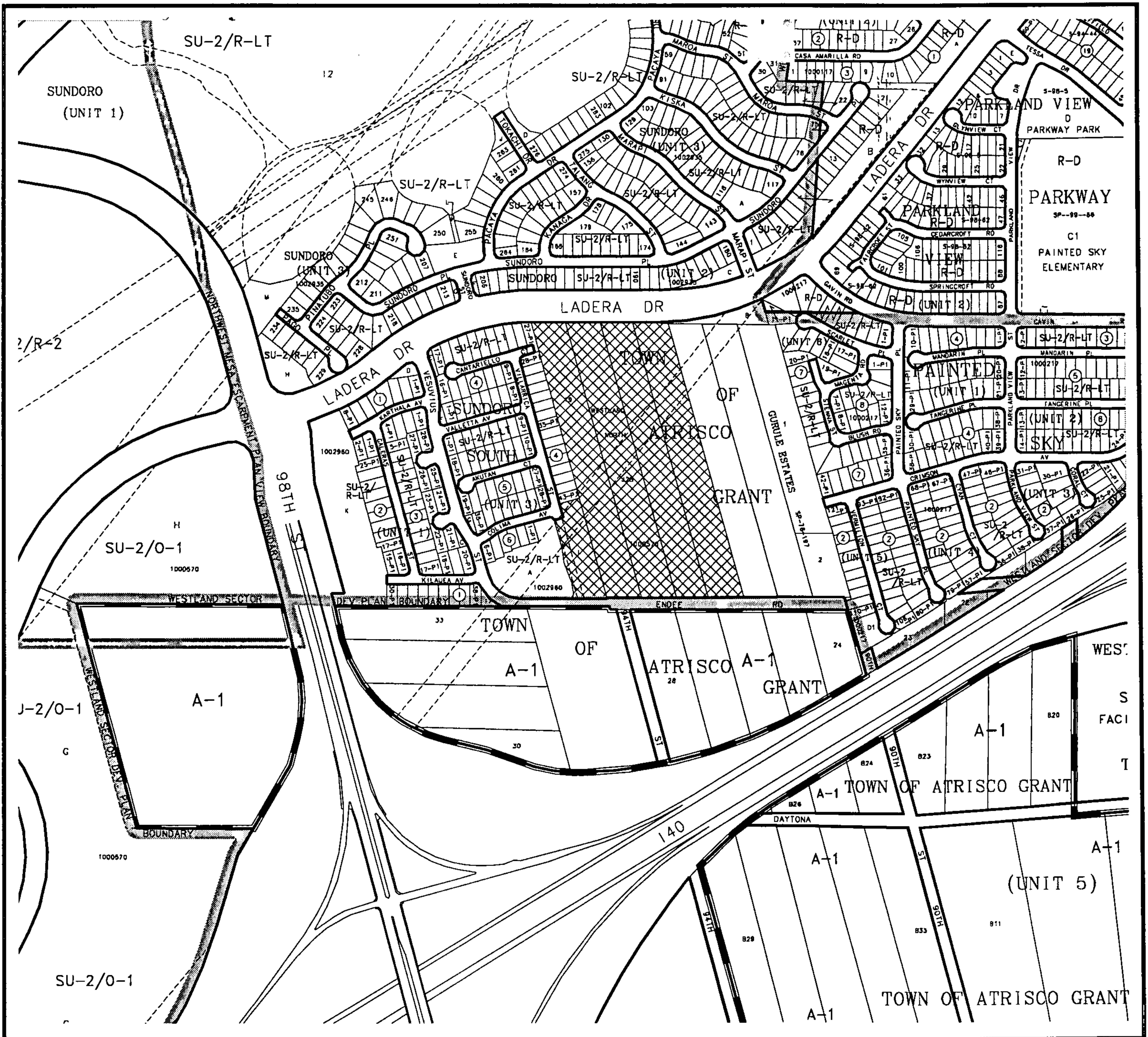
*Cond
Per*

Perimeter wall design was previously approved. No adverse comments on the other actions.

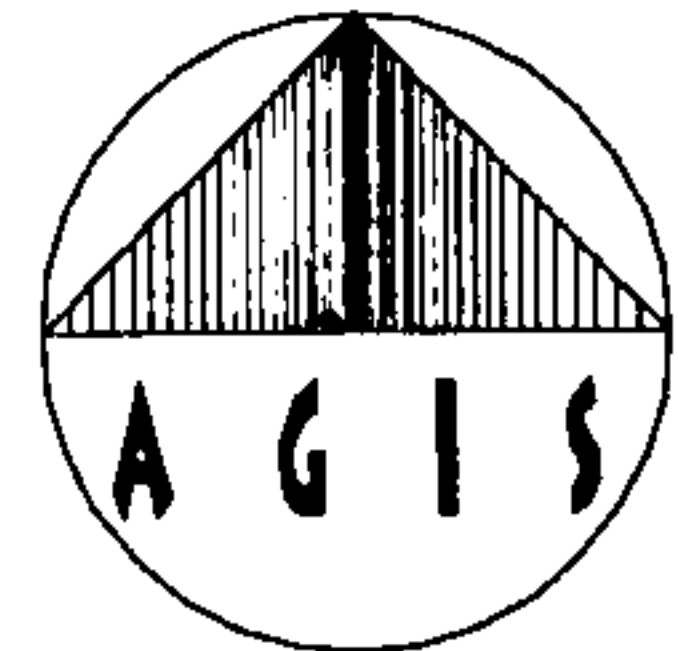
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc: Westland Development Co., Inc., 401 Coors Blvd NW, 87121
Mark Goodwin & Associates, P.O. Box 90606, 87199

*Note - INTER
Tracts O & Q
to be conveyed
to adjoining subdivision
for development.*





ZONING MAP



Scale 1" = 684'

PROJECT NO.
1003606

HEARING DATE
12-1-04

MAP NO.
J-9

ADDITIONAL CASE NUMBER(S)
04DRB-01689
04DRB-01690
04DRB-01691

Note: Shaded area indicates County Not to Scale

184

11
11
11
11

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

Meeting Date: DECEMBER 1, 2004
Zone Atlas Page: J-9-Z
Notification Radius: 100 Ft.

Project# 1003606
App# 04DRB-01689
App# 04DRB-01690
App# 04DRB-01691
App# 04DRB-01692
App# 04DRB-01693

Cross Reference and Location:

Applicant: WESTLAND DEVELOPMENT CO., INC.
Address: 401 COORS BLVD NW
ALBUQUERQUE NM 87121

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

Special Instructions:

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

Date Mailed: NOVEMBER 12, 2004

Signature: KYLE TSEHLIKAI

100805848339310101 LEGAL: PARCEL I BULK LAND PLAT OF WESTLAND NORTH LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: WESTLAND DEVELOPMENT CO INC
 OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905812124630509 LEGAL: TRACT B CORRECTION PLAT OF PAINTED SKY SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: WESTLAND DEVELOPMENT CO INC
 OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87105

100805852818940301 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905803419130506 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905805219230505 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905806919330504 LEGAL: TR I N TO WN OF ATRISCO GRANT SEC 16 T10N R2E CONT 5 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MYRICK EUNICE L
 OWNER ADDR: 02112 ALVARADO NE ALBUQUERQUE NM 87110

100905808719230502 LEGAL: TR I N TO WN OF ATRISCO GRANT T10N R2E SEC 16 CONT 5 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WESTLAND DEV CO INC
 OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905810419030503 LEGAL: TR I N TO WN OF ATRISCO GRANT T10N R2E SEC 16 CONT 5 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: HERNANDEZ ALBINA ETAL
 OWNER ADDR: 01729 RICHMOND NE ALBUQUERQUE NM 87106

100905804009230902 LEGAL: T10N R2E SEC 16 TR SITUATED IN TRS 31, 32 & 33 TOW LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: PAJARITO INVESTMENT PROPERTIES
 OWNER ADDR: 00000 ALBUQUERQUE NM 87153

100905807909030301 LEGAL: NORT HERL Y PORTION OF TRACT B-28, UNIT 5, TOWN OF A LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WESTLAND DEVELOPMENT CO INC
 OWNER ADDR: 00401 COORS NW ALBUQUERQUE NM 87121

100905810009230302 LEGAL: NORT HERL Y PORTION OF TRACT B-27 UNIT 5 TOWN OF ATR LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WESTLAND DEVELOPMENT CO INC
 OWNER ADDR: 00401 COORS NW ALBUQUERQUE NM 87121

100905812009530303 LEGAL: NORT HERL Y PORTION OF TRACT B-26 UNIT 5 TOWN OF ATR LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WESTLAND DEVELOPMENT CO INC
 OWNER ADDR: 00401 COORS NW ALBUQUERQUE NM 87121

100905814009530304 LEGAL: NORT HERL Y PORTION OF TRACT B-25 UNIT 5 TOWN OF ATR LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WESTLAND DEVELOPMENT CO INC
 OWNER ADDR: 00401 COORS NW ALBUQUERQUE NM 87121

[This page contains a large amount of faint, illegible text, likely representing records that were not properly scanned or are otherwise obscured.]

100805852818940301 PARCEL J-2-A PLAT OF PARCEL J-2-A & J-2-B WESTLAND NORTH
CONT 32.8233 AC
PROPERTY ADDR: N/A

OWNERS NAME: WESTLAND DEVELOPMENT CO. INC
OWNERS ADDR: 401 COORS BLVD NW
ALBUQUERQUE NM 87121

100905803419130506 TR. OF LAND WITHIN THE W/2 W/2 NW/4 SW/4 SEC 16 T10N R2E IN THE
ATRISCO GRANT AKA TR. 19-W
PROPERTY ADDR: N/A

OWNERS NAME: TRUJILLO VIVIAN S. JR. & MARY B.
OWNERS ADDR: 217 61ST ST. NW
ALBUQUERQUE NM 87121

100905805219230505 PARCEL J-2-B PLAT OF PARCEL J-2-A & J-2-B WESTLAND NORTH
CONT 5.0114 AC
PROPERTY ADDR: N/A

OWNERS NAME: WESTLAND DEVELOPMENT CO. INC
OWNERS ADDR: 401 COORS BLVD NW
ALBUQUERQUE NM 87121

"Attachment A"

Susan Rasinski, Mark Goodwin and Associates, PA
Zone Map: J-9

PARKWAY N.A. (R)

Karen Wade

8100 Westover Pl. NW/87120 352-3864 (h)

Carol Cunningham

8012 Bridgewater Pl. NW/87120 831-7187 (h)

TIERRA OESTE N.A. (R)

*Frank Briceno

8615 Casa de Luz Ct. NW/87120 883-7171 (h)

Bernadine Chavez

1601 Casa Florida NW/87120 352-0876 (h)

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

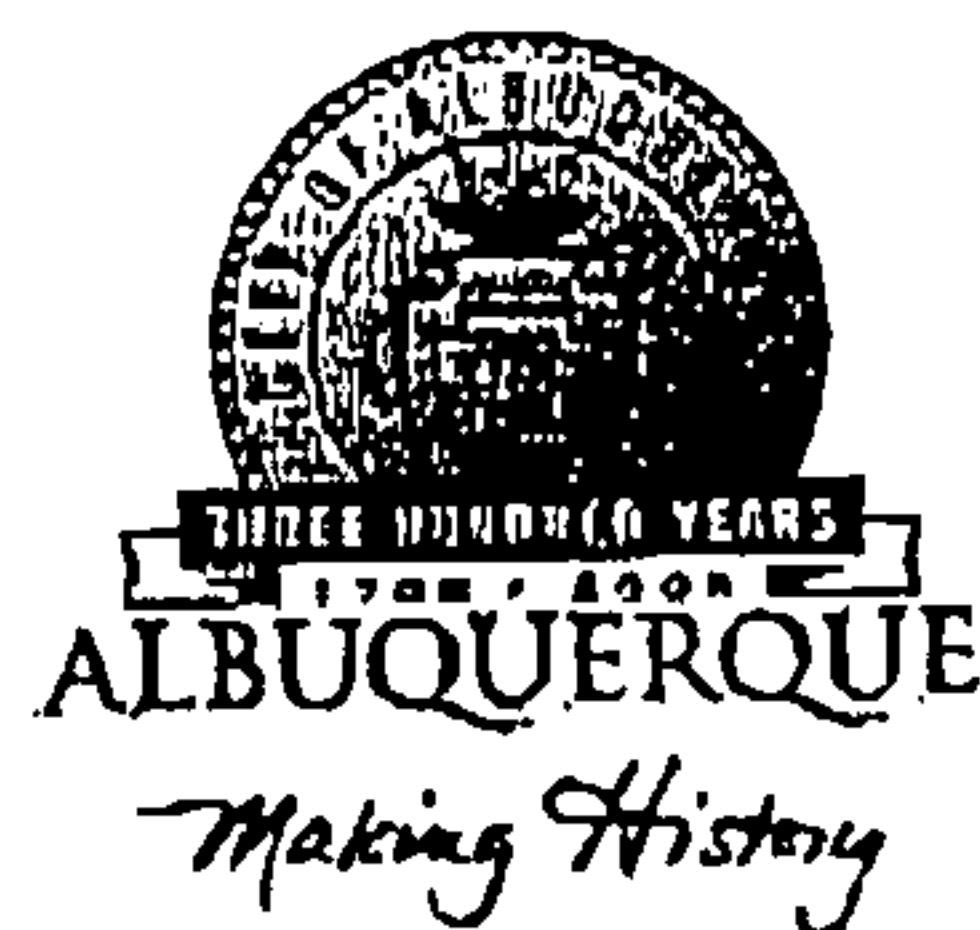
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because 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 OCNC use only)

Date of Inquiry: 10/15/04 Time Entered: 12:40 p.m. ONC Rep. Initials: SW



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

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.

October 15, 2004

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

Dear Susan:

Thank you for your inquiry of October 15, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at LOTS J09-26 AND J09-19W, ROW 7, LOT 12B, TRACT L AND A PORTION OF ENDEE ROAD, SUNDORO, UNIT 5 zone map J-9.

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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/05/04)



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

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

Project # 1000464

04DRB-01729 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12)

Project # 1001445

04DRB-01681 Major-Bulk Land Variance

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

Project # 1002315

04DRB-01723 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE @ HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23)

Project # 1002702

04DRB-01664 Major-Vacation of Public Easements
04DRB-01686 Minor-Prelim&Final Plat Approval

ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s). [REF:03DRB00886](K-14)

Project # 1002779

04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] (M-11)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003039

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

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

Project # 1003475

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

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

Project # 1003522

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

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

~~Project # 1003606~~

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

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

Project # 1003752

04DRB-01679 Major-Vacation of Public Easements

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

SEE PAGE 3 . . .



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

PAGE 3

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

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

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

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

Sheran Matson, AICP, DRB Chair
Development Review Board

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



**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 16, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000126

05DRB-00099 Major-Two Year SIA
05DRB-00100 Minor-Ext of SIA for Temp
Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 11, 12 and 13, **SAUVIGNON, UNIT 1**, zoned R-1, located on SAN ANTONIO NE, between SKY VALLEY WAY NE and LOWELL ST NE containing approximately 16 acre(s). [REF: 02DRB00032, 03DRB00016] (E-22)

Project # 1000508

05DRB-00093 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A, **TOWNE PARK PLAZA**, zoned SU-1, C-1, located on EUBANK BLVD NE, between I-40 and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00EPC01182, 02DRB01528, 02DRB01529, 02AA01605] (K-21)

Project # 1002960

05DRB-00108 Major-Vacation of Pub
Right-of-Way
05DRB-00109 Major-Preliminary Plat
Approval
05DRB-00110 Minor-Sidewalk Waiver
05DRB-00111 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, **SUNDORO SOUTH, UNIT 1**, (to be known as **SUNDORO SOUTH, UNIT 2**, zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA DR NW and I-40 containing approximately 6 acre(s). [REF: 04DRB01006, 04DRB01007] (J-8/J-9)

Project # 1003606

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

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, **TOWN OF ATRISCO GRANT UNIT 5** (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 23 acre(s). [REF: 04DRB01689, 04DRB01690, 04DRB01691, 04DRB01692, 04DRB01693] (J-9)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003360

05DRB-00115 Major-Vacation of Public Easements
05DRB-00116 Minor-Prelim&Final Plat Approval

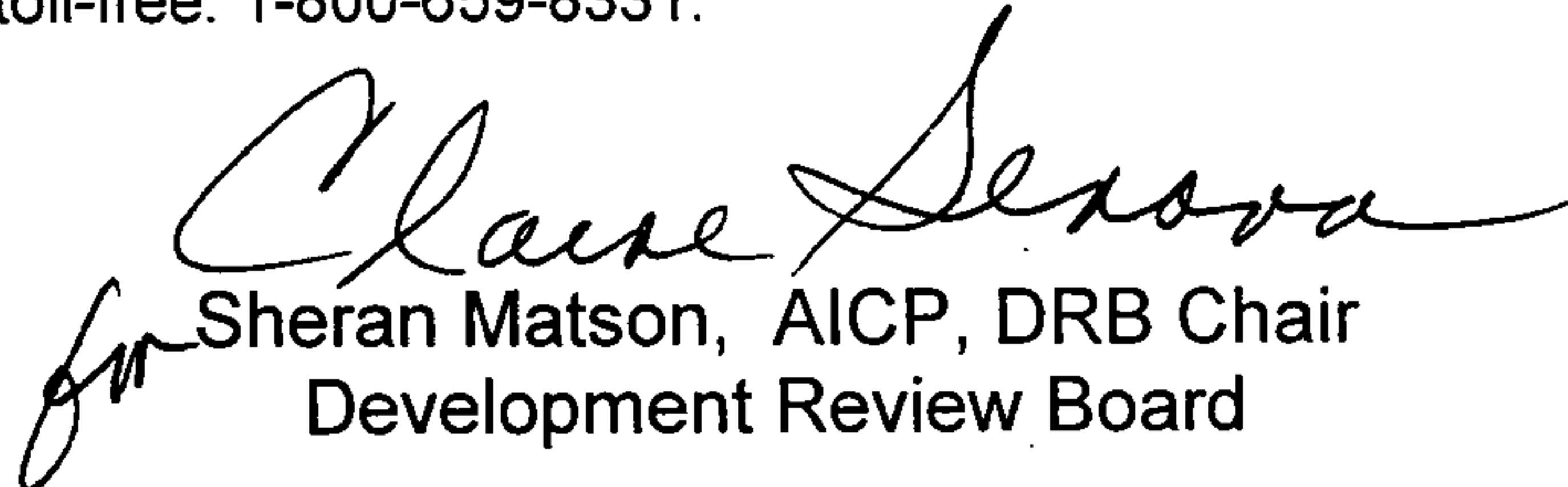
SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 special use zone, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: ZA-77-179] (J-11)

Project # 1003684

05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

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

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.

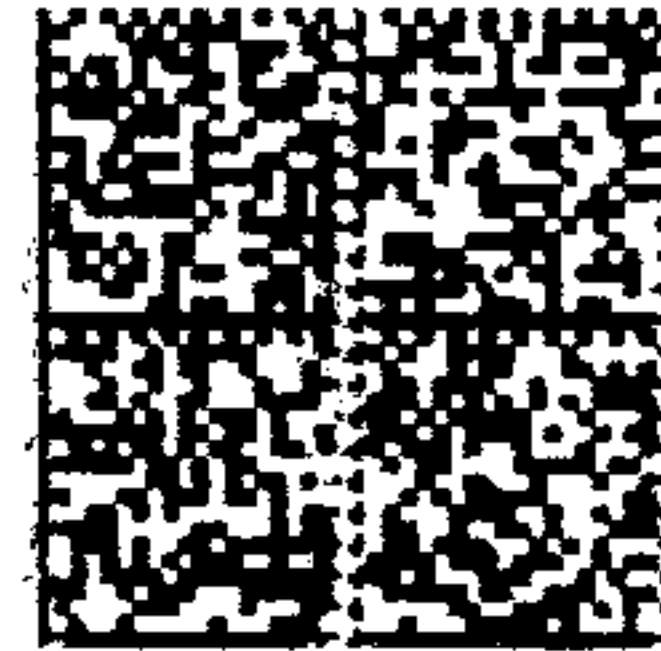

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 31, 2005.

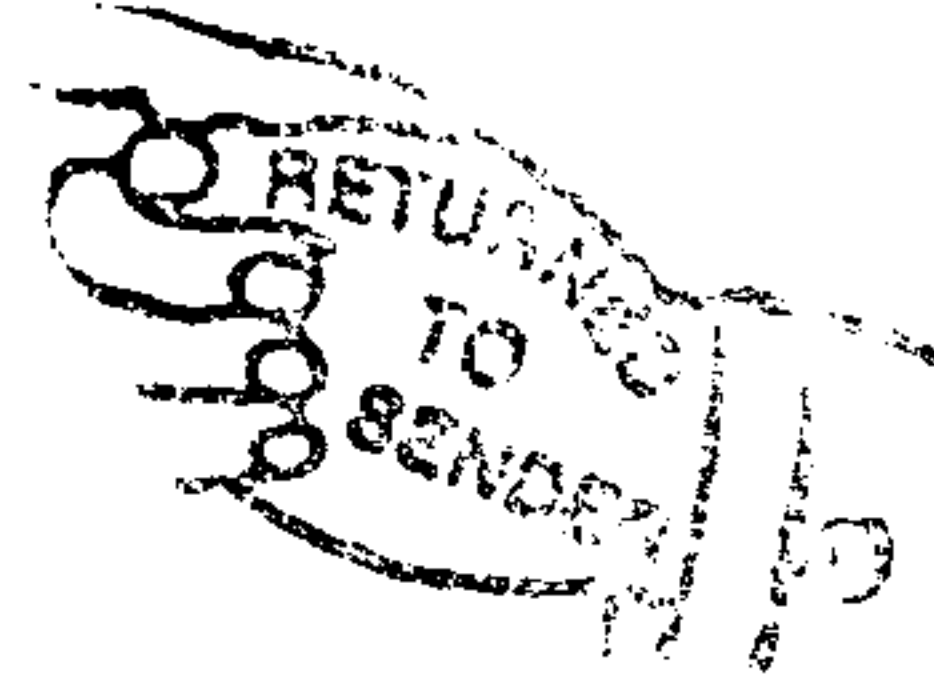
CITY OF ALBUQUERQUE



DRB



02 1A \$ 00.37⁰
0004329277 JAN 27 2005
MAILED FROM ZIP CODE 87102



This is an apartment complex address must include building and/or apartment number.

