



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 27, 2006

**4. Project # 1003634**  
06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14)

At the September 27, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by October 12, 2006, in the manner described below.

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