100905820104330201

PAN AMERICAN PARTNERSHIP
5801 EUBANK NE
ALBUQUERQUE NM 87111

Planning Department
P.O. Box 1293
Albuquerque, NM 87103

8711 46123 1953

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Sheran Matson

DATE: September 16, 2005

DRB Chair

One Stop

RE: Sundoro South Unit 5

1003606

ITEMS BEING TRANSMITTED

1	Copy Permanent Easement

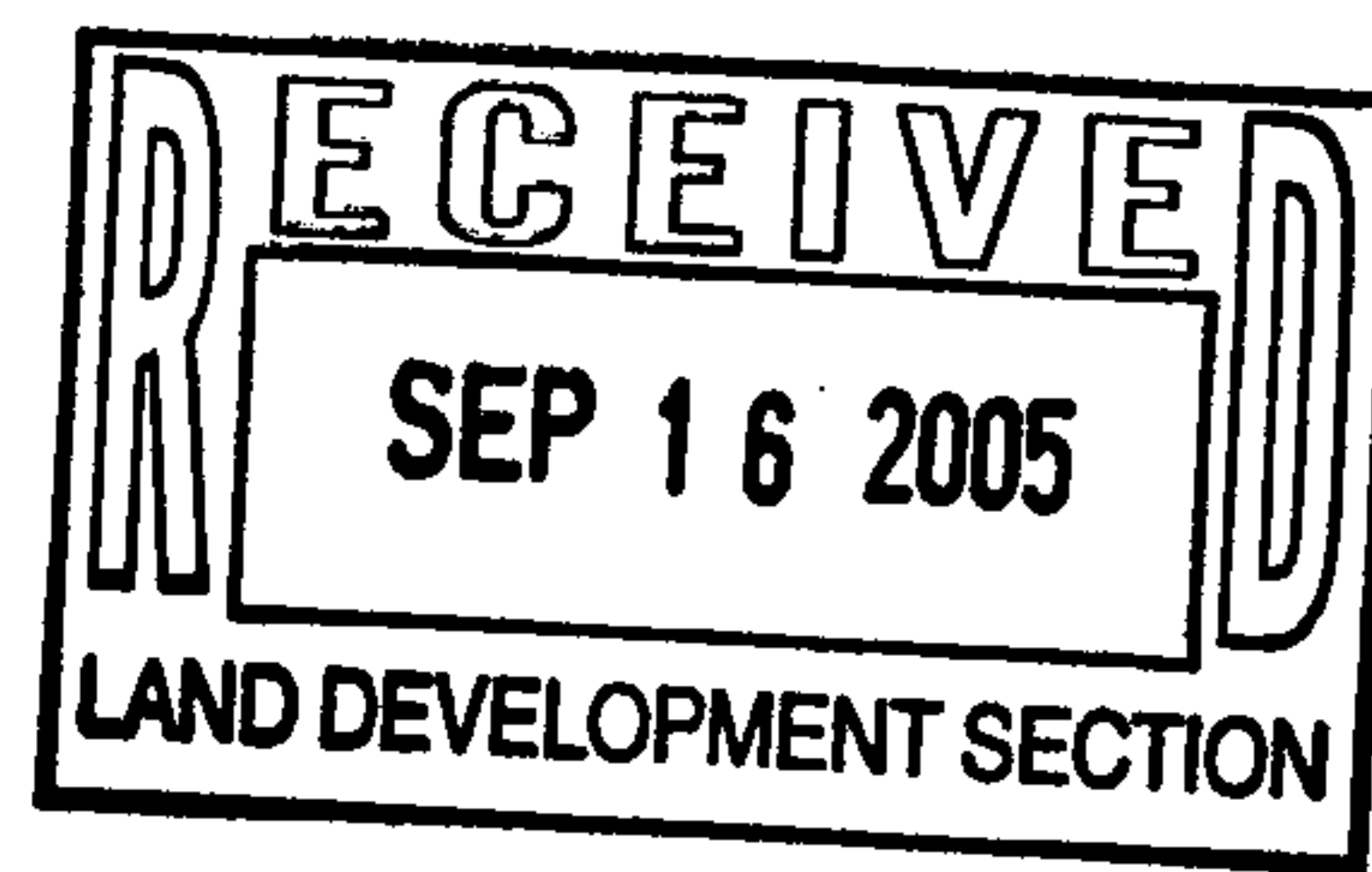
FOR YOUR USE

FOR YOUR RECORDS

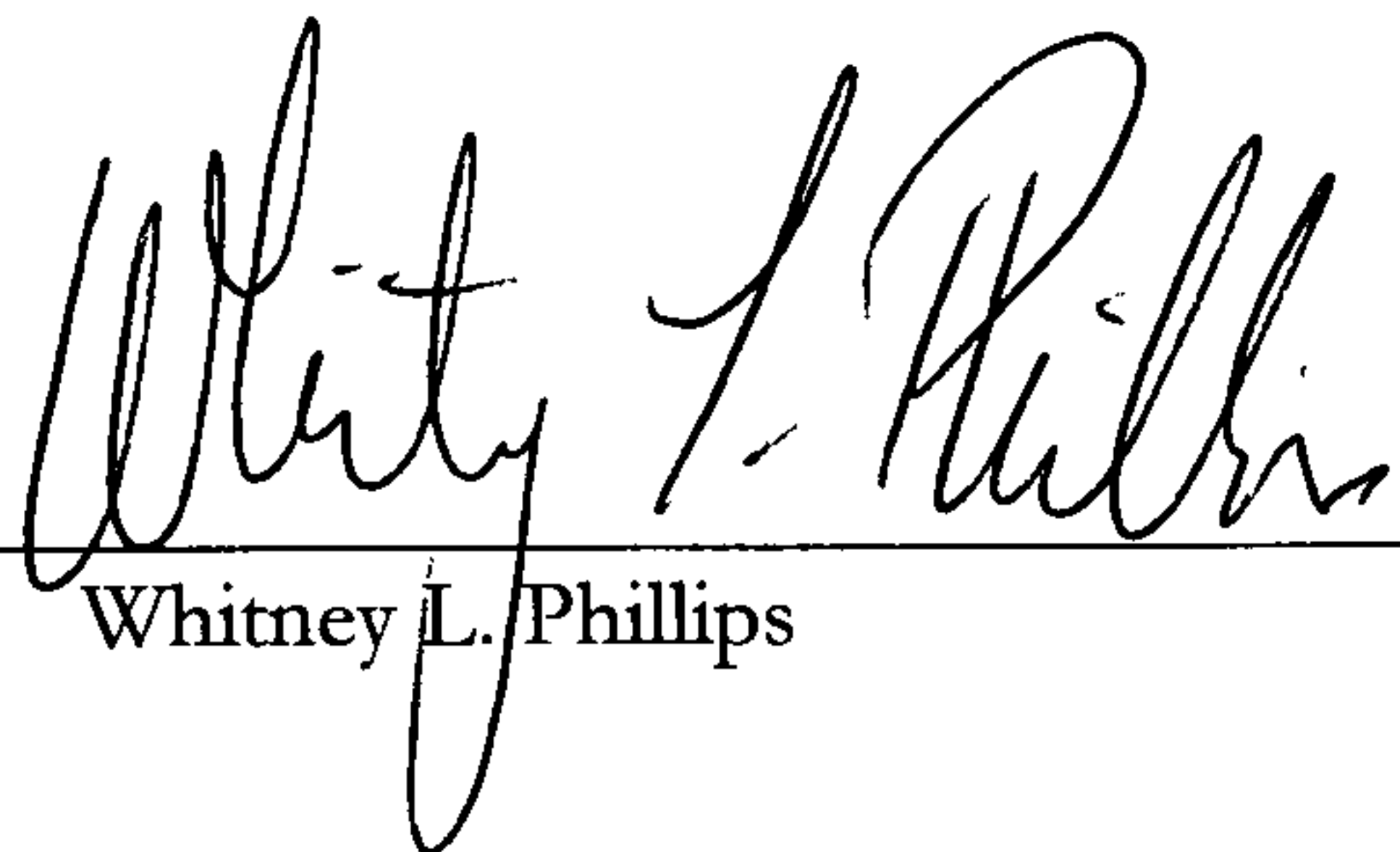
AS YOU REQUESTED

FOR YOUR COMMENTS

Notes:



PROJECT ENGINEER: Diane L. Hoelzer, PE


Whitney L. Phillips

727084
#2

PERMANENT EASEMENT

A married man representing his sole separate property

Grant of Permanent Easement, between JOE R. HAHN ("Grantor"), whose address is 4402 CANYON CRT. NE ALB. 87111 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit A attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of roads, waterline, sanitary sewer and storm drain utilities, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this _____ day of _____, 20_____.

APPROVED:

[Signature]

City Engineer

9-15-05

Dated

[Signature] 9/20/05

GRANTOR:

[Signature] 9-1-05
A married man representing his sole and separate property.
(Individual - husband) date

[Signature] 9-1-05

(Individual - wife)

date



2005135699
6331748
Page: 1 of 6
09/15/2005 04:15P
Bk-A103 Pg-5314

INDIVIDUAL - HUSBAND

STATE OF New Mexico
COUNTY OF Bernalillo

This instrument was acknowledged before me on 1 day of September, 2005
by JOE HAHN

Elizabeth Hart
Notary Public

My Commission Expires:

5-31-2007



OFFICIAL SEAL
ELIZABETH HART
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State

INDIVIDUAL - WIFE Commission Expires 5-31-2007

STATE OF New Mexico
COUNTY OF Bernalillo

This instrument was acknowledged before me on 1 day of September, 2005
by DORIS HAHN

Elizabeth Hart
Notary Public

My Commission Expires:

5-31-2007



OFFICIAL SEAL
ELIZABETH HART
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State

My Commission Expires 5-31-2007

(SEE ATTACHED EXHIBIT AND LEGAL DESCRIPTION)



2005135699
6331748
Page: 2 of 6
09/15/2005 04:15P
Bk-A103 Pg-5314

"EXHIBIT FOR"
PUBLIC UTILITY AND ROADWAY EASEMENT

DESCRIPTION

A Public Utility and Roadway Easement within the Town of Atrisco Grant, projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of UNPLATTED LAND, as the same is described in a QUITCLAIM DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1985, Document and being more particularly described as follows:

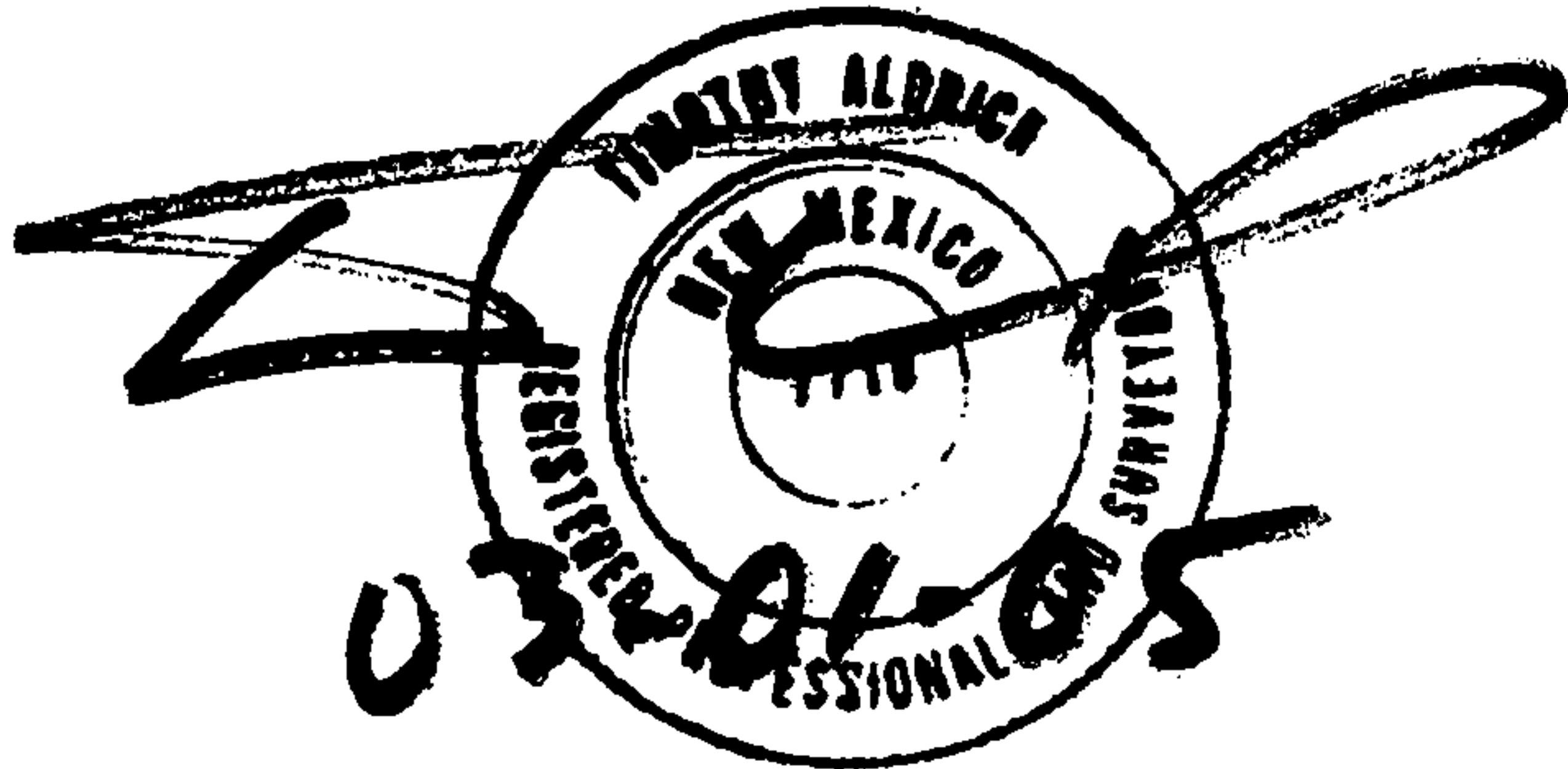
BEGINNING at the northwest corner of the herein described Easement from whence the Albuquerque Control Survey Monument "BH-40" bears N 01°21'56" W, 2377.23 feet;

THENCE S 89°21'06" E, 60.51 feet to the northeast corner;

THENCE 16.58 feet along a curve to the left, whose radius is 30.00 feet through a central angle of 31°39'34" and whose chord bears S 12°27'46" W, 16.37 feet to a point;

THENCE S 03°22'01" E, 245.07 feet to a point;

THENCE N 15°16'29" W, 245.07 to the point of beginning and containing 0.1681 acres more or less.



Bern. Co. EASE

R 19.00

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6331748

Page: 3 of 6

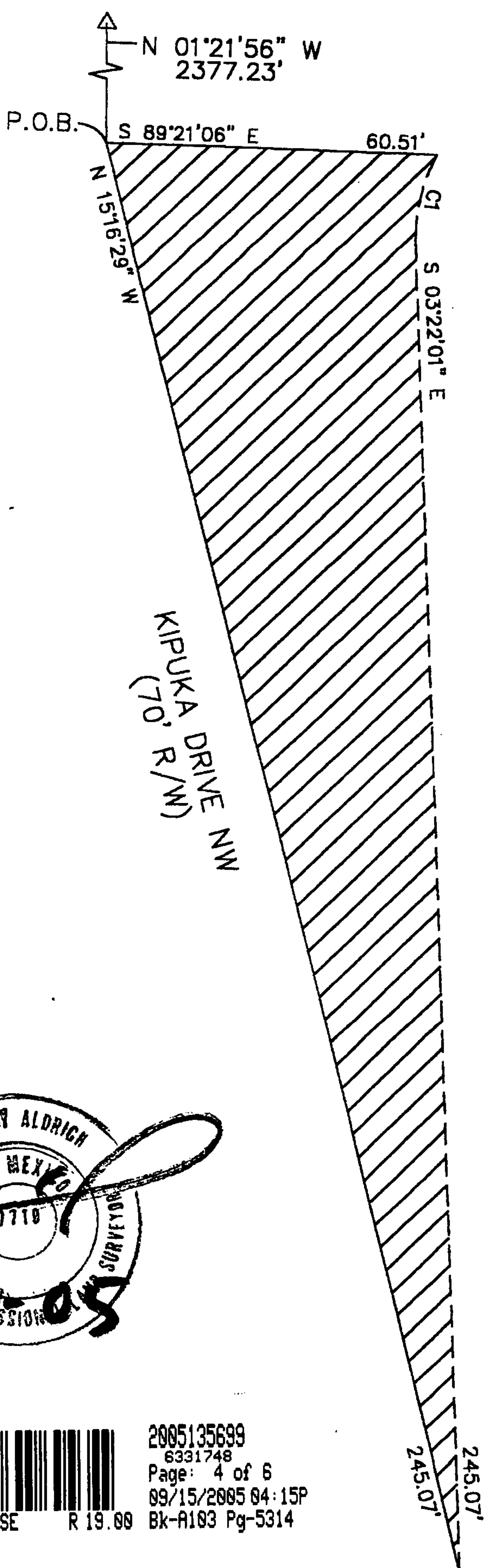
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Bk-A103 Pg-5314

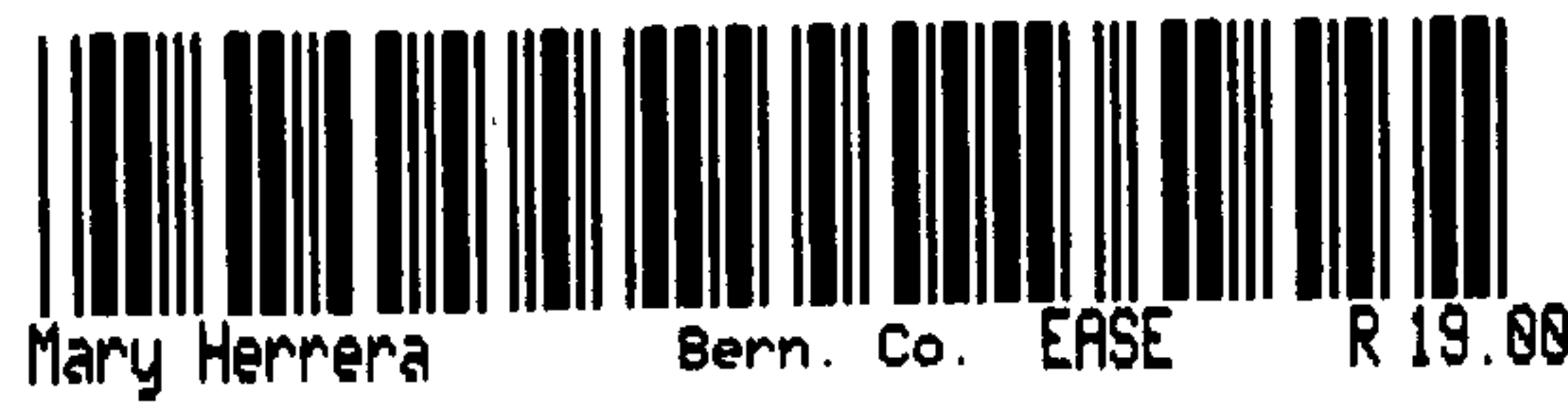
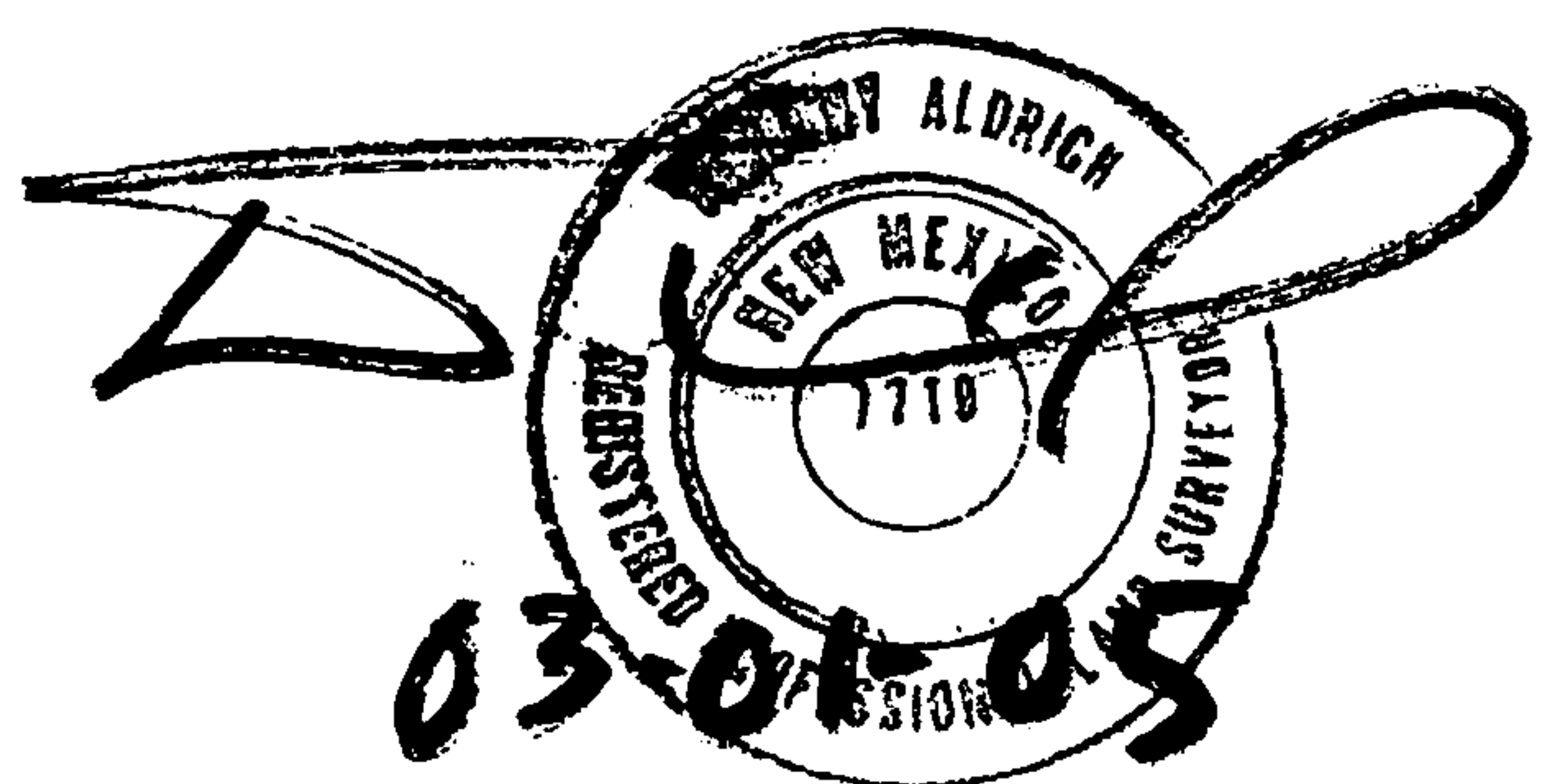
"EXHIBIT FOR"
 PUBLIC UTILITY AND ROADWAY EASEMENT



SCALE: 1" = 30'





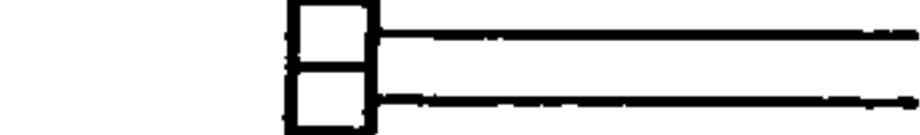




NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	16.58'	31°39'34"	30.00'	S 12°27'46" W	16.37'



2005135699
 6331748
 Page: 4 of 6
 09/15/2005 04:15P
 Bk-A103 Pg-5314

NEW FIRE HYDRANT
 SEWER
 WATER
 M SEWER

-  NEW FIRE HYDRANT
-  NEW GATE VALVE
-  NEW SINGLE WATERLINE SERVICE
-  NEW DOUBLE WATERLINE SERVICE
-  NEW SANITARY SERVICE
-  RED STAMPED CONCRETE
-  NEW STORM DRAIN MANHOLE

2005135699
 6331748
 Page: 5 of 6
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 BK-R103 Pg-5314
 Mary Herrera
 Bern. Co. EASE
 R 19.00

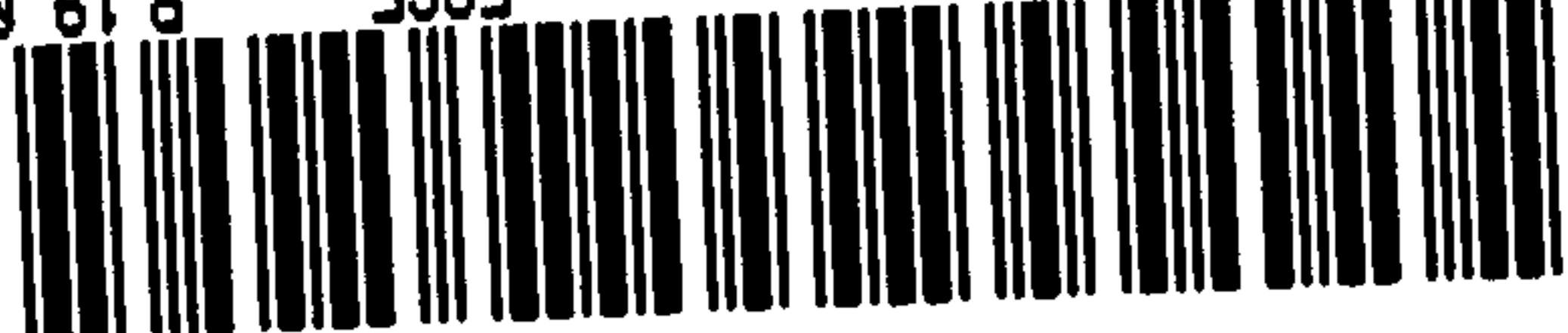
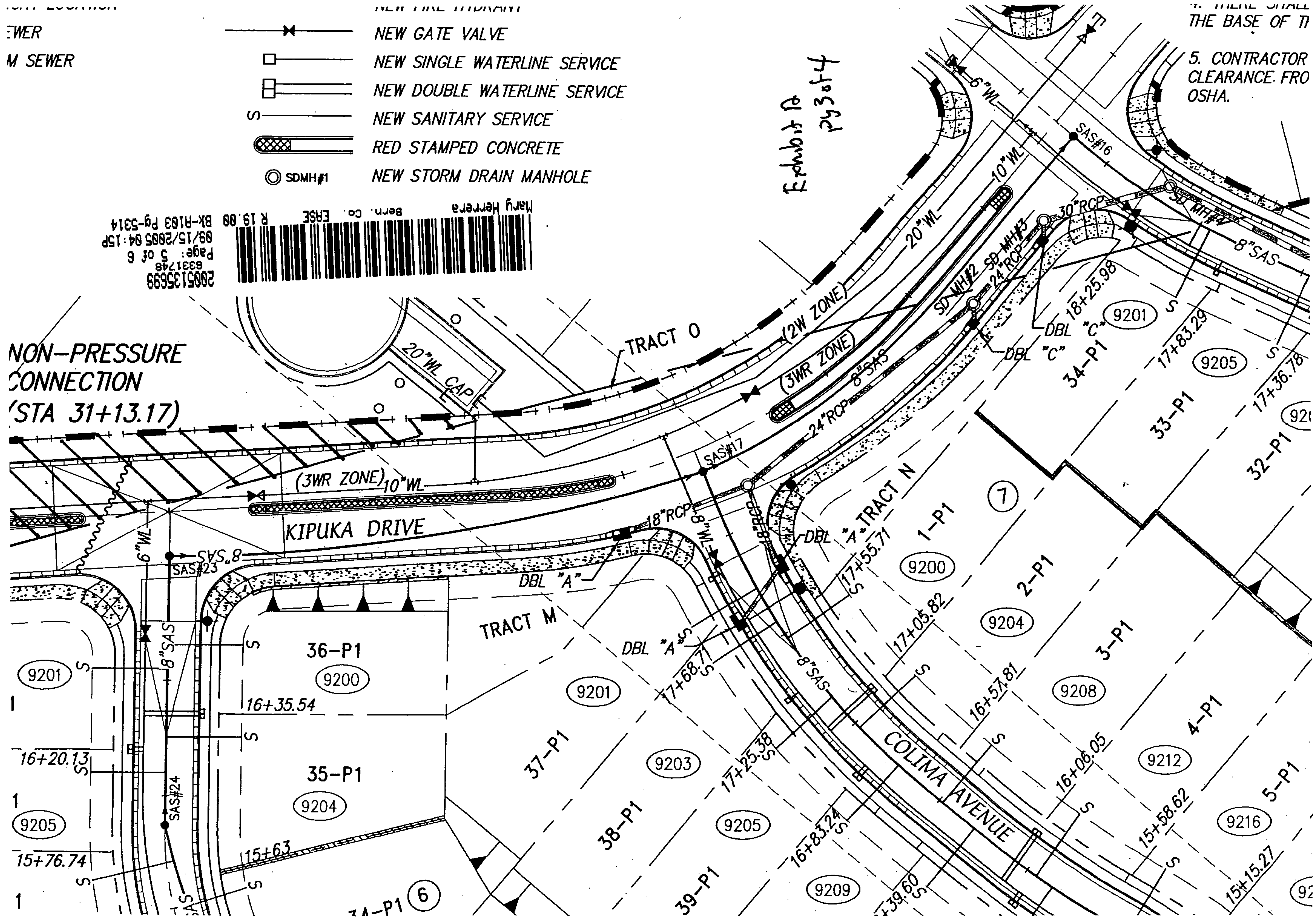



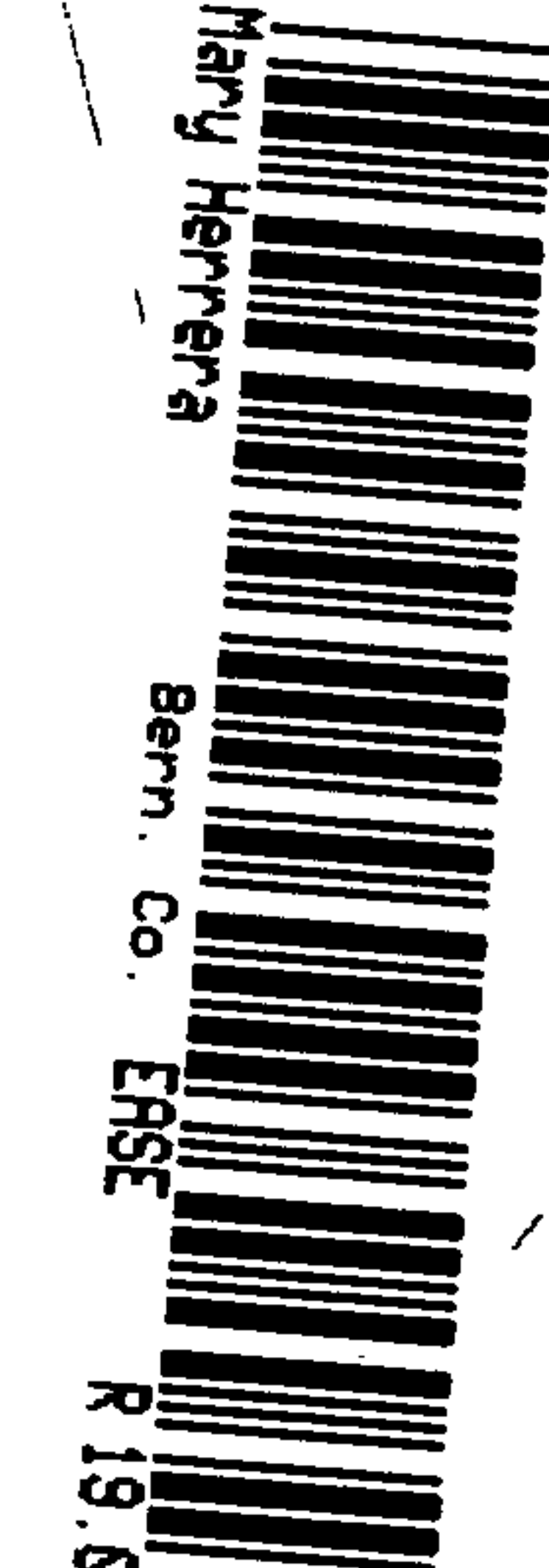
Exhibit B, Part 1

MATCH LINE SEE

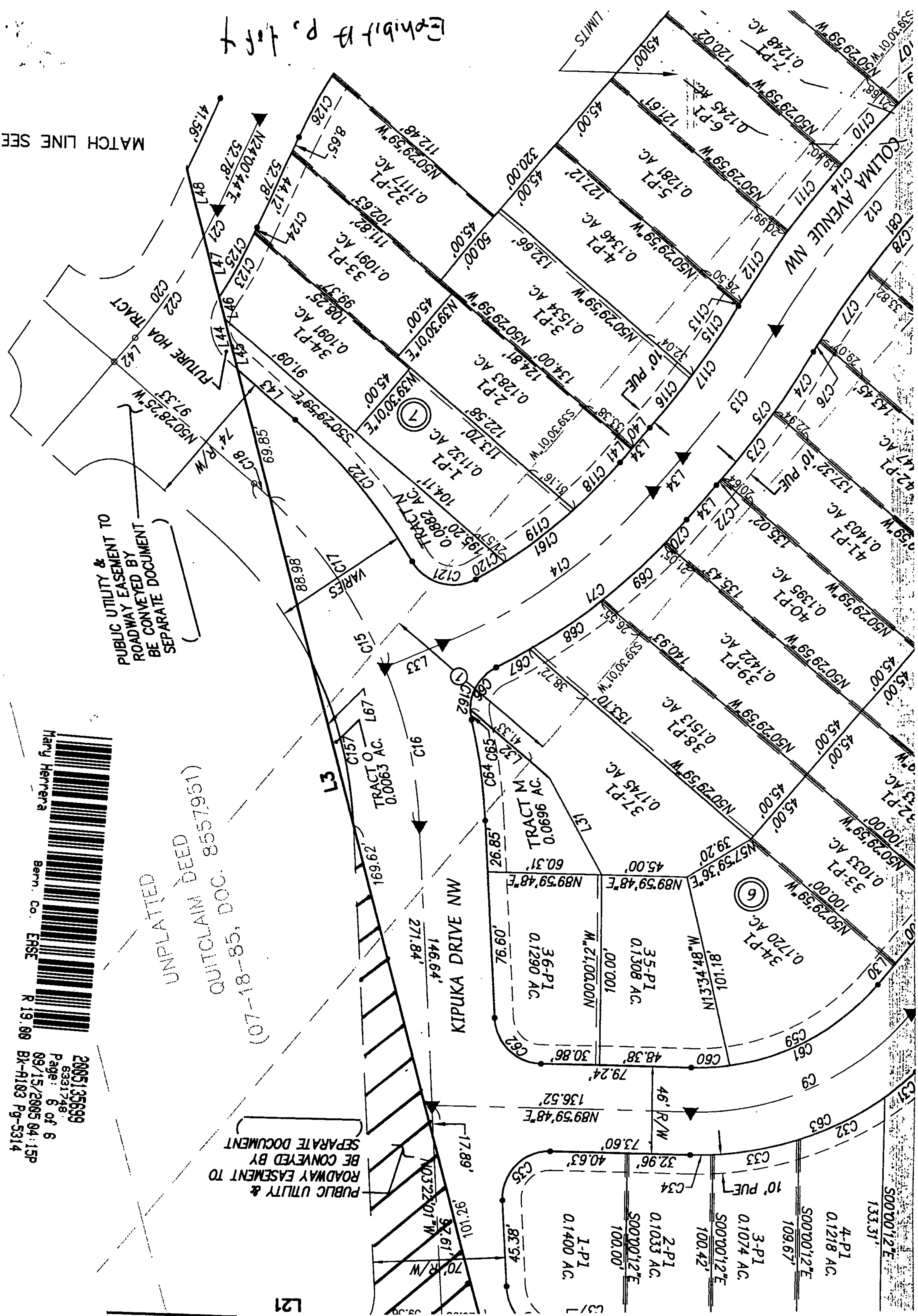
PUBLIC UTILITY & ROADWAY EASEMENT TO BE CONVEYED BY SEPARATE DOCUMENT

PUBLIC UTILITY & ROADWAY EASEMENT TO BE CONVEYED BY SEPARATE DOCUMENT

UNPLATTED
QUITCLAIM DEED
151-85-81-10
DOC. 8557951



2005135699
6331748
Page: 6 of 6
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Bk-1103 Pg-5314



L21

727084
#1

PERMANENT EASEMENT

JRH A married man representing his sole separate property

Grant of Permanent Easement, between JOE R HAHN ("Grantor"), whose address is 4400 CANYON CAT NE. ALBUQUERQUE and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of roads, waterline, sanitary sewer and storm drain utilities, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this _____ day of _____, 20_____.

APPROVED:

[Signature]

City Engineer

9-15-05

Dated

KJC 9/2/05

GRANTOR:

JRH *[Signature]* 9-1-05
A married man representing his sole separate property.
(Individual - husband) date

[Signature] 9-1-05

(Individual - wife)

date



INDIVIDUAL - HUSBAND

STATE OF New Mexico
COUNTY OF Bernalillo^{SS}

This instrument was acknowledged before me on 1 day of September, 2005
by JOE HAHN

Elizabeth Hart
Notary Public

My Commission Expires:
5-31-2007



OFFICIAL SEAL
ELIZABETH HART
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State

INDIVIDUAL - WIFE

My Commission Expires 5-31-2007

STATE OF New Mexico
COUNTY OF Bernalillo^{SS}

This instrument was acknowledged before me on 1 day of September, 2005
by DORIS HAHN

Elizabeth Hart
Notary Public

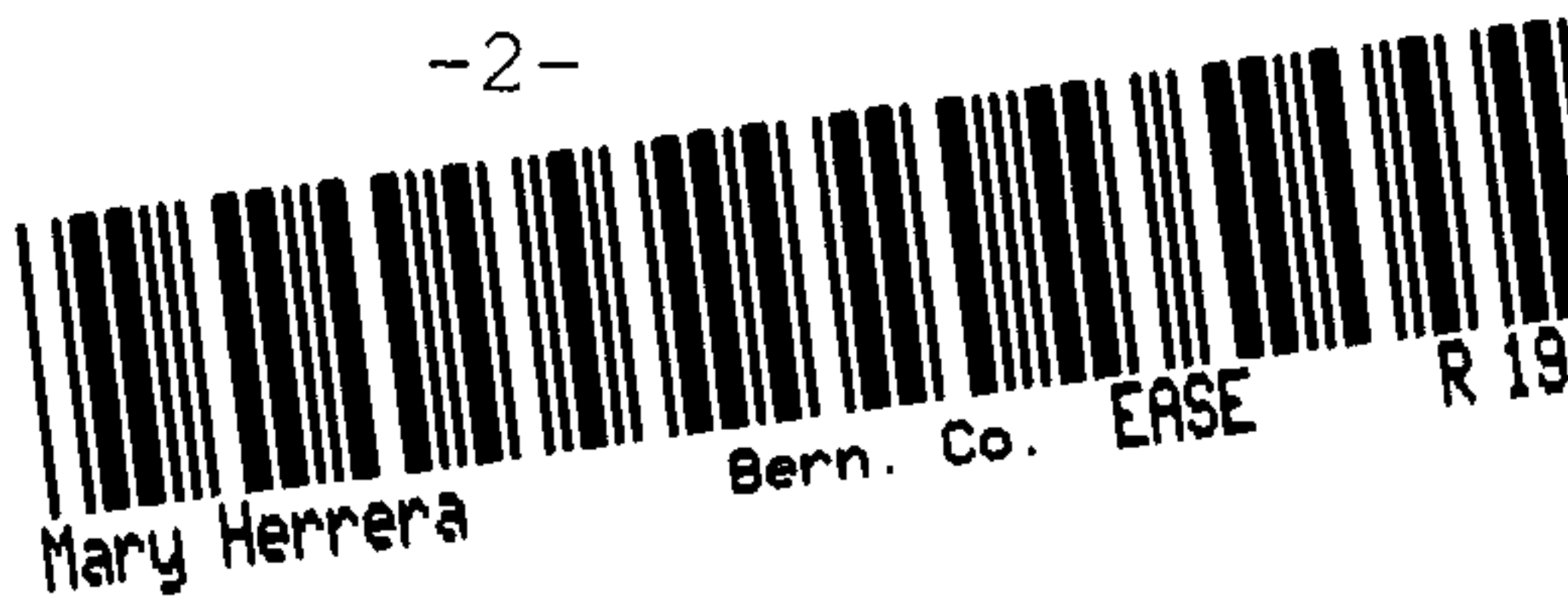
My Commission Expires:
5-31-2007



OFFICIAL SEAL
ELIZABETH HART
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State

My Commission Expires 5-31-2007

(SEE ATTACHED EXHIBIT AND LEGAL DESCRIPTION)



"EXHIBIT FOR"
PUBLIC UTILITY AND ROADWAY EASEMENT

DESCRIPTION

A Public Utility and Roadway Easement within the Town of Atrisco Grant, projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of UNPLATTED LAND; as the same is described in a QUITCLAIM DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1985, Document and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described Easement from whence the Albuquerque Control Survey Monument "BH-40" bears N 03°10'52" W, 2727.51 feet;

THENCE 87.48 feet along a curve to the left, whose radius is 215.00 feet through a central angle of 23°18'45" and whose chord bears S 38°49'03" E, 86.88 feet to a point;

THENCE S 50°28'25" E, 48.40 feet to a point;

THENCE 39.27 feet along a curve to the left, whose radius is 25.00 feet through a central angle of 90°00'00" and whose chord bears S 84°31'35" E, 35.36 feet to a point;

THENCE S 49°09'14" E, 46.01 feet to a point;

THENCE S 39°31'35" W, 9.97 feet to a point of curvature;

THENCE 37.89 feet along a curve to the left, whose radius is 25.00 feet through a central angle of 86°50'41" and whose chord bears S 03°53'46" E, 34.37 feet to a point;

THENCE S 33°48'30" W, 46.46 feet to a point;

THENCE 43.69 feet along a curve to the left, whose radius is 25.00 feet through a central angle of 100°07'37" and whose chord bears S 82°29'12" W, 38.34 feet to a point;

THENCE 40.66 feet along a curve to the left, whose radius is 277.00 feet through a central angle of 08°24'40" and whose chord bears S 28°13'03" W, 40.63 feet to a point;

THENCE S 24°00'44" W, 11.22 feet to a point;

THENCE N 15°16'29" W, 68.38 feet to a point;

THENCE 0.97 feet along a curve to the left, whose radius is 323.00 feet through a central angle of 00°10'19" and whose chord bears N 31°30'57" E, 0.97 feet to a point;

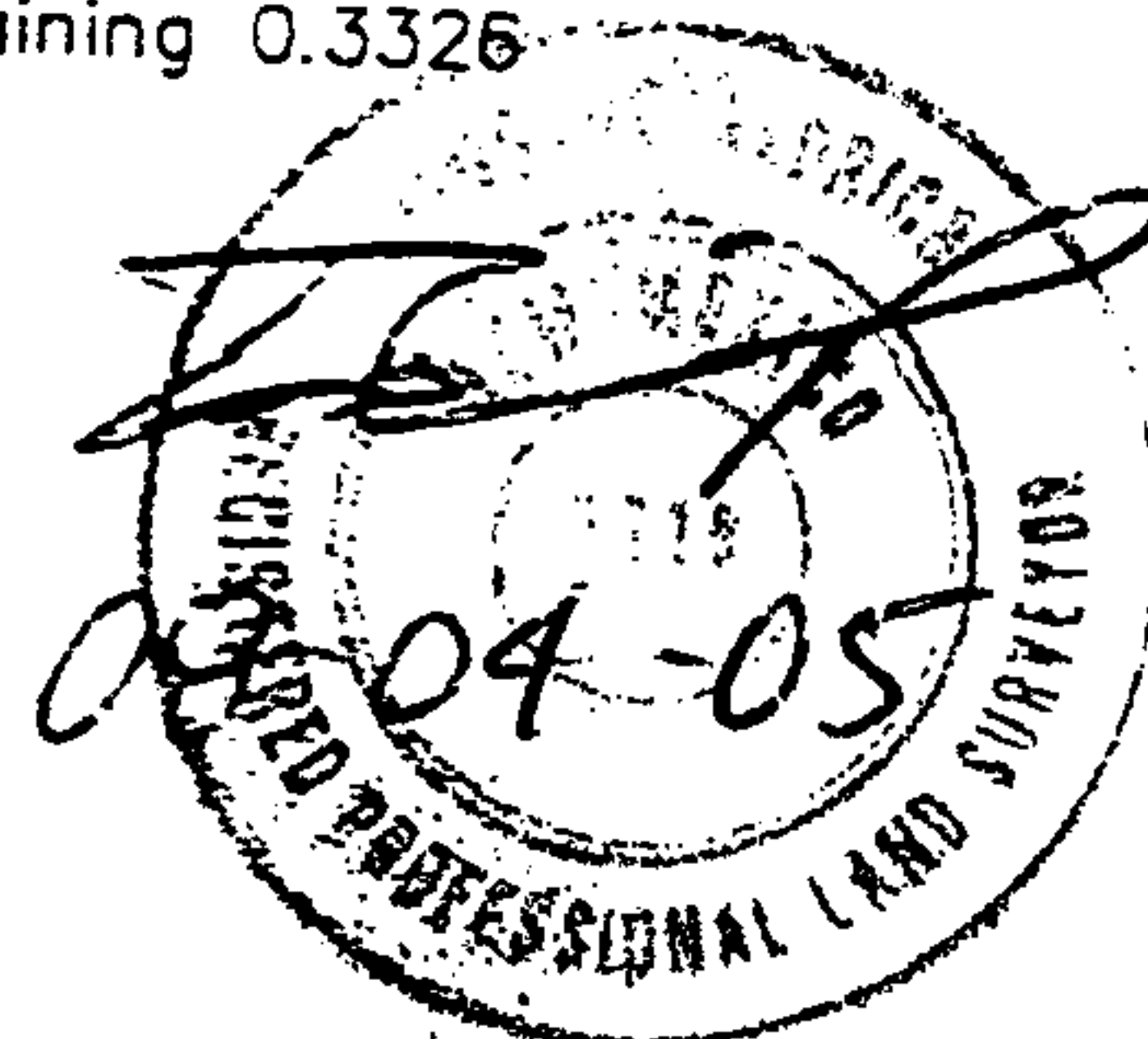
THENCE 35.81 feet along a curve to the left, whose radius is 25.00 feet through a central angle of 84°04'32" and whose chord bears N 09°26'09" W, 32.83 feet to a point;

THENCE N 50°28'25" W, 7.02 feet to a point;

THENCE N 15°16'29" W, 158.83 to the point of beginning and containing 0.3326 acres more or less.



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6331749
Page: 3 of 6
09/15/2005 04:15P
Bk-A103 Pg-5315



"EXHIBIT FOR"
 PUBL. UTILITY AND ROADWAY EASEMENT

4 N 03°10'52" W
 2727.51'

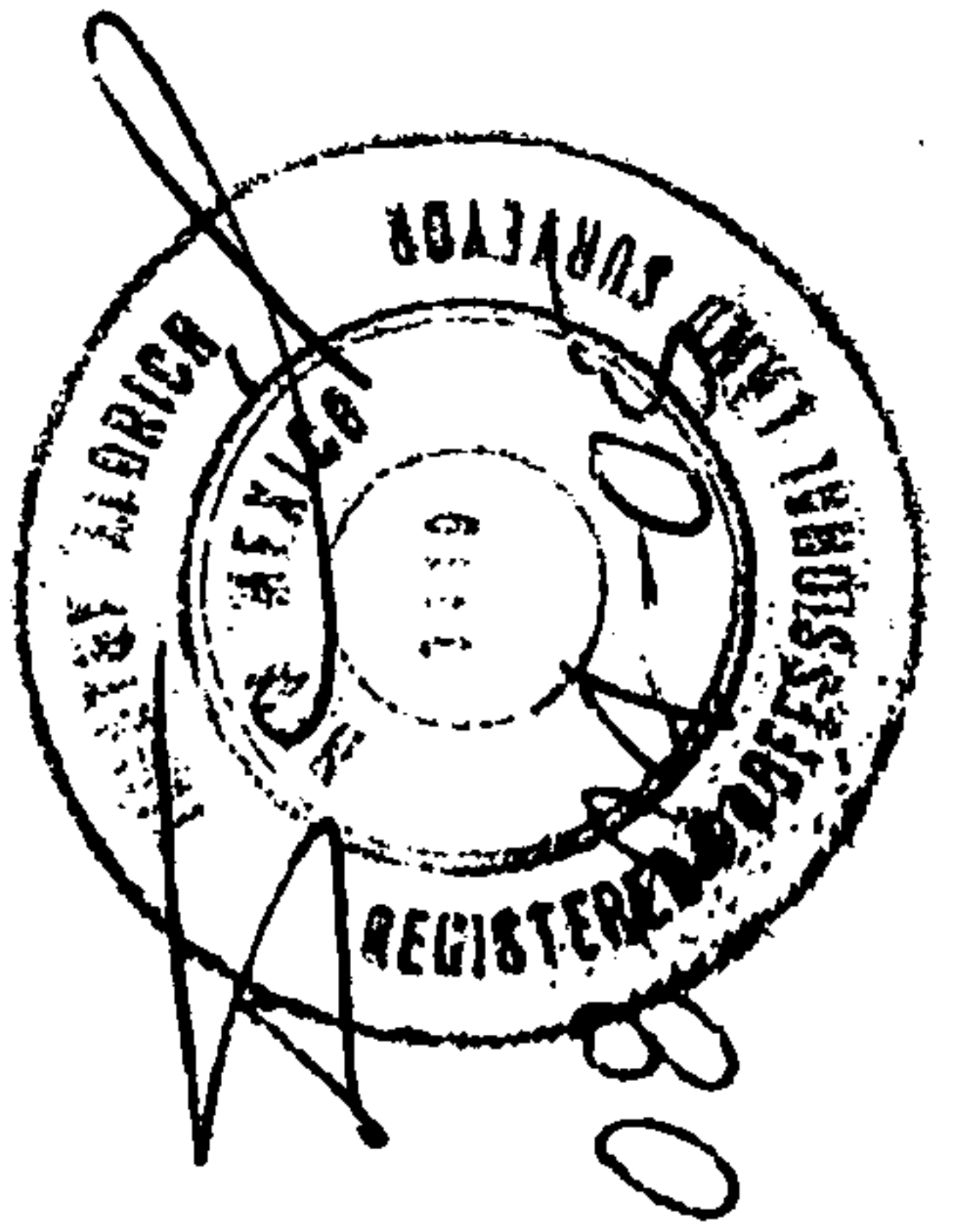
P.O.B.

NUMBER	DIRECTION	DISTANCE
L1	S 50°28'25" E	48.40'
L2	S 49°09'14" E	46.01'
L3	S 33°48'30" W	56.55'
L4	S 24°00'44" W	11.22'
L5	N 15°16'29" W	68.38'
L6	N 50°28'25" W	7.02'
L7	N 15°16'29" W	158.83'
L8	S 39°31'35" W	9.97'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°18'45"	S 38°49'03" E	215.00	87.48	86.88
C2	90°00'00"	S 84°31'35" E	25.00	39.27	35.36
C3	86°50'41"	S 03°53'46" E	25.00	37.89'	34.37'
C4	100°07'37"	S 82°29'12" W	25.00	43.69	38.34
C5	08°24'40"	S 28°13'03" W	277.00	40.66	40.63
C6	00°10'19"	S 31°30'57" W	323.00	0.97	0.97
C7	82°04'32"	N 09°26'09" W	25.00	35.81	32.83

KIPUKA DRIVE NW
 (70' R/W)

SCALE: 1" = 30'



2005135700

6331749

Page: 4 of 6

09/15/2005 04:15P

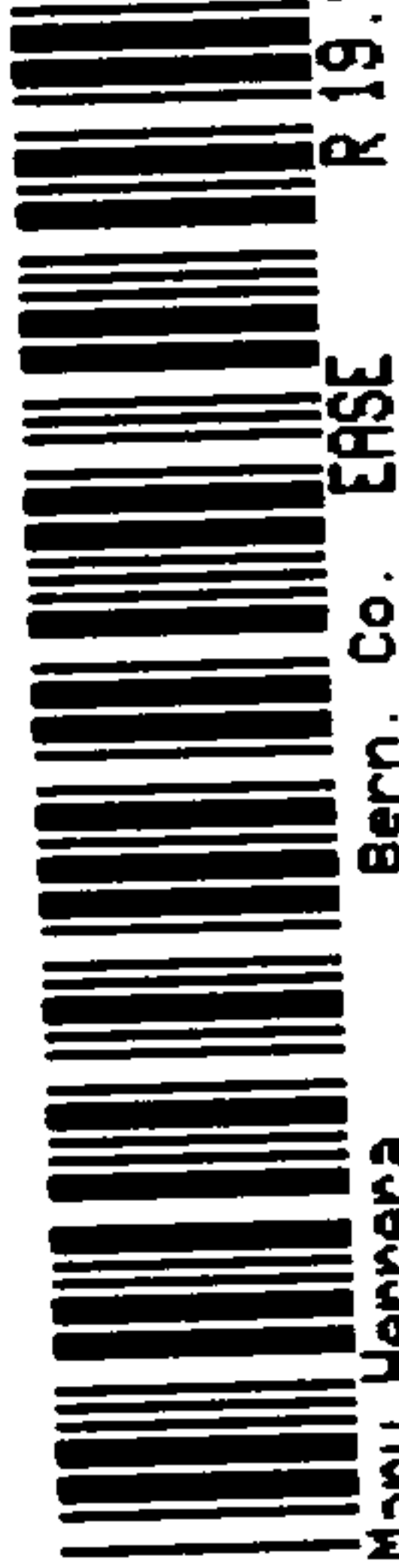
Bk-A103 Pg-5315

OF 2

R 19.00

Bern. Co. EASE

Mary Herrera



TI LOCATION
 ER
 SEWER

- NEW FIRE HYDRANT
- X— NEW GATE VALVE
- NEW SINGLE WATERLINE SERVICE
- NEW DOUBLE WATERLINE SERVICE
- S— NEW SANITARY SERVICE
- ▨ RED STAMPED CONCRETE
- ◎ SDMH#1 NEW STORM DRAIN MANHOLE

Mary Herrera Bern Co. EASE R 19.00 BK-R103 Pg-5315
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 Page: 5 of 6
 6331749
 2005135700


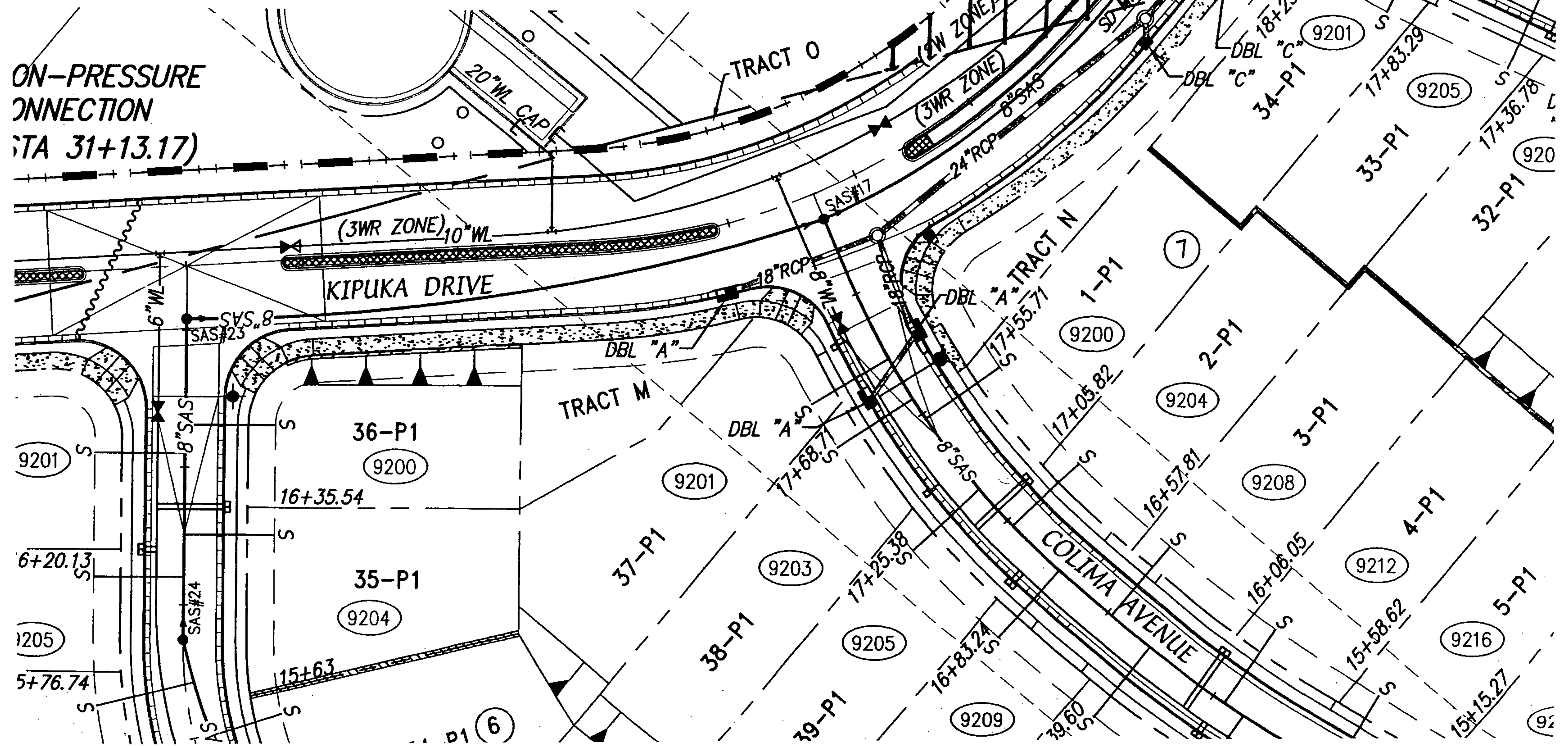
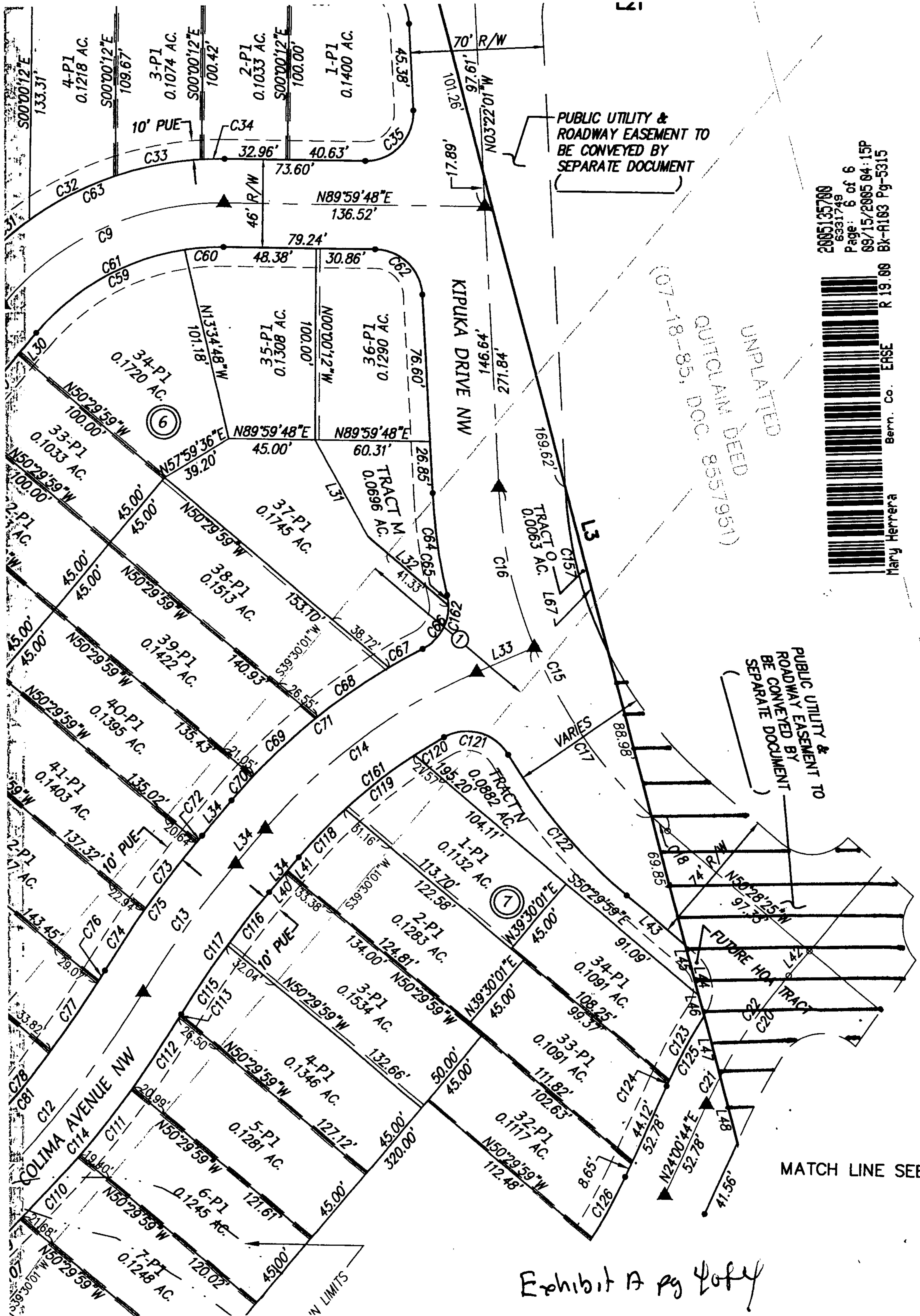


Exhibit A
 Pg 3 of 4

4. THERE SHALL BE
 THE BASE OF THE
 5. CONTRACTOR'S
 CLEARANCE FROM
 OSHA.





PUBLIC UTILITY & ROADWAY EASEMENT TO BE CONVEYED BY SEPARATE DOCUMENT

UNPLATTED

QUITCLAIM DEED (07-18-85, DOC. 8557951)

PUBLIC UTILITY & ROADWAY EASEMENT TO BE CONVEYED BY SEPARATE DOCUMENT

MATCH LINE SEE

Exhibit A pg 4 of 6

2005135700
6331748
Page: 6 of 6
09/15/2005 04:15P
BK-A103 Pg-5315



Mary Herrera Bern. Co. ERSE R 19.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- 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: Westland Development Co., Inc PHONE: 831-9600
 ADDRESS: 401 Coors NW FAX: 831-4865
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Mark Goodwin & Associates, P/A PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: doug@goodwinengineers.com

DESCRIPTION OF REQUEST: Sundero South, Unit 5 Final Plat Approval

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

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

Lot or Tract No. Lots 309-26 and 309-27; Lot 19W, Row 7; Lot 12B; Tract L; and a portion of Encino Rd's Tract B Block: _____ Unit: _____
 Subdiv. / Addn. Town of Atrisco Grant; Town of Atrisco Grant Unit A, Westland North subdivision; Sundero South Unit 1; Painted Sky Unit 1
 Current Zoning: SU-2 for RLT Proposed zoning: Same
 Zone Atlas page(s): 5-9-Z No. of existing lots: Lot 2/1 Parcel No. of proposed lots: 5/123 Lots
 Total area of site (acres): 22.2542 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100905808719230502, 100905806919330504, 100805849316840301, 100905803419130601, and a portion of 100805849316840301 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Ladera Drive
 Between: 94th street and 90th Street

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003606

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

SIGNATURE Diane L. Hoelzer, PE DATE 7-26-05
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-01211</u>	<u>FP</u>	<u>53</u>	\$ <u>0.00</u>
<input checked="" type="checkbox"/> All fees have been collected			<u>Conf</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>08/03/05</u>			Total \$ <u>20.00</u>
	<u>07/26/05</u>			
	Project # <u>1003606</u>			

Form revised 4/04

Ki Sis

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.

Prev. Sub N/A

- 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 **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- 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.

Diane Hoelzer
Applicant name (print)
Diane Hoelzer
Applicant signature / date
7-26-05



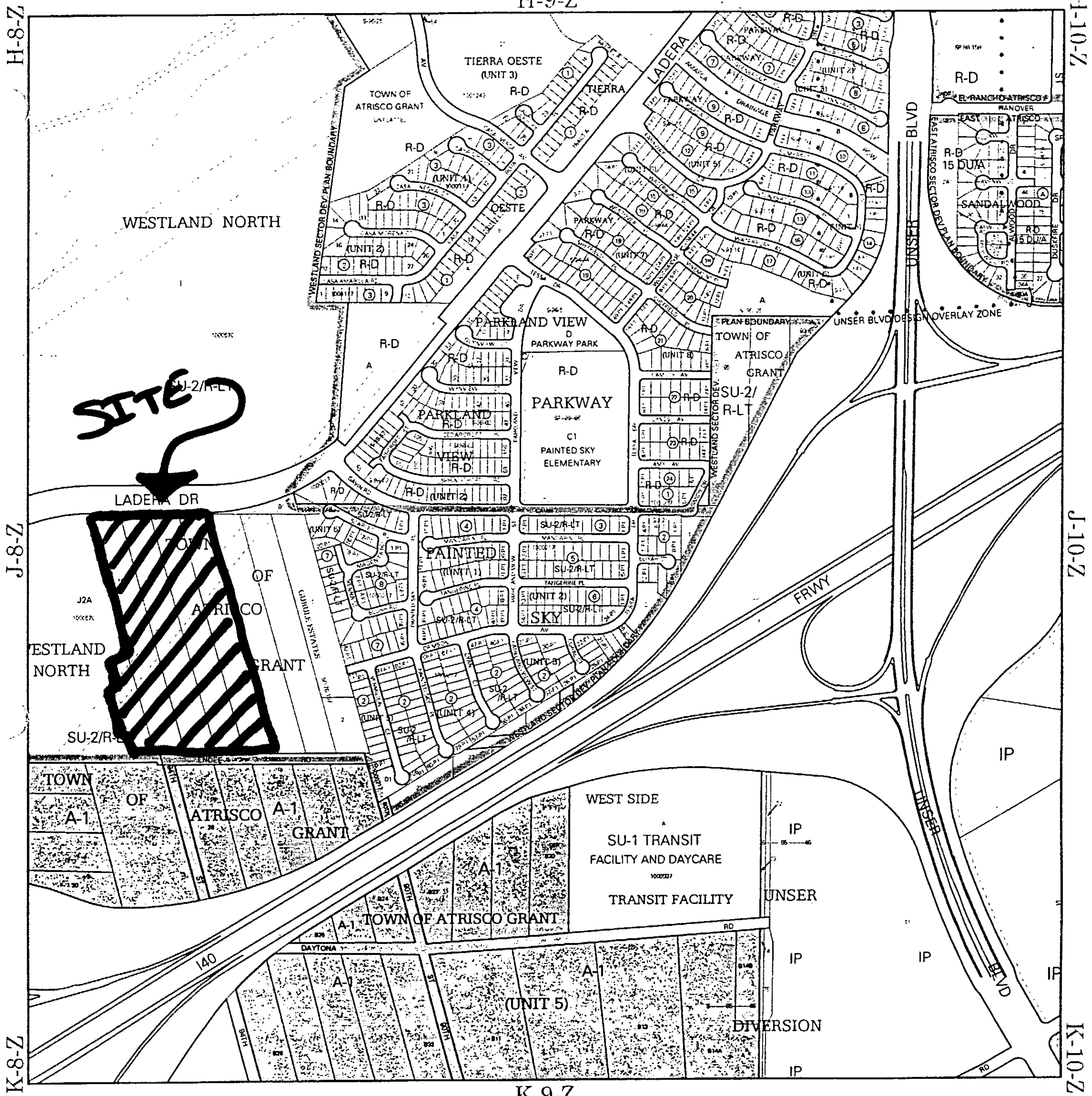
Form revised 11/04

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

Application case numbers
05DRB - - 01211

K. Sims 07/26/05
Planner signature / date

Project #

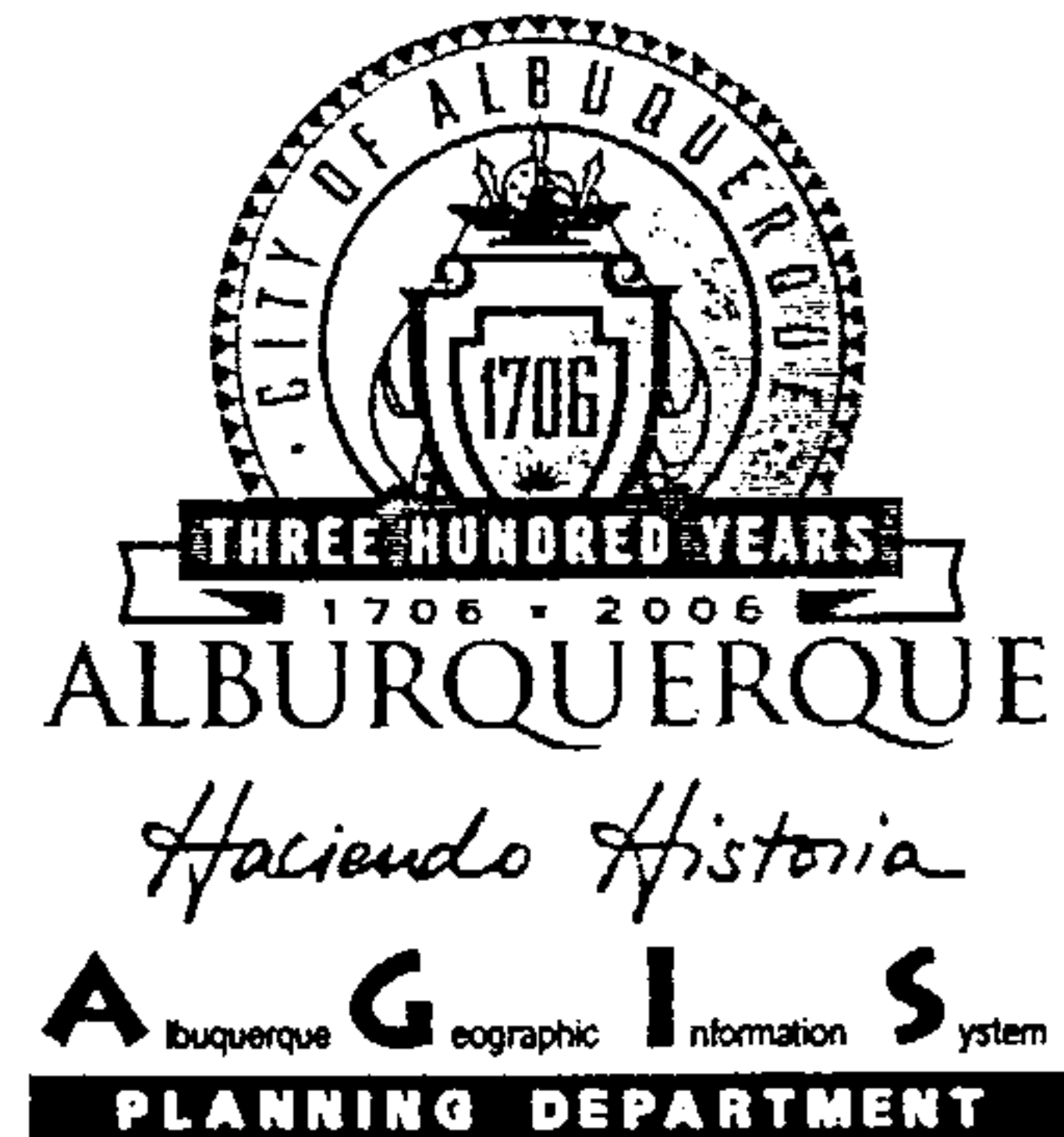
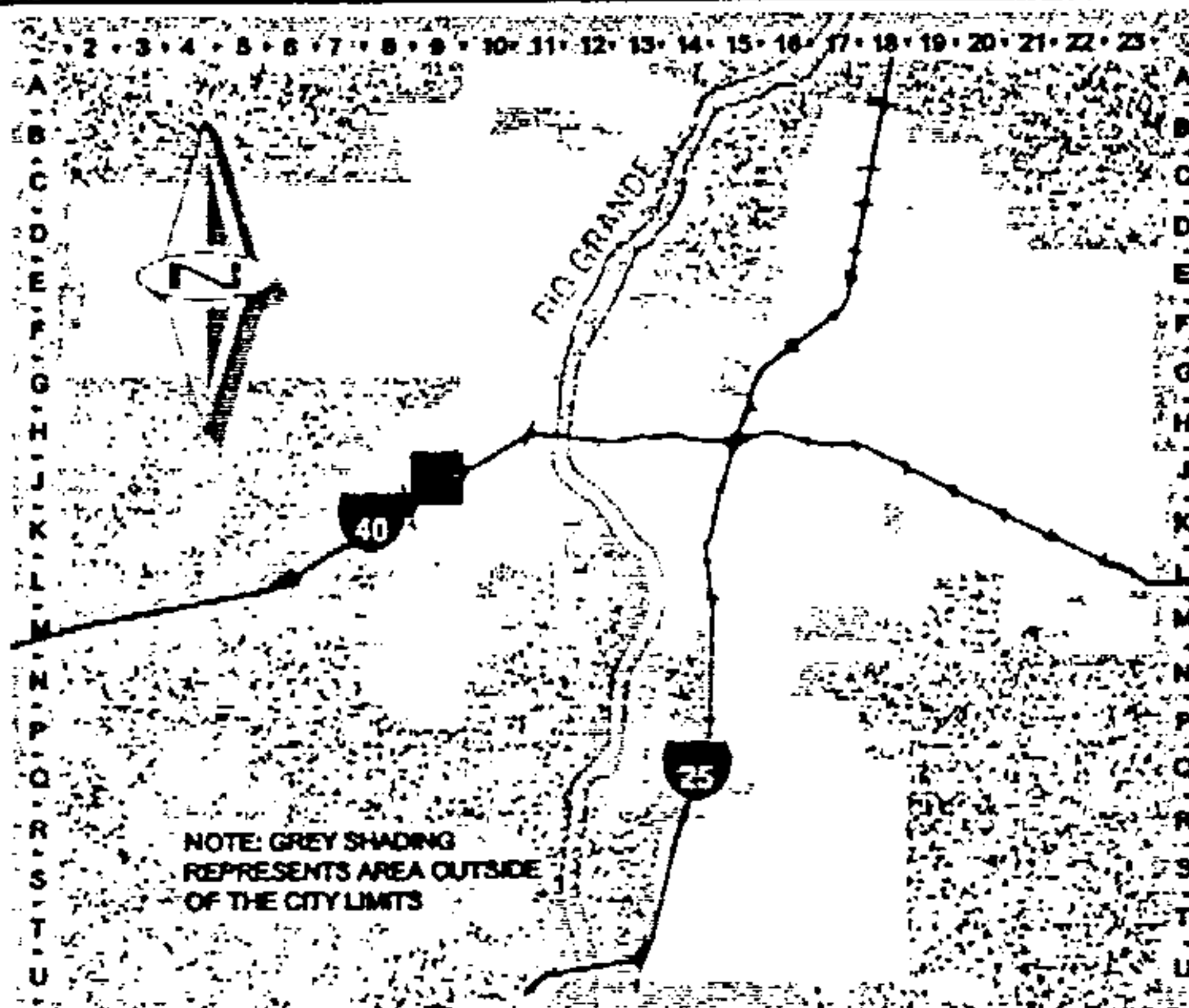
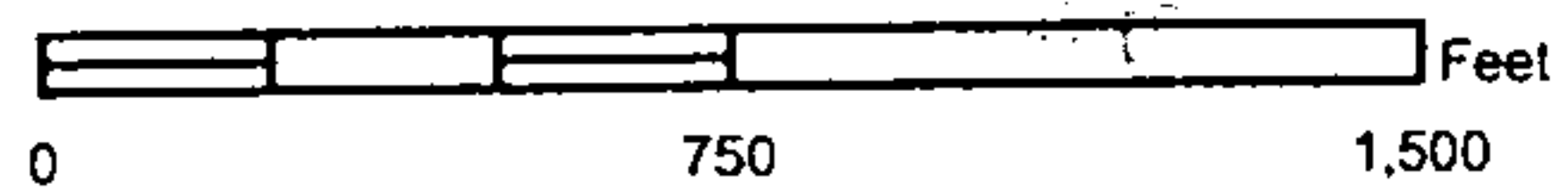


Zone Atlas Page: **J-9-Z**

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

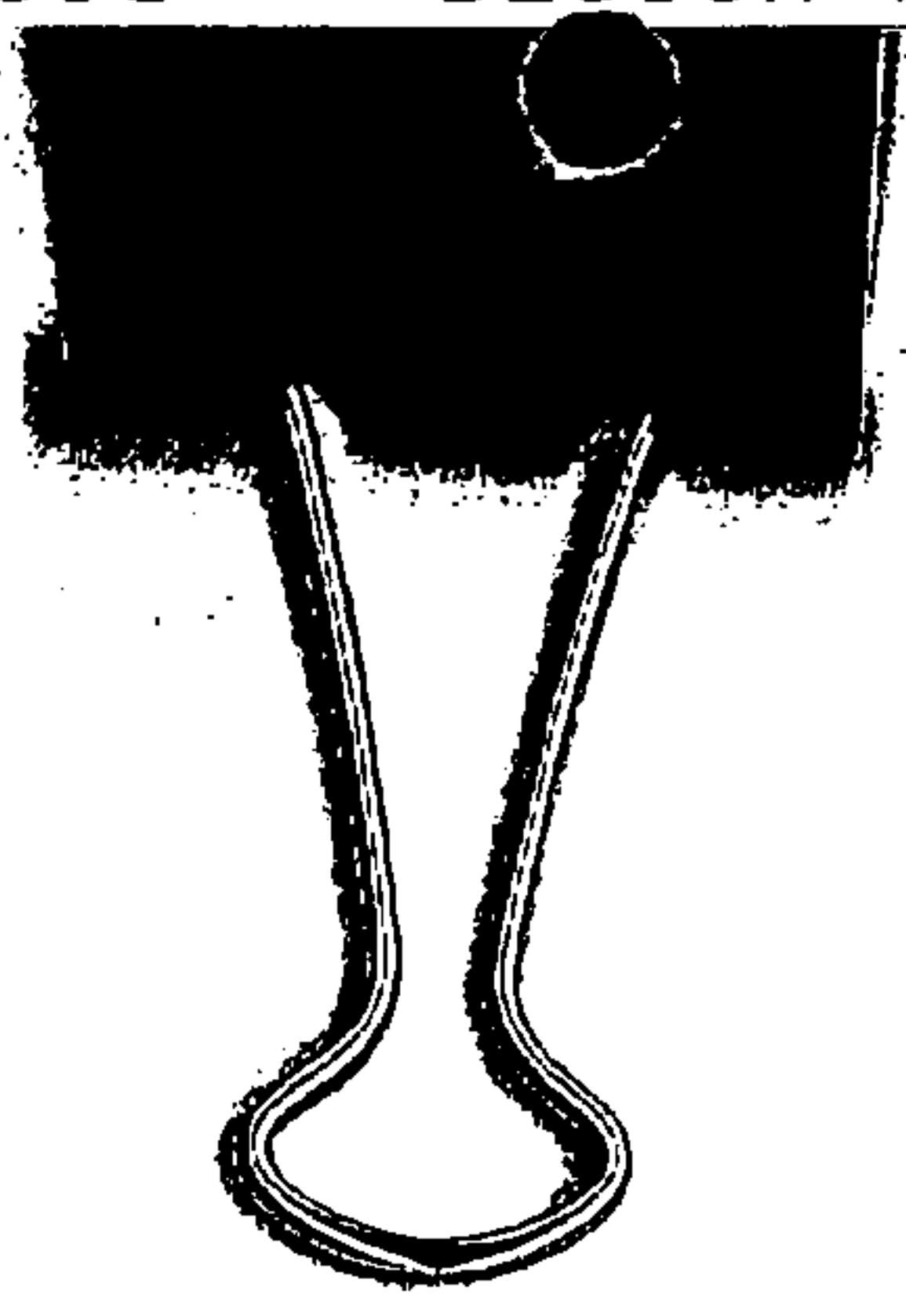
Selected Symbols

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



© Copyright 2004

Lera Chavez 7-19-05
831-9600



No. of Lots: **33**
Nearest Major Streets
LADERA and 98TH STREET
NW

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

Sundoro South, Unit 2

AGREEMENT TO CONSTRUCT 727082
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of July, 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 Westland Development Co., Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 401 Coors NW, Albuquerque, NM 87121 and whose telephone number is 831-9600, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] SEE ATTACHED, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Westland Development Co., Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SUNDORO SOUTH, UNIT 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st day of June 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. 727082.

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

07/02



Mary Herrera

Bern. Co. AGRE

R 21.00

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Page: 1 of 7
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No. of Lots: 123
Nearest Major Streets
LADERA DR. NW
AND VESUVIUS ST. NW

FIGURE 12

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

Sundoro South, Unit 5

CPN 727084

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of July, 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 Westland Development Co., Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 401 Coors NW, Albuquerque, NM 87121 whose telephone number is 831-9600, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

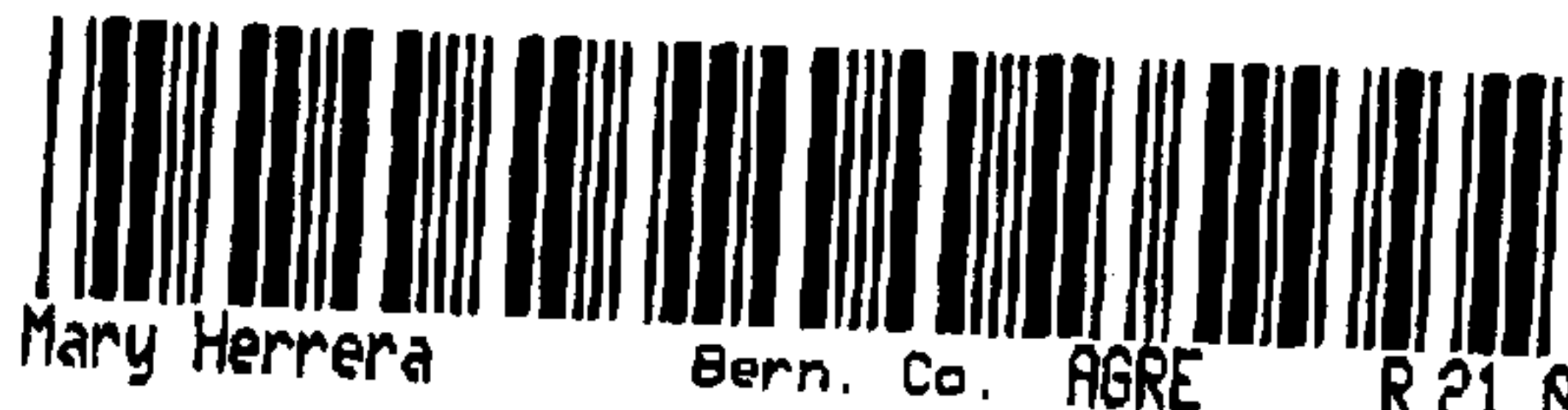
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] SEE ATTACHED, recorded on 7/18/05 in the records of the Bernalillo County Clerk at Book A100, pages 2460 through 2460 (the "Subdivision"). The Subdivider 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:] Westland Development Co., Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SUNDORO SOUTH, UNIT 5 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th of June 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. 727084.

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



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Page: 1 of 7
07/18/2005 03:33P
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**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME West 12nd Development
 AGENT MARK Goodwin & Assoc.
 ADDRESS P.O. Box 90606
 PROJECT & APP # 1003606 / 05DRB 01211
 PROJECT NAME SANDORO South #5

\$ 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.**

D. MARK GOODWIN AND ASSOCIATES, P.A.
 P.O. BOX 90606
 ALBUQUERQUE, NM 87199
 (505) 828-2200

459
95-681/1070

DATE July 26, 2005

PAY TO THE ORDER OF City of Albuquerque \$ 20.00

Twenty No/100

BANK OF THE WEST
 5901 MENAUL BLVD. NE
 ALBUQUERQUE, NM 87110

City of Albuquerque
 Treasury Division

FOR Sandoro South, Unit 5

7/26/2005 10:25AM
 Account 441032 Fund 0110
 Activity 3424000

⑈004591⑈ ⑆107006813⑆ 283007003⑈

TRSCC

Trans Amt	\$20.00
J24 Misc	
00	\$20.
CK	
CHANGE	\$20.00
	\$0.00

Thank You

Current DRC
Project Number: _____

FIGURE 12

Claire

Date Submitted: 00/00/0000

Date Site Plan Approved: 11/17/05

Date Preliminary Plat Approved: 02/16/05

Date Preliminary Plat Expires: 02/16/05

DRB Project No.: 1003285

DRB Application No.: 1003606

05-00105

⚠ 5-25-05

ORIGINAL
ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Sundoro South, Unit 6

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts B-24 thru B-28, Town of Atrisco Grant, Unit 5

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		28' FF	Res Pvmnt	Scoria Drive NW	Endee Road NW	Silica Avenue NW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmnt	Tumulus Drive NW	Endee Road NW	Silica Avenue NW	/	/	/
			C & G (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' 26' FF	Res Pvmnt	Kipuka Drive NW	Endee Road NW	Silica Avenue NW	/	/	/
			C & G Std (Both Sides)						
		4'	Sidewalk (Both Sides) (1)						
		28' 24' FF	Res Pvmnt	Kipuka Drive NW	Silica Avenue NW	Lot 24, Block 10	/	/	/
			C & G Std (East Side Only)						
		4'	Sidewalk (East Side Only) (1)						
		28' FF	Res Pvmnt	Endee Road NW	Tumulus Drive NW <i>West Boundary</i>	Molten Drive NW	/	/	/
			C & G Std (Both Sides)						
		4'	Sidewalk (South Side Only) (1)						
		28' FF	Res Pvmnt	Molten Drive NW	Endee Road NW	Lot 33, block 10	/	/	/
			C & G Std (Both Sides)						
		4'	Sidewalk (South Side Only) (1)						

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	Waterline	Scoria Drive NW	Endee Road NW	Silica Avenue NW	/	/	/
		6"	Waterline	Silica Avenue NW	Scoria Drive NW	West Prop Line (Lot 12, Block 10)	/	/	/
		4"	Waterline	Silica Avenue NW	Scoria Drive NW	Lot 15, Block 10	/	/	/
STORM DRAIN									
		24"-36"	Storm Drain	Silica Avenue NW	Kipuka Drive NW	West Prop Line	/	/	/
		36"-42"	Storm Drain	Kipuka Drive NW	Silica Avenue NW	Temp Ret Pond	/	/	/
		36"-60"	Storm Drain	Kipuka Drive NW	Silica Avenue NW	Temp Ret Pond	/	/	/
		60"	SANITARY SEWER	Endee Rd	Endee Rd	Molten Dr Tract R	/	/	/
		18"	Act Pond	on Tract A w/ Agreement	Endee	Endee	/	/	/
		8"	SAS	Scoria Drive NW	Lot 18, block 11	Silica Ave NW	/	/	/
		8"	SAS	Tumulus Drive NW	Lot 14, Block 12	Silica Avenue NW	/	/	/
		8"	SAS	Kipuka Drive NW	Endee Road NW	Lot 24, Block 10	/	/	/
		8"	SAS	Silica Avenue NW	Kipuka Drive NW	Lot 12, Block 10 West Prop Line	/	/	/
OFFSITE (SANITARY SEWER built with 727198 Sundoro Units 1, 2 & 3)									
		8"	SAS	Endee Road NW	Molten Drive NW	Lot 10, Block 8 (U5)	/	/	/
		8"	SAS	Molten Drive NW	Endee Road NW	20' Public Easmt	/	/	/
		8"	SAS	20' Public Easement	Molten Drive NW	Vermilion Court	/	/	/

- 1 Sidewalks to be deferred
- 2 Storm Drain to include drop inlet & manhole
- 3 Water Infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary Sewer to include manholes and service connections
- 5 Street lights per DPM
- 6 *Approved LDMR Required for Release of Financial Guarantee*
- 7 *Contribution to I-40 Channel Per AMAFCA agreement Required Prior to Final Plat*
- 8 *Engineering Certification of grading plan req'd for release of SIA & Financial Guarantee*

ORIGINAL

Project name: Sundoro South, Unit 6

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Diane Hoelzer, P.E.
NAME (print)

Alan Matson 02/14/05
DRB CHAIR - date
Christina Sandoral 2/16/05
PARKS & GENERAL SERVICES - date

MARK GOODWIN & ASSOCIATES
FIRM

Diane Hoelzer 1-17-05
SIGNATURE / date
Diane Hoelzer 2-16-05
MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: N/A

[Signature] 2-16-05
TRANSPORTATION DEVELOPMENT - date
Robert Green 2/16/05
UTILITY DEVELOPMENT - date
Bradley J. Bingham 2-16-05
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	5-25-05	<i>[Signature]</i>	<i>Bull Bihan</i>	<i>Diane Hoelzer</i>

Claire

ORIGINAL

INFRASTRUCTURE LIST

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

**Sundoro South, Unit 5
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Parcel J-2-B Westland North & Lot 43-P1, Block 4, Tract L, Sundoro South Subdivision, Unit 1 & Tract B, Painted Sky Subdivision, Unit 1, & two 'Tracts Of Land' by Warranty Deed

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
		30' ^{30'} 	PAVING						
		31' FF	Art Pvmt (with median) C & G (Both Sides)	Ladera Drive	Weest Boundary	Kipuka Drive	/	/	/
		6'	Sidewalk (South Side Only) (1)						
		26' FF	Res Pvmt (including Knuckle) C & G (Both Sides)	Tephra Avenue NW	Cinder Place NW	Lot 10, Block 6	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		26' FF	Res Pvmt C & G (North Side Only)	Tephra Avenue NW	Lot 10, Block 6	End Stub	/	/	/
		4'	Sidewalk (North Side Only) (1)						
		28' FF	Res Pvmt (including End) C & G (Both Sides)	Cinder Place NW	Kipuka Drive NW	Cul de Sac	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Colima Avenue NW	Kipuka Drive NW	Villaricca Street NW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt (including Cul de Sac) C & G (Both Sides)	Ashfall Place NW	Kipuka Drive NW	Cul de Sac	/	/	/
		4'	Sidewalk (Both Sides) (1)						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		50' FF	PAVING Res Pvmt C & G (Both Sides) 6' Sidewalk (West Side Only)	Kipuka Drive NW	Ladera Drive NW	Tract M, Block 6	/	/	/
		50'-54' FF	Transition Res Pvmt C & G (Both Sides) 6' Sidewalk (Both Sides) (1)	Kipuka Drive NW	Tract M, Block 6	Colima Avenue NW	/	/	/
		54' FF	Res Pvmt C & G (Both Sides) 6' Sidewalk (Both Sides) (1)	Kipuka Drive NW	Colima Avenue NW	Ashfall Place NW	/	/	/
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Tumulus Drive NW	Ashfall Place NW	Endee Road NW	/	/	/
		24' FF	Res Pvmt C & G (North Side Only) 3-7-11	Lahar Avenue NW	Tumulus Drive NW	End Stub	/	/	/
		28'-36'	Res Pvmt C & G Std (Both Sides) 4' Sidewalk (North Side Only) (1)	Endee Road NW	West Boundary Lot 10, Block 8	West ^{EAST} Boundary	/	/	/
			WATER (3WR ZONE)						
		6"	Waterline	Tephra Avenue NW	Cinder Place NW	Lot 13, Property Line	/	/	/
		6"	Waterline	Cinder Place NW	Kipuka Drive NW	20' Public WL Esmt (Lot 24)	/	/	/
		6"	Waterline	20' Public WL Easmt (Lots 24 & 49, Blck 6)	Cinder Place NW	Colima Avenue NW	/	/	/
		8"	Waterline	Colima Avenue NW	Kipuka Drive NW	20' Public WL Esmt (Lot 24)	/	/	/
		6"	Waterline	Colima Avenue NW	20' Public WL Esmt Lot 24	Exist WL in Villaricca	/	/	/

Project name:

Sundoro South, Unit 5

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	10"	Waterline	Kipuka Drive NW	Exst 10" WL in Ladera Drive NW	Ashfall Place NW	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Ashfall Place NW	Kipuka Drive NW	Tumulus Drive NW	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Ashfall Place NW	Tumulus Drive NW	20' Public WL Esmt (Park Area)	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	20' Public WL Esmt (Park Area)	Ashfall Place NW	Exst 10" WL in Endee Rd NW	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Tumulus Drive NW	Ashfall Place NW	Endee Road NW	/	/	/
<input type="text"/>	<input type="text"/>	4"	Waterline	Lahara Avenue NW	Tumulus Drive NW	Lot 23 & 24	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Endee Road NW	Tumulus Drive NW	Exst 10" WL in Endee Road Nw	/	/	/
			OFFSITES (3WR ZONE)						
<input type="text"/>	<input type="text"/>		Temporary Retention Pond	Molten Drive NW Lots 36-41, Block 13					
			WATER (2R ZONE)						
<input type="text"/>	<input type="text"/>	20"	Waterline	Kipuka Drive NW	100'PNM Easemnt	Ashfall Place NW	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline Stub	Ashfall Place NW	20" WL in Kipuka Drive NW		/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline Stub	Tumulus Drive NW	Endee Road NW	South side of Endee	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Endee Road NW	Tumulus Drive NW	East Boundary	/	/	/
			SANITARY SEWER						
<input type="text"/>	<input type="text"/>	8"	SAS	Tephra Avenue NW	Lot 13, Blk 6	Cinder Place NW	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS	Cinder Place NW	Kipuka Drive NW	Lot 23/24, Blk 6	/	/	/

Project name:

Sundoro South, Unit 5

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
		8"	SAS	Kipuka Drive NW	Cinder Place NW	Ashfall Place NW	/	/	/	
		8"	SAS	Colima Avenue NW	Kipuka Drive NW	Lot 17, Block 7	/	/	/	
		8"	SAS	Ashfall Place NW	Kipuka Drive NW	Lot 18, Block 7	/	/	/	
		8"	SAS	Tumulus Drive NW	Ashfall Place NW	Exist SAS in Endee	/	/	/	
		8"	SAS	Lahar Avenue NW	Tumulus Drive NW	Lot 23/24, Block 8	/	/	/	
OFF SITES SAS (BUILT WITH CPN 727081 SUNDORO UNITS 1, 2 & 3)										
		8"	SAS	Endee Road NW	Molten Drive NW	Tract P Park	/	/	/	
		8"	SAS	Molten Drive NW	Endee Road NW	Exist 20' Public Esmt	/	/	/	
		8"	SAS	Exist Public Easement	Molten Drive NW	Vermillion Court	/	/	/	
STORM DRAIN										
		18-30"	Storm Drain	Kipuka Drive NW	Colima Ave	Ashfall Place NW	/	/	/	
		30"	Storm Drain	Ashfall Place NW	Kipuka Drive NW	Tumulus Drive NW	/	/	/	
		30-36"	Storm Drain	Tumulus Drive	Ashfall Place	Endee Road	/	/	/	
		36-60"	Storm Drain	Endee Road NW	Lot 10, Blk 8 Exst SD MH	Molten Drive NW	/	/	/	
		66"	Storm Drain	Molten Drive NW	Endee Road	Tract 23&24, Town of Atrisco Grant Temp Pond Outfall	/	/	/	
		Per Design	Temporary Retention Pond, Swale & Agreement & Covenant					/	/	/
		Per Design	Engineer's Certificate for Private Grading & Drainage (including Park) before release of Financial Guaranty's					/	/	/

Tract P

Project name: Sundoro South, Unit 5

ORIGINAL

- 1 Internal Sidewalks to be deferred
- 2 Standard C & G will be constructed where required for drainage purposes
- 3 Water infrastructure to include valves, fittings, valve boxes and fire hydrants
- 4 Sanitary sewer to include manholes and service connections
- 5 Storm Drain to include inlets and manholes
- 6 Street lights per DPM
- 7 AGREEMENT WITH AMAFCA FOR CHANNEL IMPROVEMENT CONTRIBUTION PRIOR TO FINAL PLAT APPROVAL
- 8 Approved LOMR prior to release of Financial Guaranty. This item to be financially guaranteed.

AGENT / OWNER

Diane Hoelzer, P.E.
NAME (print)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/8/04
DRB CHAIR - date

[Signature] 12/8/04
PARKS & GENERAL SERVICES - date

MARK GOODWIN & ASSOCIATES

FIRM

[Signature]
SIGNATURE - date

[Signature] 12-8-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 12/8/04
UTILITY DEVELOPMENT - date

_____ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: N/A

[Signature] 12/8/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	5/6/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

Claire

Date Submitted: 10/29/2004
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 12/08/04
 Date Preliminary Plat Expires: 12/08/06
 DRB Project No.: 1003606
 DRB Application No: 04-01690

ORIGINAL

INFRASTRUCTURE LIST

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

Sundoro South, Unit 5
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcel J-2-B Westland North & Lot 43-P1, Block 4, Tract L, Sundoro South Subdivision, Unit 1 & Tract B, Painted Sky Subdivision, Unit 1, & two 'Tracts Of Land' by Warranty Deed

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		31' FF	Art Pvmt (with median) C & G (Both Sides)	Ladera Drive	Weest Boundary	Kipuka Drive	/	/	/
		6'	Sidewalk (South Side Only) (1)						
		26' FF	Res Pvmt (including Knuckle) C & G (Both Sides)	Tephra Avenue NW	Cinder Place NW	Lot 10, Block 6	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		26' FF	Res Pvmt C & G (North Side Only)	Tephra Avenue NW	Lot 10, Block 6	End Stub	/	/	/
		4'	Sidewalk (North Side Only) (1)						
		28' FF	Res Pvmt (including End) C & G (Both Sides)	Cinder Place NW	Kipuka Drive NW	Cul de Sac	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt C & G (Both Sides)	Colima Avenue NW	Kipuka Drive NW	Villaricca Street NW	/	/	/
		4'	Sidewalk (Both Sides) (1)						
		28' FF	Res Pvmt (including Cul de Sac) C & G (Both Sides)	Ashfall Place NW	Kipuka Drive NW	Cul de Sac	/	/	/
		4'	Sidewalk (Both Sides) (1)						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		50' FF	PAVING Res Pvmt C & G (Both Sides) 6' Sidewalk (West Side Only)	Kipuka Drive NW	Ladera Drive NW	Tract M, Block 6	/	/	/
		50'-54' FF	Transition Res Pvmt C & G (Both Sides) 6' Sidewalk (Both Sides) (1)	Kipuka Drive NW	Tract M. Block 6	Colima Avenue NW	/	/	/
		54' FF	Res Pvmt C & G (Both Sides) 6' Sidewalk (Both Sides) (1)	Kipuka Drive NW	Colima Avenue NW	Ashfall Place NW	/	/	/
		28' FF	Res Pvmt C & G (Both Sides) 4' Sidewalk (Both Sides) (1)	Tumulus Drive NW	Ashfall Place NW	Endee Road NW	/	/	/
		24' FF	Res Pvmt C & G (North Side Only <i>BOTH SIDES</i>)	Lahar Avenue NW	Tumulus Drive NW	End Stub	/	/	/
		28'-36'	Res Pvmt C & G Std (Both Sides) 4' Sidewalk (North Side Only) (1)	Endee Road NW	West Boundary Lot 10, Block 8	West <i>EAST</i> Boundary	/	/	/
			WATER (3WR ZONE)						
		6"	Waterline	Tephra Avenue NW	Cinder Place NW	Lot 13, Property Line	/	/	/
		6"	Waterline	Cinder Place NW	Kipuka Drive NW	20' Public WL Esmt (Lot 24)	/	/	/
		6"	Waterline	20' Public WL Easmt (Lots 24 & 49, Blck 6)	Cinder Place NW	Colima Avenue NW	/	/	/
		8"	Waterline	Colima Avenue NW	Kipuka Drive NW	20' Public WL Esmt (Lot 24)	/	/	/
		6"	Waterline	Colima Avenue NW	20' Public WL Esmt Lot 24	Exist WL in Villaricca	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	10"	Waterline	Kipuka Drive NW	Exst 10" WL in Ladera Drive NW	Ashfall Place NW	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Ashfall Place NW	Kipuka Drive NW	Tumulus Drive NW	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Ashfall Place NW	Tumulus Drive NW	20' Public WL Esmt (Park Area)	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	20' Public WL Esmt (Park Area)	Ashfall Place NW	Exst 10" WL in Endee Rd NW	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Tumulus Drive NW	Ashfall Place NW	Endee Road NW	/	/	/
<input type="text"/>	<input type="text"/>	4"	Waterline	Lahara Avenue NW	Tumulus Drive NW	Lot 23 & 24	/	/	/
<input type="text"/>	<input type="text"/>	10"	Waterline	Endee Road NW	Tumulus Drive NW	Exst 10" WL in Endee Road Nw	/	/	/
OFFSITES (3WR ZONE)									
<input type="text"/>	<input type="text"/>		Temporary Retention Pond	Molten Drive NW Lots 36-41, Block 13			/	/	/
WATER (2R ZONE)									
<input type="text"/>	<input type="text"/>	20"	Waterline	Kipuka Drive NW	100'PNM Easemnt	Ashfall Place NW	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline Stub	Ashfall Place NW	20" WL in Kipuka Drive NW		/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline Stub	Tumulus Drive NW	Endee Road NW	South side of Endee	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Endee Road NW	Tumulus Drive NW	East Boundary	/	/	/
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	8"	SAS	Tephra Avenue NW	Lot 13, Blk 6	Cinder Place NW	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS	Cinder Place NW	Kipuka Drive NW	Lot 23/24, Blk 6	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer			
<input type="text"/>	<input type="text"/>	8"	SAS	Kipuka Drive NW	Cinder Place NW	Ashfall Place NW	/	/	/			
<input type="text"/>	<input type="text"/>	8"	SAS	Colima Avenue NW	Kipuka Drive NW	Lot 17, Block 7	/	/	/			
<input type="text"/>	<input type="text"/>	8"	SAS	Ashfall Place NW	Kipuka Drive NW	Lot 18, Block 7	/	/	/			
<input type="text"/>	<input type="text"/>	8"	SAS	Tumulus Drive NW	Ashfall Place NW	Exist SAS in Endee	/	/	/			
<input type="text"/>	<input type="text"/>	8"	SAS	Lahar Avenue NW	Tumulus Drive NW	Lot 23/24, Block 8	/	/	/			
OFF SITES SAS (BUILT WITH CPN 727081 SUNDORO UNITS 1, 2 & 3)												
<input type="text"/>	<input type="text"/>	8"	SAS	Endee Road NW	Molten Drive NW	Tract P Park	/	/	/			
<input type="text"/>	<input type="text"/>	8"	SAS	Molten Drive NW	Endee Road NW	Exist 20' Public Esmt	/	/	/			
<input type="text"/>	<input type="text"/>	8"	SAS	Exist Public Easement	Molten Drive NW	Vermillion Court	/	/	/			
STORM DRAIN												
<input type="text"/>	<input type="text"/>	18-30"	Storm Drain	Kipuka Drive NW	Colima Ave	Ashfall Place NW	/	/	/			
<input type="text"/>	<input type="text"/>	30"	Storm Drain	Ashfall Place NW	Kipuka Drive NW	Tumulus Drive NW	/	/	/			
<input type="text"/>	<input type="text"/>	30-36"	Storm Drain	Tumulus Drive	Ashfall Place	Endee Road						
<input type="text"/>	<input type="text"/>	36-60"	Storm Drain	Endee Road NW	Lot 10, Blk 8 Exst SD MH	Molten Drive NW	/	/	/			
<input type="text"/>	<input type="text"/>	66"	Storm Drain	Molten Drive NW	Endee Road	Tract 23&24, Town of Atrisco Grant Temp Pond Outfall	/	/	/			
<input type="text"/>	<input type="text"/>	Per Design	Temporary Retention Pond, Swale & Agreement & Covenant							/	/	/
<input type="text"/>	<input type="text"/>	Per Design	Engineer's Certificate for Private Grading & Drainage (including Park) before release of Financial Guaranty's							/	/	/
<i>Tract P</i>												

Project name: Sundoro South, Unit 5

ORIGINAL

- 1 Internal Sidewalks to be deferred
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- 3 Water infrastructure to include valves, fittings, valve boxes and fire hydrants
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- 7 AGREEMENT WITH AMAFCA FOR CHANNEL IMPROVEMENT CONTRIBUTION PRIOR TO FINAL PLAT APPROVAL
- 8 Approved LOMR prior to release of Financial Guaranty. This item to be financially guaranteed.

AGENT / OWNER

Diane Hoelzer, P.E.
NAME (print)

MARK GOODWIN & ASSOCIATES

FIRM

Marc Goodwin
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

M. Mason 12/8/04
DRB CHAIR - date

Christina Sandora 12/8/04
PARKS & GENERAL SERVICES - date

[Signature] 12-8-04
TRANSPORTATION DEVELOPMENT - date

Robert Green 12/8/04
UTILITY DEVELOPMENT - date

Bradley J. Bajhan 12/8/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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: Westland Development Co., Inc. PHONE: 831-9600

ADDRESS: 401 Coors NW FAX: 831-4865

CITY: Albuquerque STATE NM ZIP 87121 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: doug@goodwinengineers.com

DESCRIPTION OF REQUEST: Sundoro South, Unit 5 Prel Plat Approval, Sidewalk deferral, sidewalk waiver, vacation, a portion of Endee Rd and vacation of a Private Drainage Easement.

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

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

Lot or Tract No. Lots J09-26 & J09-27; Lot 19W, ROW 7; Lot 12B; Tract L; and a portion of Endee Rd; Tract B Block: _____ Unit: _____

Subdiv. / Addn. Town of Atrisco Grant; Town of Atrisco Grant Unit A, Westland North Subdivision; Sundoro South Unit 1; Painted Sky Unit 1

Current Zoning: SU-2 / R-LT Proposed zoning: Same

Zone Atlas page(s): J-9 No. of existing lots: 5 No. of proposed lots: 123

Total area of site (acres): 21.5 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 100905808719230502, 100905806919330504, 100805849316840301, 100905803419130601, and a portion of 100805849316840301 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Ladera Drive

Between: 94th Street and 90th Street

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003606

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

SIGNATURE James D. Hughes DATE 10-29-04

(Print) James D. Hughes, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 01689</u>	<u>VRW</u>		<u>\$ 300.00</u>
<u>04DRB - 01690</u>	<u>PP</u>		<u>\$ 2980.00</u>
<u>04DRB - 01691</u>	<u>SW</u>		<u>\$ -0-</u>
<u>04DRB - 01692</u>	<u>TDS</u>		<u>\$ -0-</u>
<u>04DRB - 01693</u>	<u>VACPrE</u>		<u>\$ 45.00</u>
	<u>ADV FEE</u>		<u>Total 75.00</u>
	<u>CM FEE</u>		<u>20.00</u>
			<u>\$ 3420.00</u>

Hearing date 12-1-04

Clare Texora 10/29/04
Planner signature / date

Project # 1003606

FORM V: SUBDIVISION VAF ICES & 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.

Lograine Davis
Applicant name (print)

Lograine Davis
Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 04DRB-01689
 04DRB-01690
 04DRB-01692
 04DRB

Clara Serra 10/29/04
Planner signature / date

Project # 1003606

FORM S(2): SUBDIVISION - .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.

Lorraine Davis
Applicant name (print)

Lorraine Davis
Applicant signature / date



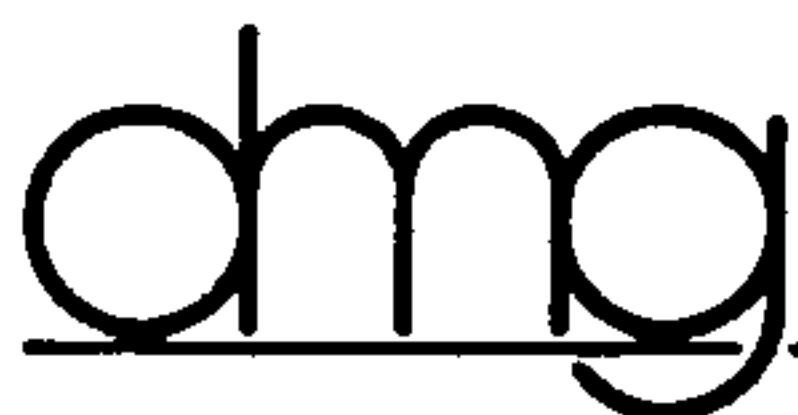
Form revised 9/01, 8/03 and 9/03

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

Application case numbers
04DRB-01690

Clare Senora 10/29/04
 Planner signature / date

Project # 1003606



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

October 13, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Sundoro South, Unit 5

Dear Ms. Matson:

The owner of the referenced project wishes to subdivide 5 existing tracts into 123 single-family home lots, and 4 tracts. The tracts are for the purpose of landscaping, and will be owned and maintained by the Home Owners' Association. The property is zoned SU-2 / R-LT, and will be developed in accordance with provisions contained in the Westland North Sector Plan. Streets (public) and public utilities will be built to City of Albuquerque standards per DPM. Drainage will be collected in public storm drains and conveyed to temporary retention ponds located in and adjacent to AMAFCA's I-40 Diversion right-of-way.

This request includes a sidewalk waiver to eliminate the sidewalk on one side of stub streets where no houses front on the street, and it also includes sidewalk deferral to prevent damage during construction of the houses (see sidewalk exhibit).

This request also includes two vacations; one for a portion of Endee Rd. to straighten out an alignment problem, and the other for a private drainage easement that will no longer be needed on Lot 16, Block 4, Unit 1, where a street will now abut that lot (see vacation exhibit).

This request also includes grading plan approval and perimeter wall approval. The wall is to be the same as previously approved for the adjoining phases of Sundoro. The grading plan will include an off-site area south of Endee Rd. where one existing retention pond is to be removed and another expanded.

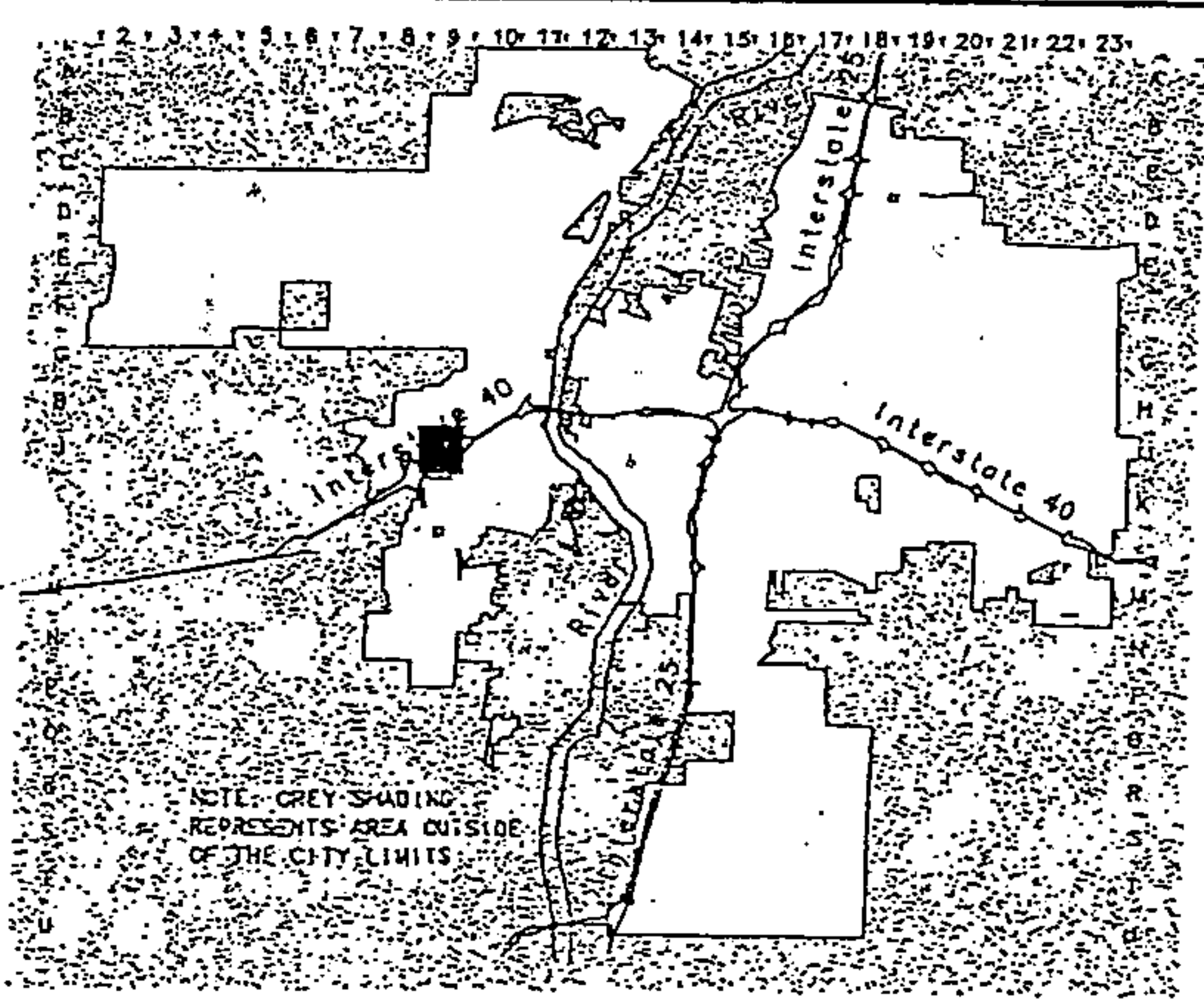
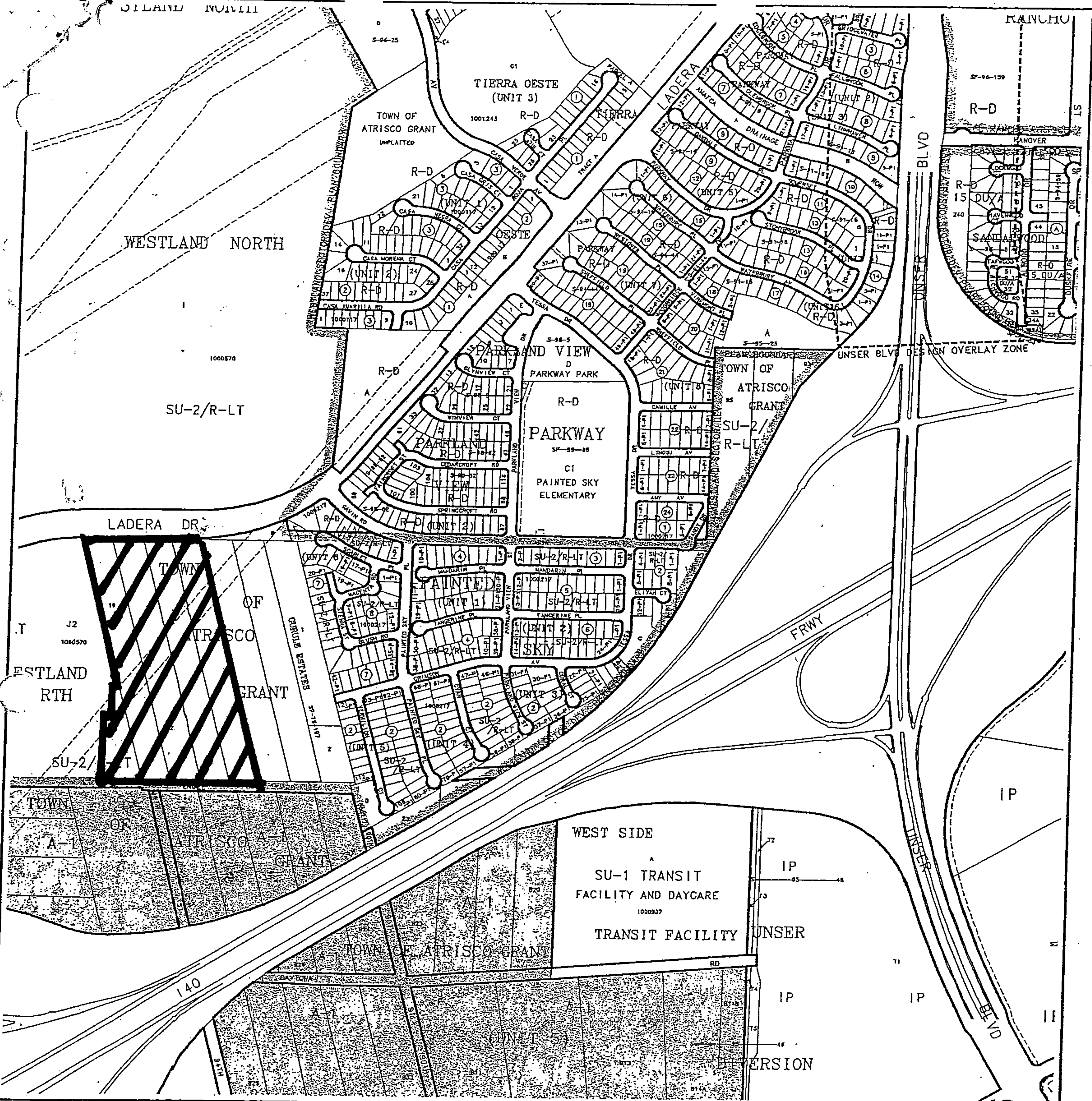
Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

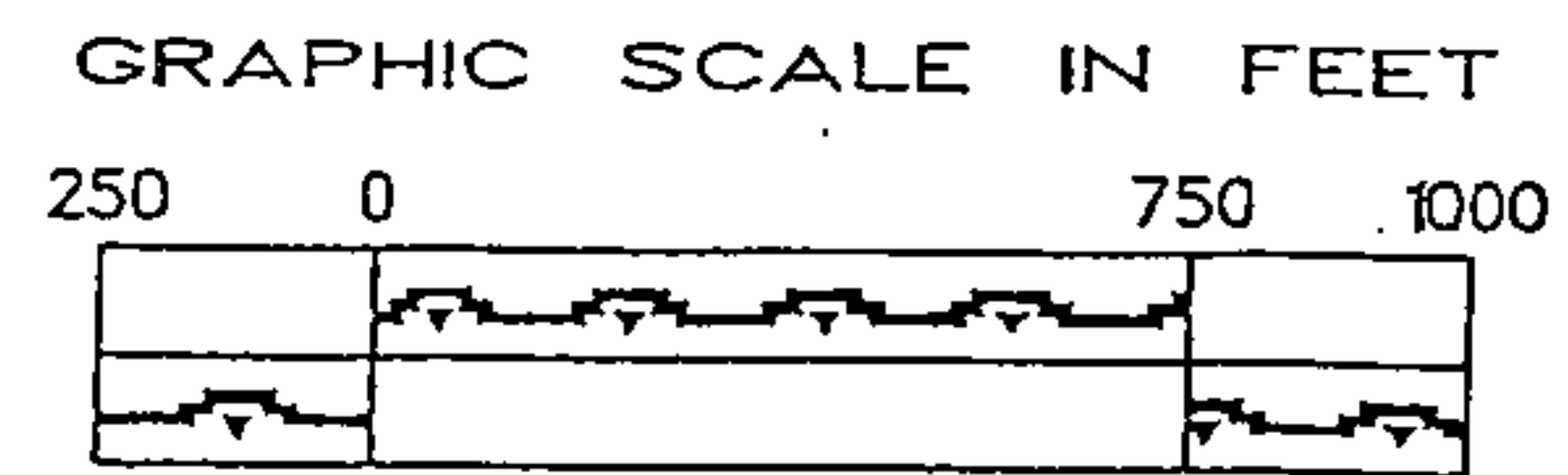
JDH/sr



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

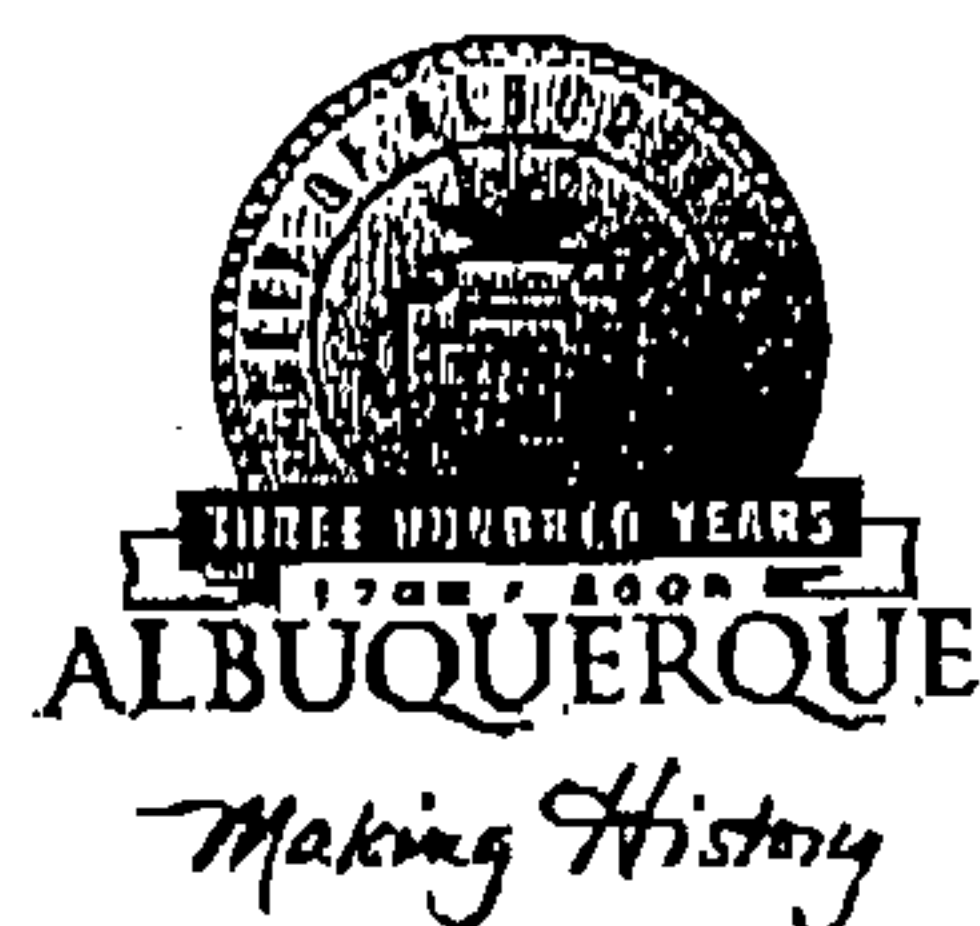
© Copyright 2003



Zone Atlas Page

J-9-Z

Map Amended through January 21, 2003



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

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.

October 15, 2004

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

Dear Susan:

Thank you for your inquiry of October 15, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at LOTS J09-26 AND J09-19W, ROW 7, LOT 12B, TRACT L AND A PORTION OF ENDEE ROAD, SUNDORO, UNIT 5 zone map J-9.

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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/05/04)

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: Sundoro South, Unit 5
AGIS MAP #: J-9
LEGAL DESCRIPTION: Parcel J-2-B Westland North & Lot 43-P1, Block 4, Tract L, Sundoro South Subdivision, Unit 1 & Tract B, Painted Sky Subdivision, Unit 1, & two 'Tracts Of Land' by Warranty Deed

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 October 29, 2004 [date].

Jenna D. Deyle 10-29-04
Applicant / Agent Date

Bradley L. Bjork 10-29-04
Hydrology Division Representative Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on August 27, 2004 [date].

Marie Hobbs 10-29-04
Applicant / Agent Date

Jessica 10-29-04
Utility Division Representative Date

DRB# _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT
TRANSPORTATION DEVELOPMENT
ENVIRONMENTAL HEALTH

APPLICANT: Westland Development Co., Inc. Date of request: ___/___/___ Zone atlas page(s): J-9

CURRENT:

Zoning SU-2 / R-LT

Parcel Size (acres / sq.ft.) 21.5

Legal Description -

Lot or Tract # Lots J09-26 & 27; Lot 19W, ROW 7; Lot

12B; Tract L; & A portion of Endee Road

Block # _____

Subdivision Name _____

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: ¹

No construction / development []

New Construction []

Expansion of existing development []

of units - 123

Building Size - _____ (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 *Jimmy D. ...* Date 10-29-04

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: Unit 5 Sundoro South

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

[Signature]
TRAFFIC ENGINEER

10/29/04
DATE

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

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

TIS - SUBMITTED ___/___/___

- FINALIZED ___/___/___

_____ TRAFFIC ENGINEER _____ DATE

250.
5056

"Attachment A"

Susan Rasinski, Mark Goodwin and Associates, PA
Zone Map: J-9

PARKWAY N.A. (R)

Karen Wade

8100 Westover Pl. NW/87120 352-3864 (h)

Carol Cunningham

8012 Bridgewater Pl. NW/87120 831-7187 (h)

TIERRA OESTE N.A. (R)

***Frank Briceno**

8615 Casa de Luz Ct. NW/87120 883-7171 (h)

Bernadine Chavez

1601 Casa Florida NW/87120 352-0876 (h)

**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 DCNC use only)

Date of Inquiry: 10/15/04 Time Entered: 12:40 p.m. ONC Rep. Initials: SW



D. Mark Goodwin Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

October 18, 2004

Ms. Karen Wade
Parkway Neighborhood Association
8100 Westover Pl. NW
Albuquerque, NM 87120

Ms. Carol Cunningham
Parkway Neighborhood Association
8012 Bridgewater Place NW
Albuquerque, NM 87120

Re: Sundoro South, Unit 5

Dear Ms. Wade and Ms. Cunningham:

Enclosed please find a copy of the Preliminary Plat approval and Temporary Sidewalk Deferral application for City of Albuquerque for the referenced project. The anticipated date to be heard November 17, 2004. Please contact Doug Hughes, PE, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

/sr

Enclosure



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

October 18, 2004

Mr. Frank Briceno
Tierra Oeste Neighborhood Association
8615 Casa de Luz Court NW
Albuquerque, NM 87120

Ms. Bernadine Chavez
Tierra Oeste Neighborhood Association
1601 Casa Florida NW
Albuquerque, NM 87120

Re: Sundoro South, Unit 5

Dear Mr. Briceno and Ms. Chavez:

Enclosed please find a copy of the Preliminary Plat approval and Temporary Sidewalk Deferral application for City of Albuquerque for the referenced project. The anticipated date to be heard November 17, 2004. Please contact Doug Hughes, PE, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

/sr

Enclosure

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bernadine Chavez
 Juana Oeste MA
 1601 Casa Florida
 Alling MA 07120

2. Article Number
(Transfer from ser)

7003 3110 0001 2522 7606

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

PS Form 3811 February 2004

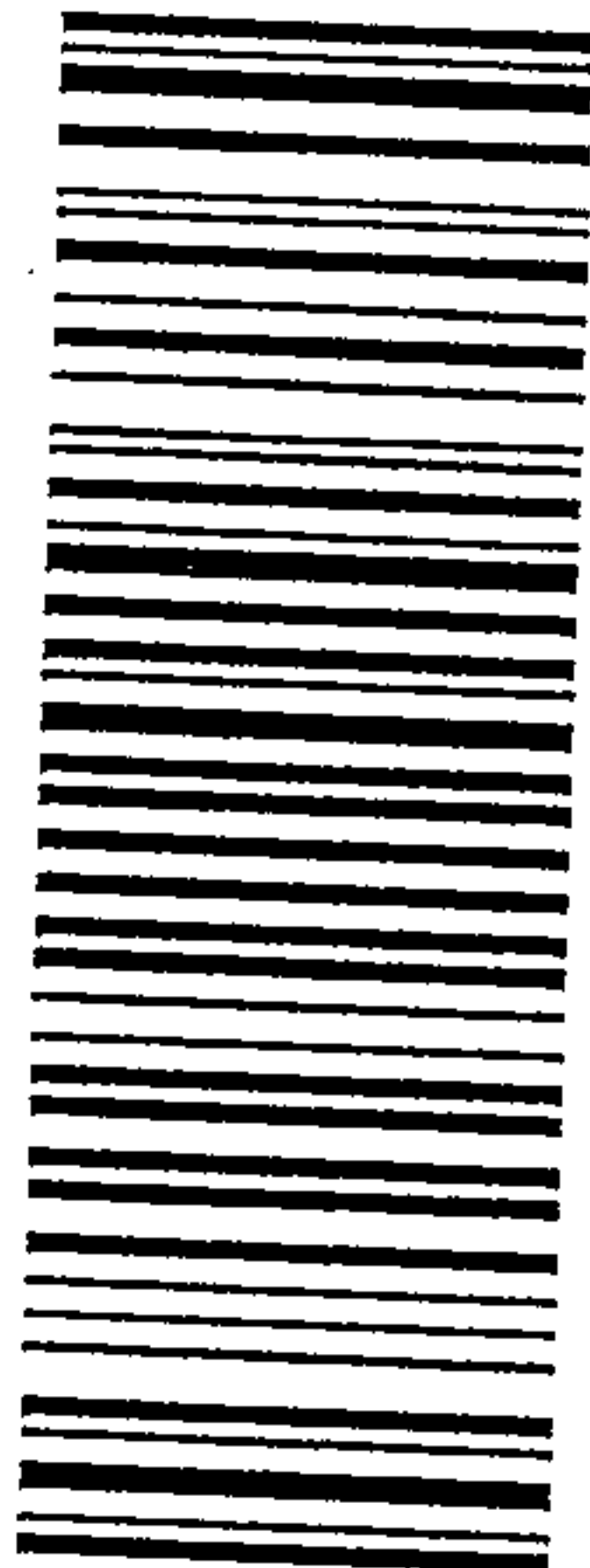
JDH

Domestic Return Receipt

Sundoro S

102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™



7003 3110 0001 2522 7606
 7003 3110 0001 2522 7606

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

Postmark
Here

Sent To Bernadine Chavez - Juana Oeste
 Street, Apt. No.;
 or PO Box No. 1601 Casa Florida MA
 City, State, ZIP+4 87120

PS Form 3800, June 2002

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Frank Briceno
 Sierra Oeste NA
 8615 Casa de Luz Ct NW
 Alling 87120

2. Article Number
 (Transfer from service)

7003 3110 0001 2522 7590

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

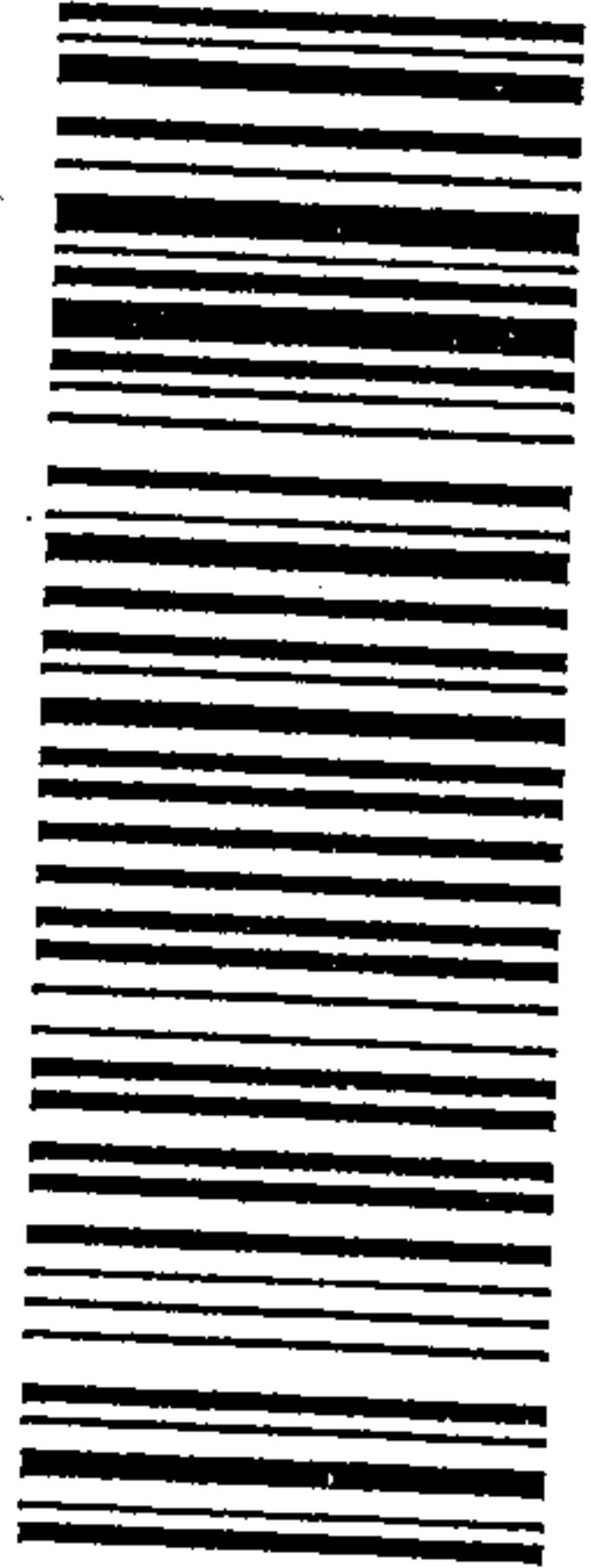
4. Restricted Delivery? (Extra Fee) Yes

PS Form 3811, February 2004 J.D.H. Domestic Return Receipt *Sundoro S*

102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7003 3110 0001 2522 7590
 7003 3110 0001 2522 7590

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

Postmark Here

Sent To *Frank Briceno - Sierra Oeste*
 Street, Apt. No., or PO Box No. *8615 Casa de Luz Ct NW*
 City, State, ZIP+4 *87120*

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carol Cunningham
Parkway NA
8012 Bridgewater NW
Allentown, NH 87120

2. Article Number

(Transfer from service)

7003 3110 0001 2522 7583

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

PS Form 3811, February 2004

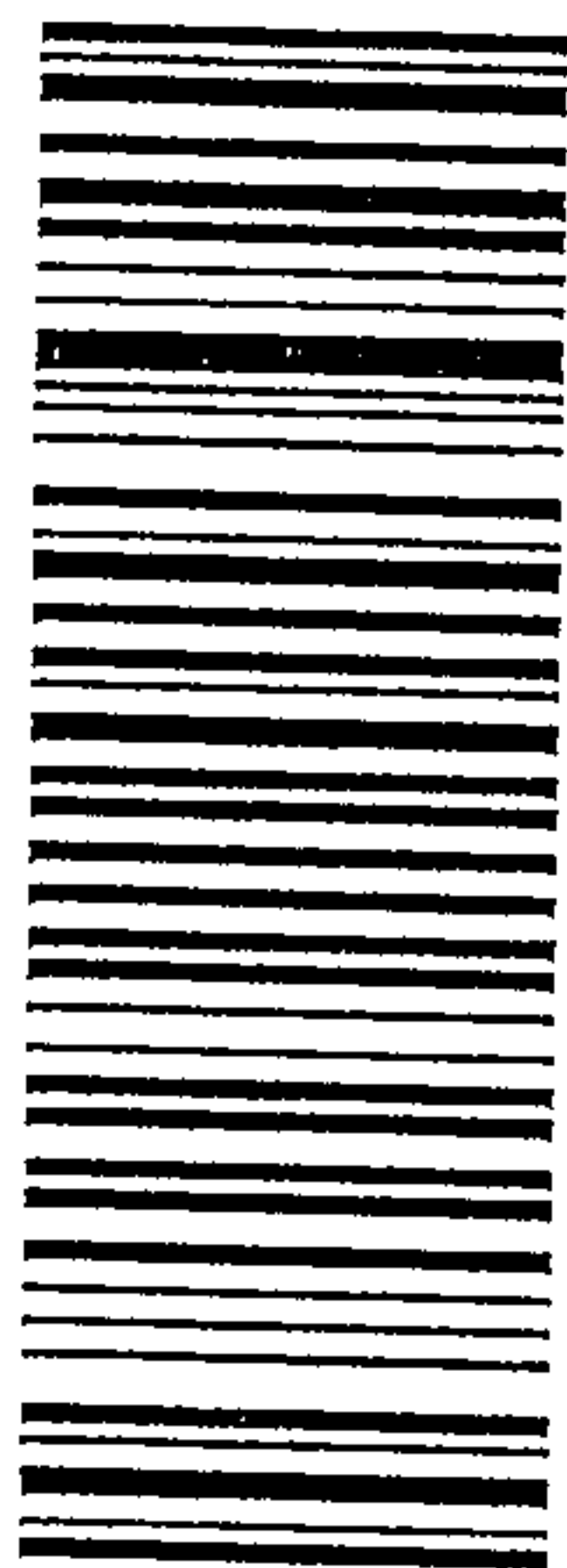
JDH

Domestic Return Receipt

Sundoro S

102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.
CERTIFIED MAIL™



7003 3110 0001 2522 7583
7003 3110 0001 2522 7583

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

Postmark Here

Sent To Carol Cunningham - Parkway
Street, Apt. No.,
or PO Box No. 8012 Bridgewater Pl. NW
City, State, ZIP+4 87120

PS Form 3800, June 2002

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Karen Wade
 Parkway NA
 8100 Westover Pl. NW
 Albuquerque NM 87120

2. Article Number
 (Transfer from service) 7002 2410 0002 5439 6342

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

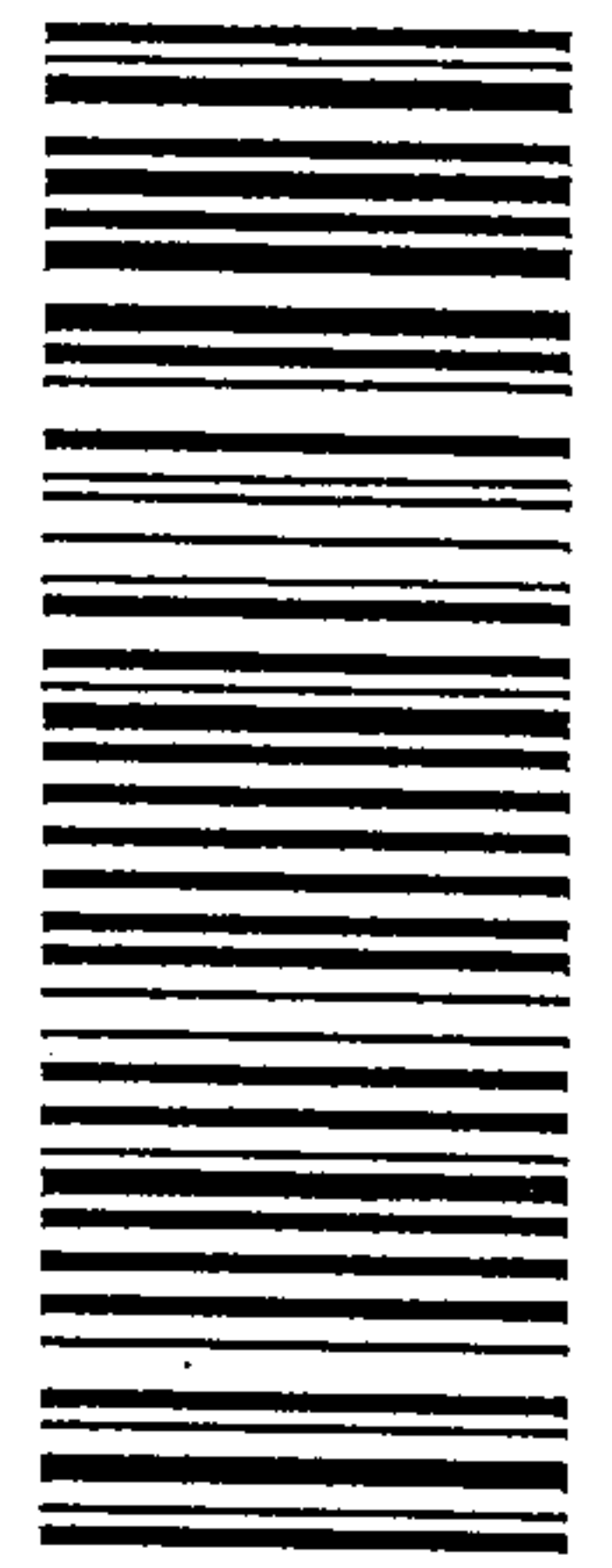
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

PS Form 3811, February 2004 JDH Domestic Return Receipt *Surdoo S* 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



7002 2410 0002 5439 6342
 7002 2410 0002 5439 6342

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

Postmark Here

Sent To *Karen Wade - Parkway NA*
 Street, Apt. No., or PO Box No. *8100 Westover Pl., NW*
 City, State, ZIP+4 *Albuca 87120*

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

PAID RECEIPT

APPLICANT NAME

Wetland Development

AGENT

Mark Goodwin & Assoc

ADDRESS

PROJECT & APP #

100.3606 ^{0401689 041692}
_{0401690 041693}

PROJECT NAME

Sundoo's South Unit 5

\$ 3000.00 441032/3424000 Conflict Management Fee

\$ 3325.00 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

\$ 3,420.00 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

10/29/2004 12:25PM LOC: AMI
 X
 RECEIPT# 00031207 WSH 006 TRANS# 0016
 ACCOUNT 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$4,700.00
 J24 Misc \$75.00
 CR \$4,700.00
 CHARGE \$0.00

City of Albuquerque
Treasury Division

10/29/2004 12:25PM LOC: AMI
 X
 RECEIPT# 00031206 WSH 006 TRANS# 0016
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$4,700.00
 J24 Misc \$3,325.00

City of Albuquerque
Treasury Division

10/29/2004 12:25PM LOC: AMI
 X
 RECEIPT# 00031205 WSH 006 TRANS# 0016
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$4,700.00
 J24 Misc \$20.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 11-16-04 To 12-01-04

5. REMOVAL

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

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

Lawrence Davis
(Applicant or Agent)

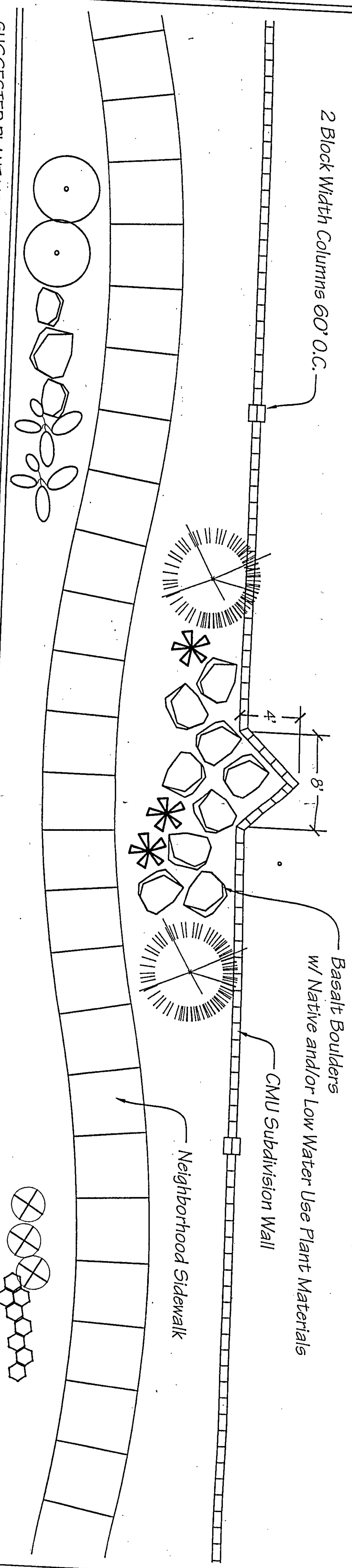
10-29-04
(Date)

I issued 2 signs for this application, 10-29-04
(Date)

Richard Smith
(Staff Member)

DRB PROJECT NUMBER: 1003606

2 Block Width Columns 60' O.C.

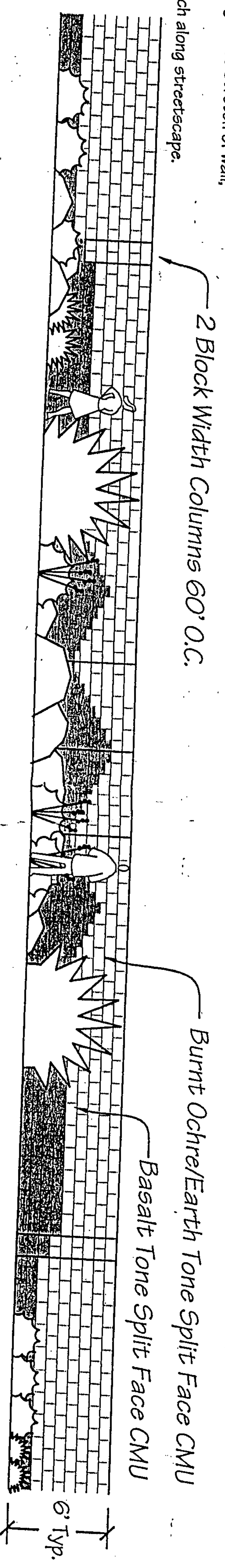
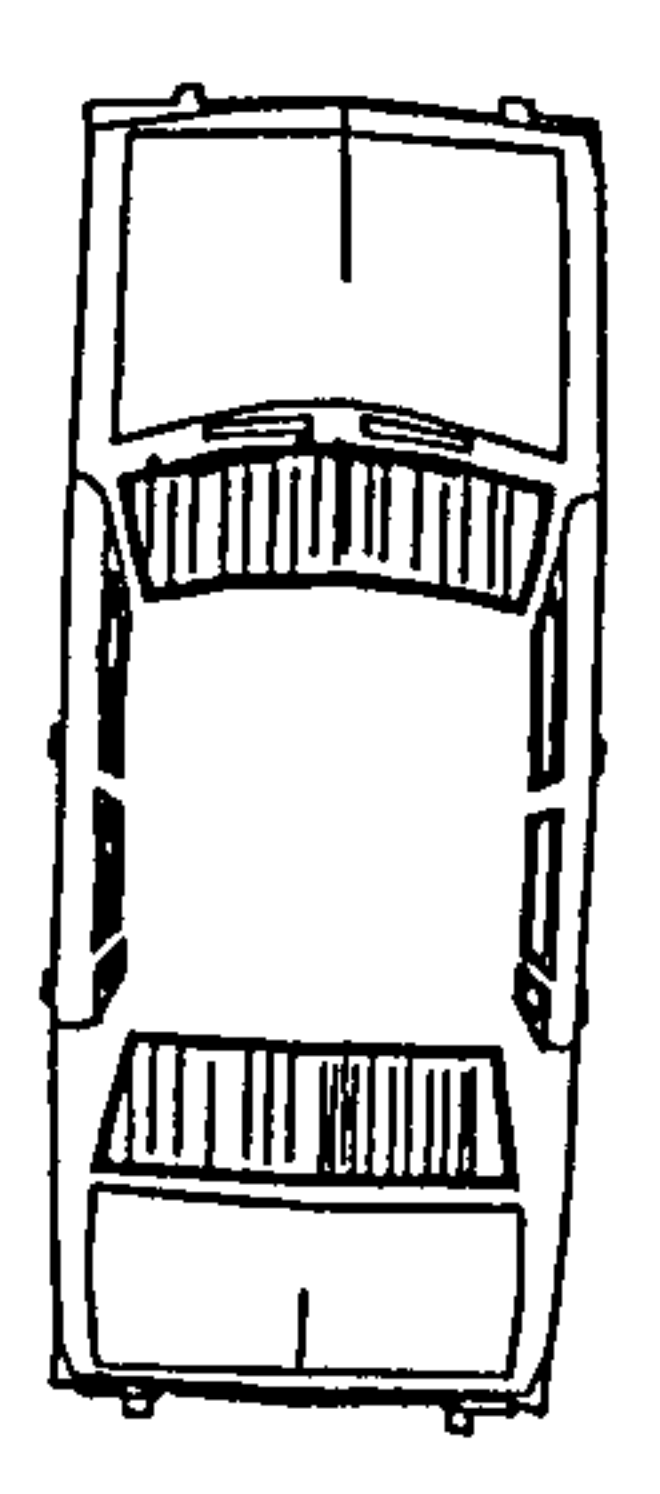


SUGGESTED PLANT LIST

- 1. Cuff-Leaf Mountain Mahogany
- 2. Spineless prickly Pear
- 3. Bird of Paradise
- 4. Red Yucca
- 5. Autumn sage
- 6. Broom Dalea

Notes:
 - Homeowners Association will be responsible for irrigation and maintenance.
 - Plant Material will be located along entire stretch of wall, not just at wall
 - accent locations.
 - Crusher Fines will be used as mulch along streetscape.

Wall/Landscape Plan



Wall/Landscape Elevation

Approved:

Sheran Matson Chair, DRB
 Date:

Scale: 1/8"=10' (1x17)
 May 26, 2004

Sundoro South

98th St & Ladera Road NW
 ZONE ATLAS PAGES 1-3 & J-9

Perimeter Wall Approved

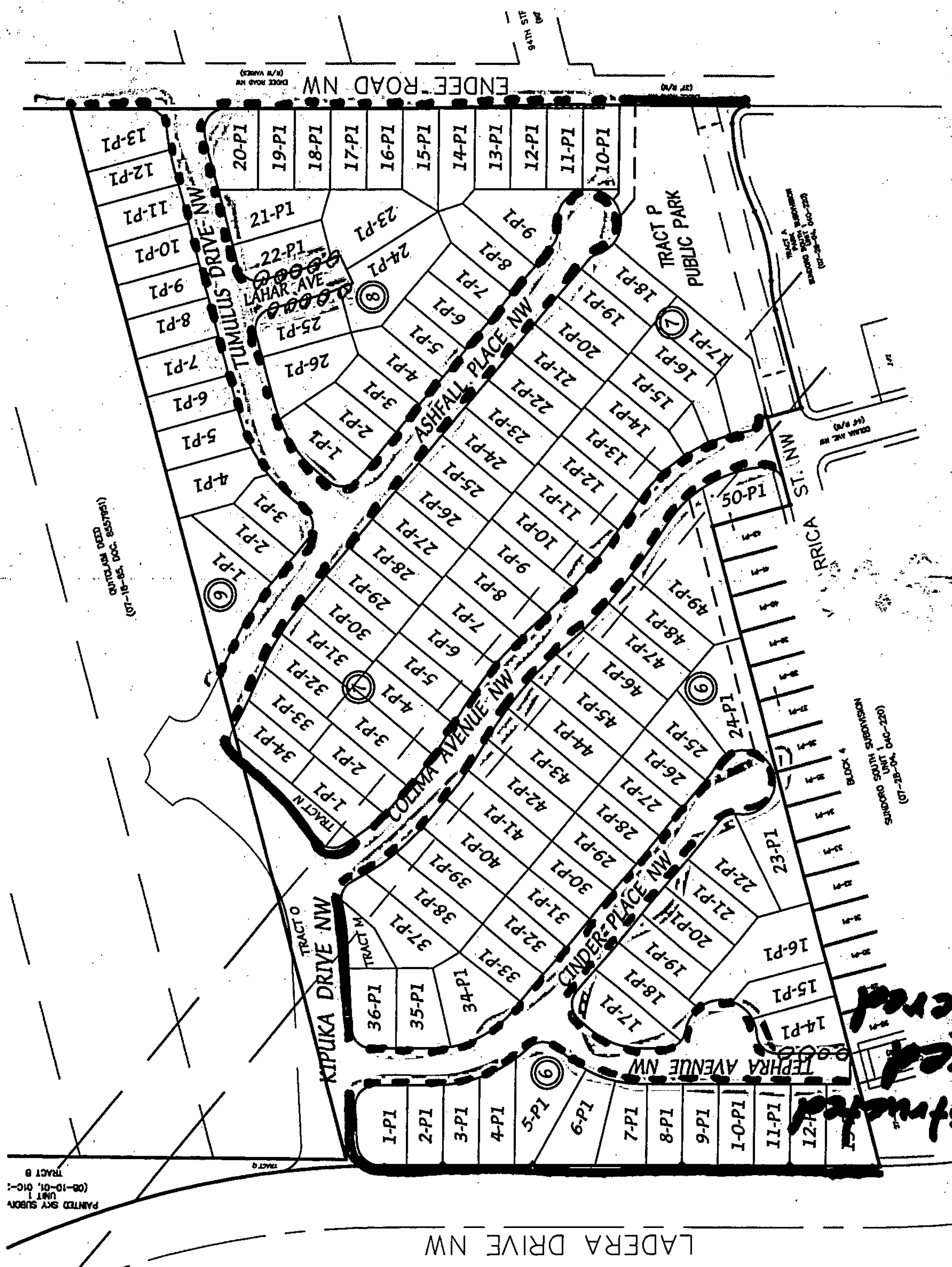
[Signature]
 DRB Chair
 Date: 6/02/04

Westland Development Co. Inc.



EXHIBIT 2
Date 12/01/04

DEFERRED SIDEWALK EXHIBIT



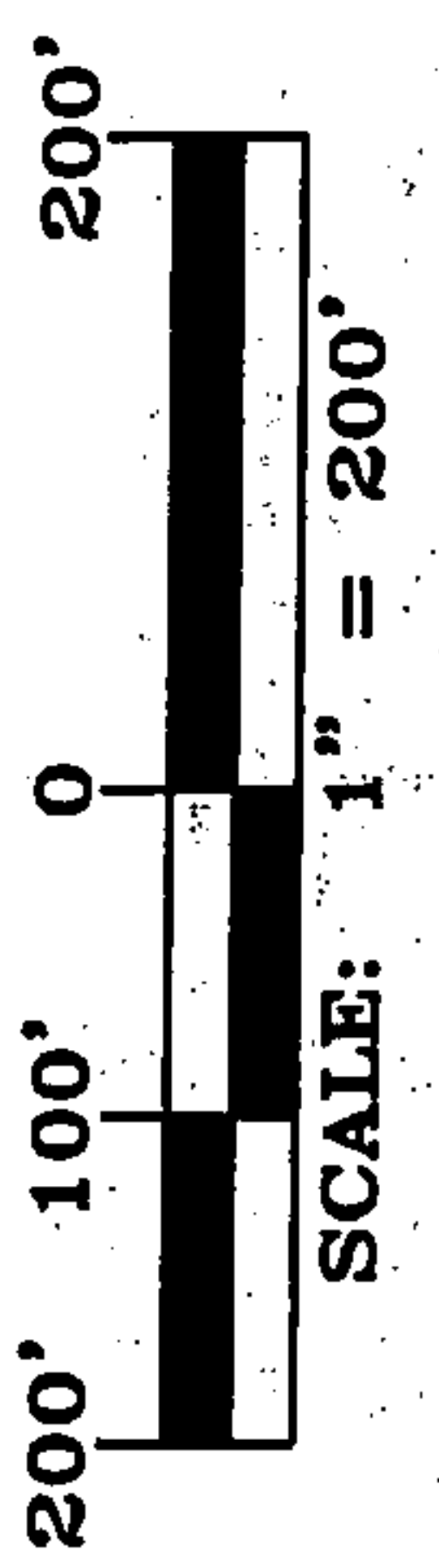
UNIT 1
PANTEO SKY SUBDIVISION
UNIT 1 (00-10-01, 01C-1)
TRACT B

LADERA DRIVE NW

**SUNDORO SOUTH SUBDIVISION
UNIT 5**

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

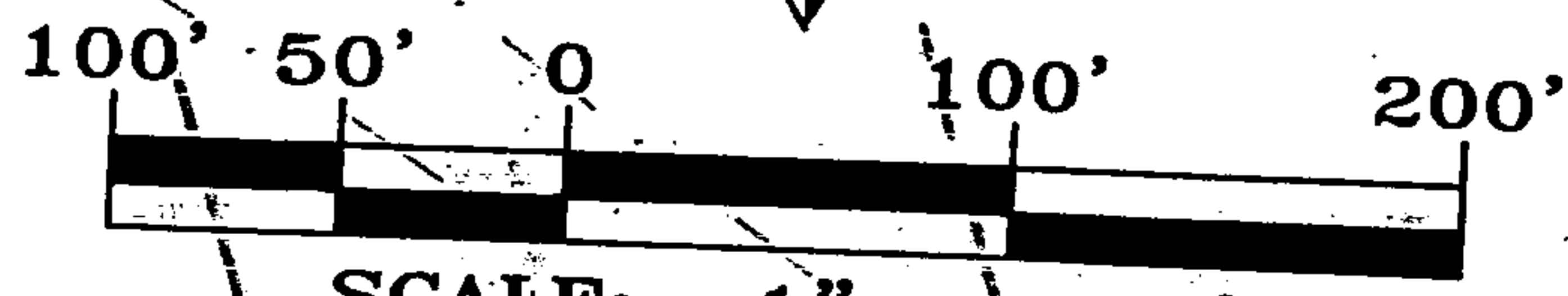
Designed: J.D.H. Drawn: RDQ Checked: DMG Sheet 7 of 7
Date: 10-29-04 Job: A04046



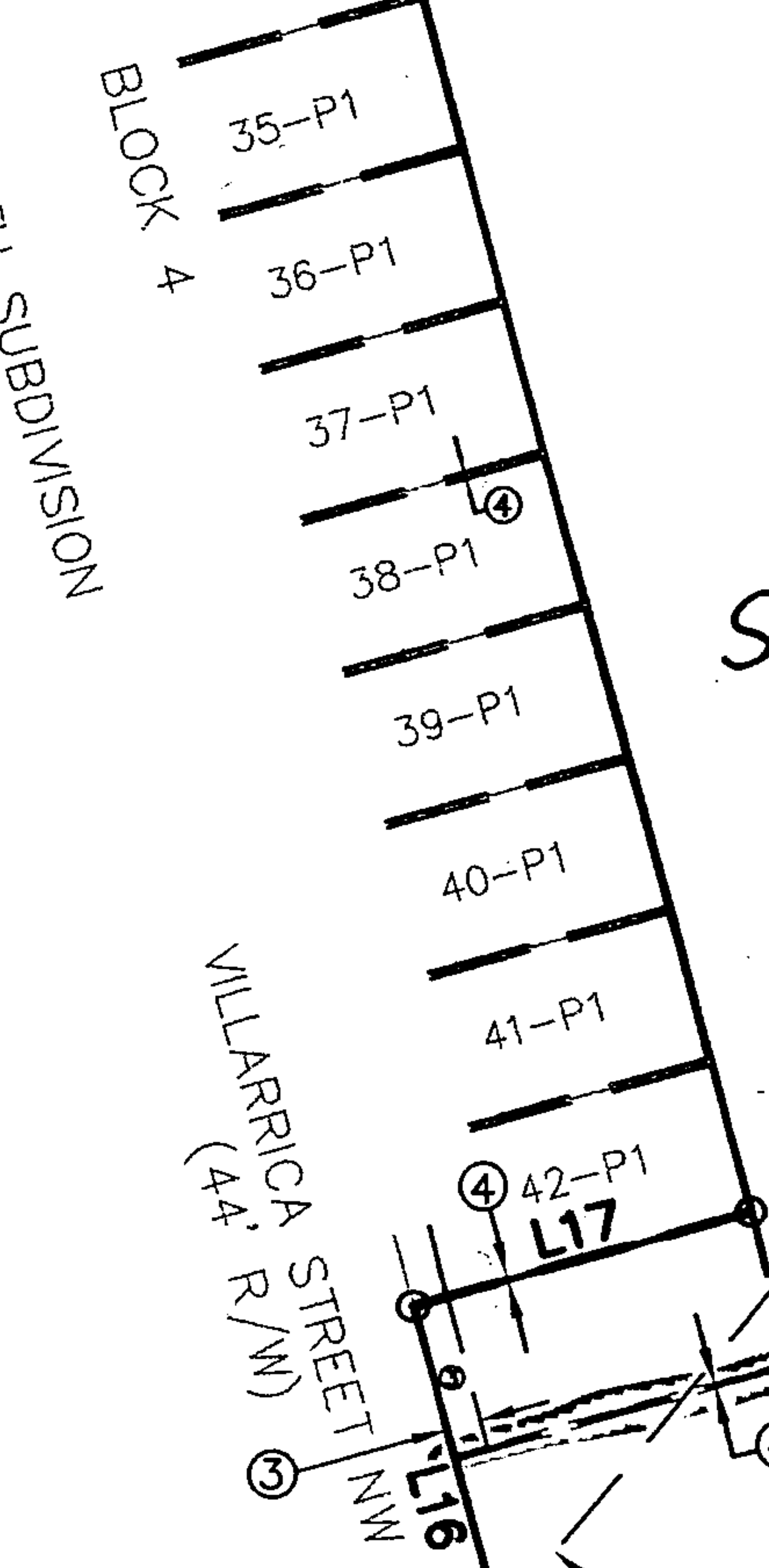
Legend
 — Constructed
 - - - - - Deferred

VACATION EXHIBIT

DRB 1003606
SUNDORO SOUTH UNIT 5



SCALE: 1" = 100'



Private Drainage Easement
Granted 7/28/04 BK 2004C
PG-220

21.7056 AC.

EASEMENT
VACATION REQUEST
PER V#

100 YR FLOODPLAIN

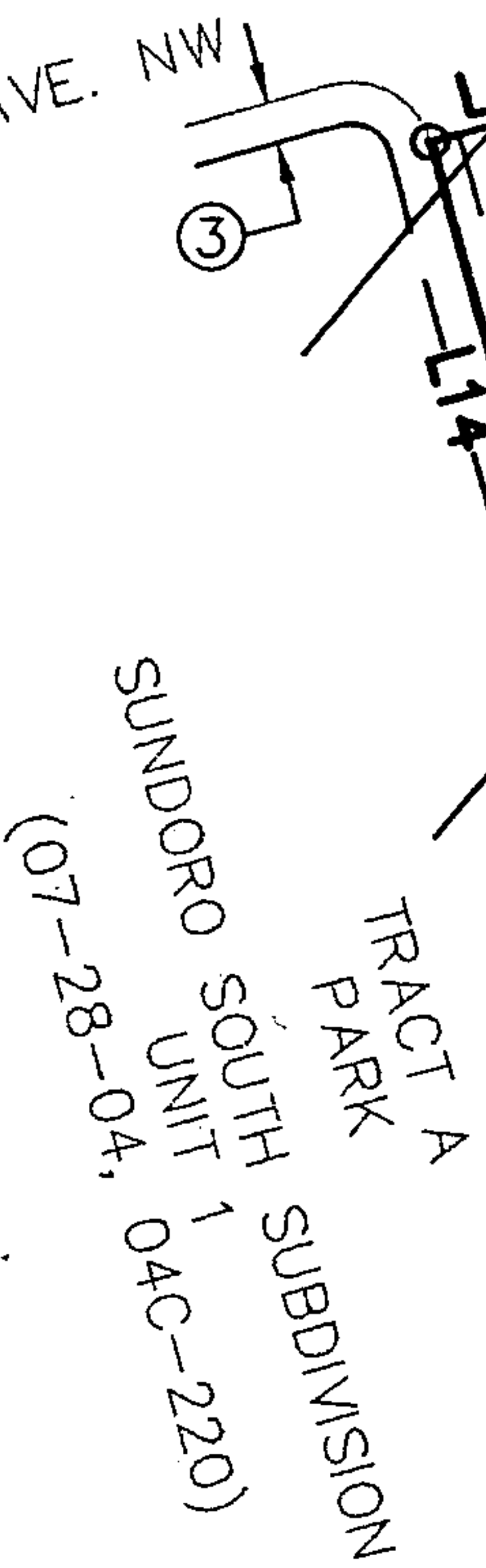
LOT LINES TO BE ELIMINATED
BY THIS PLAT (TYP.)

(Endee Rd Dedicated
9/17/03 BK 2003C, Pg 283)

RIGHT-OF-WAY
VACATION REQUEST
PER V#

EXHIBIT B

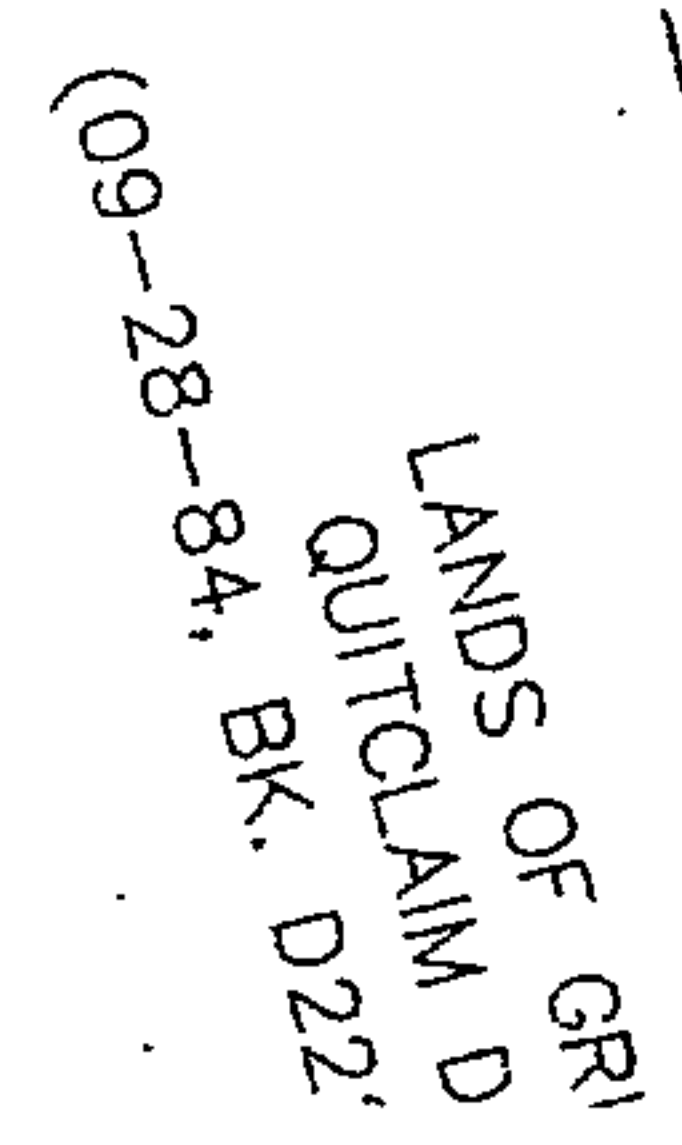
Date 12/01/07



ENDEE ROAD NW
(37' R/W) L6

L5

ENDEE ROAD NW
(R/W VARIES) L4



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**August 18, 2004
DRB Comments**

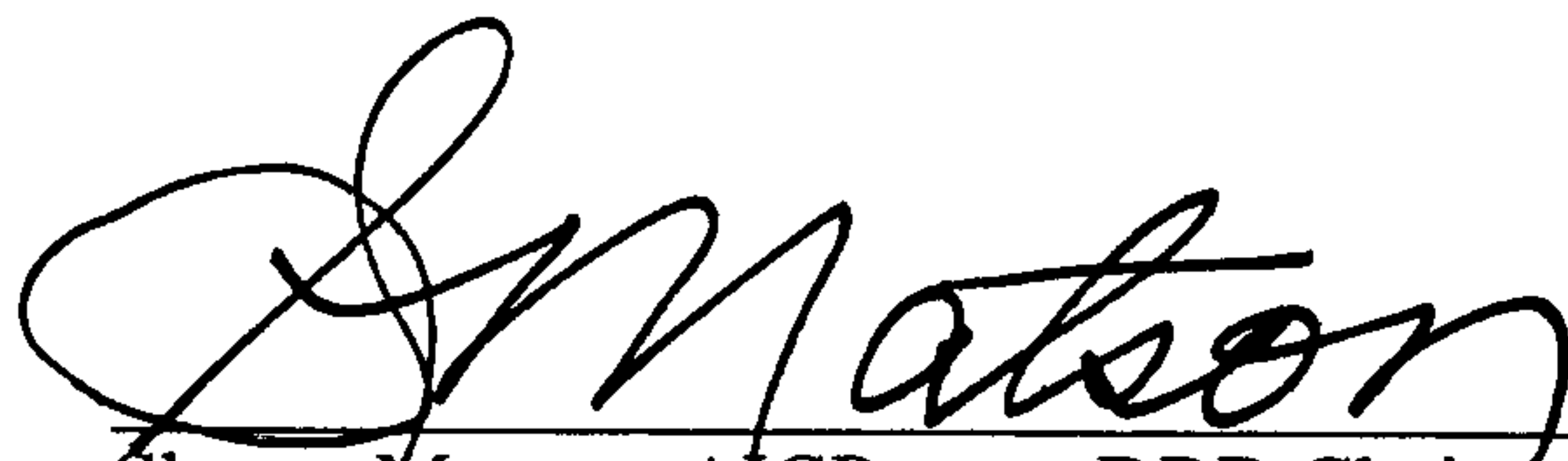
ITEM # 13

PROJECT # 1003606 APPLICATION # 04-01237

RE: Sundoro South, Unit 5/sketch

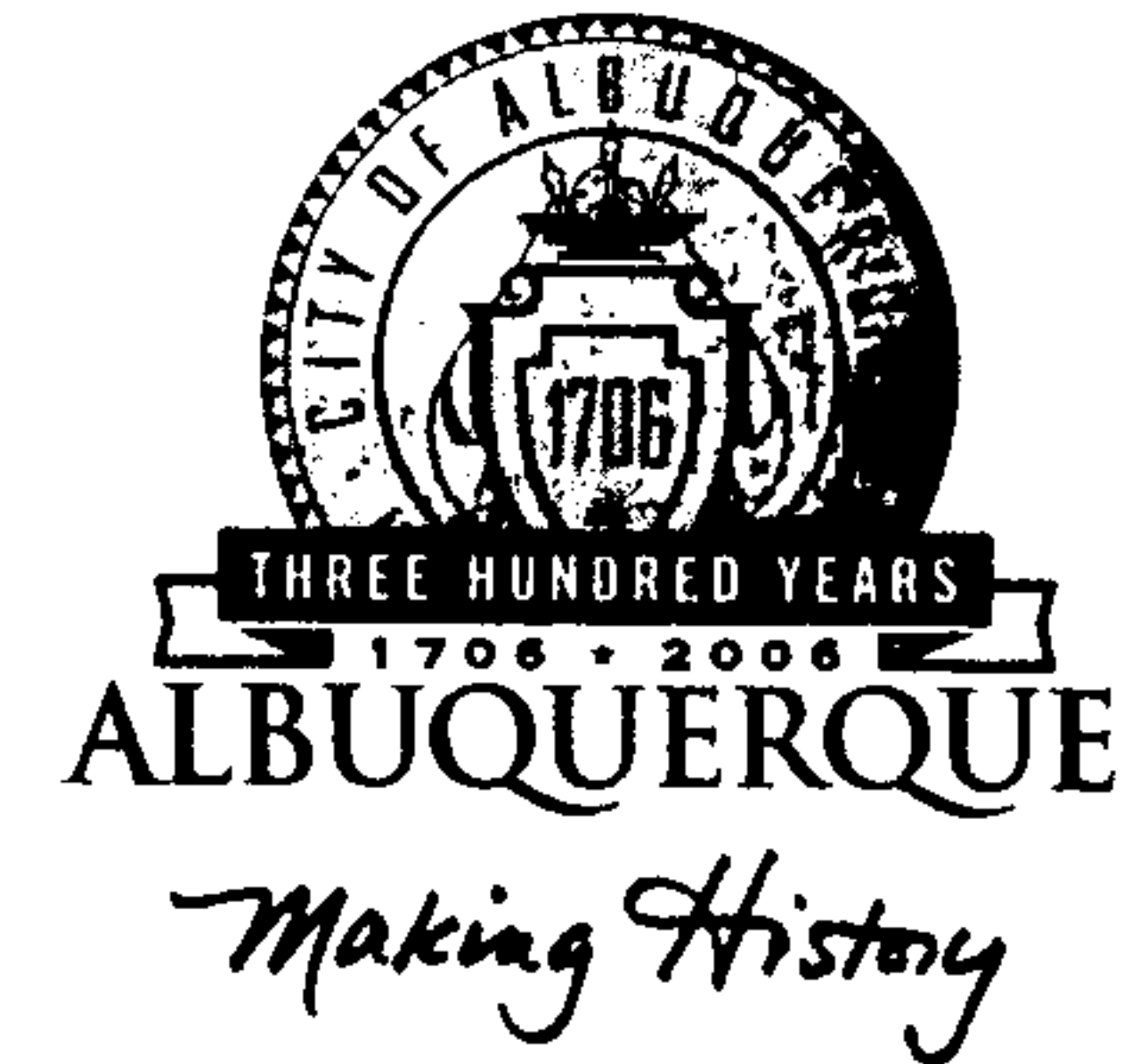
The perimeter wall design is already approved unless the applicant wishes to amend it.

Be sure the preliminary plat has the lot sizes or at least a statement of the minimum lot size. The current zoning as well as the ownership language is needed as well.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003606

AGENDA ITEM NO: 13

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:

New Mexico 87103

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Development projects with land area of 1 acre, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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 18, 2004

discussal



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

Development Review Board Comments

Project Number: 1003606
Application Number: 04DRB-01237

DRB Date: 8/18/04
Item Number: 13

Subdivision: Sundoro East

Lots J09-26 & J0927, 19W, ROW 7; Lots 12B, Tracts L, and a portion of Endee Rd, Town of Atrisco Grant Unit A, Westland North, Sundoro South Unit 1

Zoning: SU-2, RLT

Zone Page: J-09

New Lots (or units): 113

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 development will be covered under the Sundoro South Agreement pending with the City of Albuquerque for Park Dedication Requirements.

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

The reserved future park area is being used for housing in this layout, what is the status of the future park?

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **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**

ZONING & PLANNING Supplemental form **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: Westland Development Co., Inc. PHONE: 831-9600
 ADDRESS: 401 Coors NW FAX: 831-4865
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200 *ATTN:*
 ADDRESS: PO Box 90606 FAX: 797-9539 *Doug*
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: doug@goodwinengineers.com

DESCRIPTION OF REQUEST: Major Subdivision for Sketch Plat Approval

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

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

Lot or Tract No. Lots J09-26 & J09-27; Lot 19W, ROW 7; Lot 12B; Tract L; and a portion of Endee Rd Block: Unit:
 Subdiv. / Addn. Town of Atrisco Grant; Town of Atrisco Grant Unit A, Westland North Subdivision; Sundoro South Unit 5
 Current Zoning: SU-2 / R-LT Proposed zoning: Same
 Zone Atlas page(s): J-9 No. of existing lots: 5 No. of proposed lots: 113
 Total area of site (acres): 21.5 Density if applicable: dwellings per gross acre: dwellings per net acre:
 Within city limits? Yes. No ___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 100905808719230502, 100905806919330504, 100805849316840301, 100905803419130601, and a portion of 100805849316840301 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Ladera Drive NW
 Between: 94th Street and 90th Street

CASE HISTORY:

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

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

SIGNATURE James D. Hughes DATE 8-10-04
 (Print) James D. Hughes, 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 type="checkbox"/> All checklists are complete	<u>04DRB - 01237</u>	<u>SK</u>	<u>5(3)</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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>8-18-04</u>	_____	_____	\$ <u>0</u>

Beckel 8-10-04
 Planner signature / date

Project # 1003606

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

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

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

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

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

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

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

JAMES D. HUGHES PE Applicant name (print)
James D. Hughes 8-10-04 Applicant signature / date



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

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers _____

[Signature] 8-10-04
 Planner signature / date

Project # _____



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

August 10, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Sundoro East Subdivision

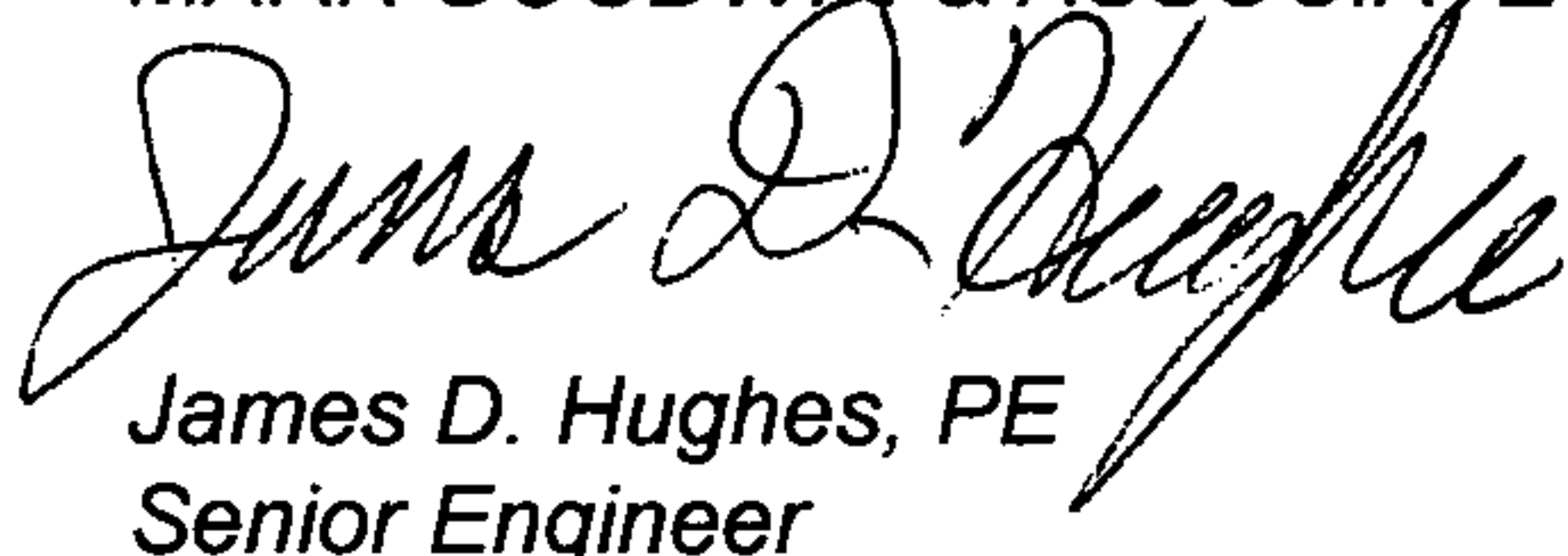
Dear Ms. Matson:

The owner of the above referenced project wishes to subdivide 5 existing tracts into 113 Single Family Home lots. The property is zoned SU-2 / R-LT and will be developed in accordance with provisions contained in the Westland North Sector Plan. Streets (public) and public utilities will be built to City of Albuquerque standards per DPM. Drainage will be collected in public storm drains and conveyed to Temporary Retention Ponds located in and adjacent to AMAFCA's I-40 Diversion Right-of-Way.

Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



James D. Hughes, PE
Senior Engineer

JDH/bg

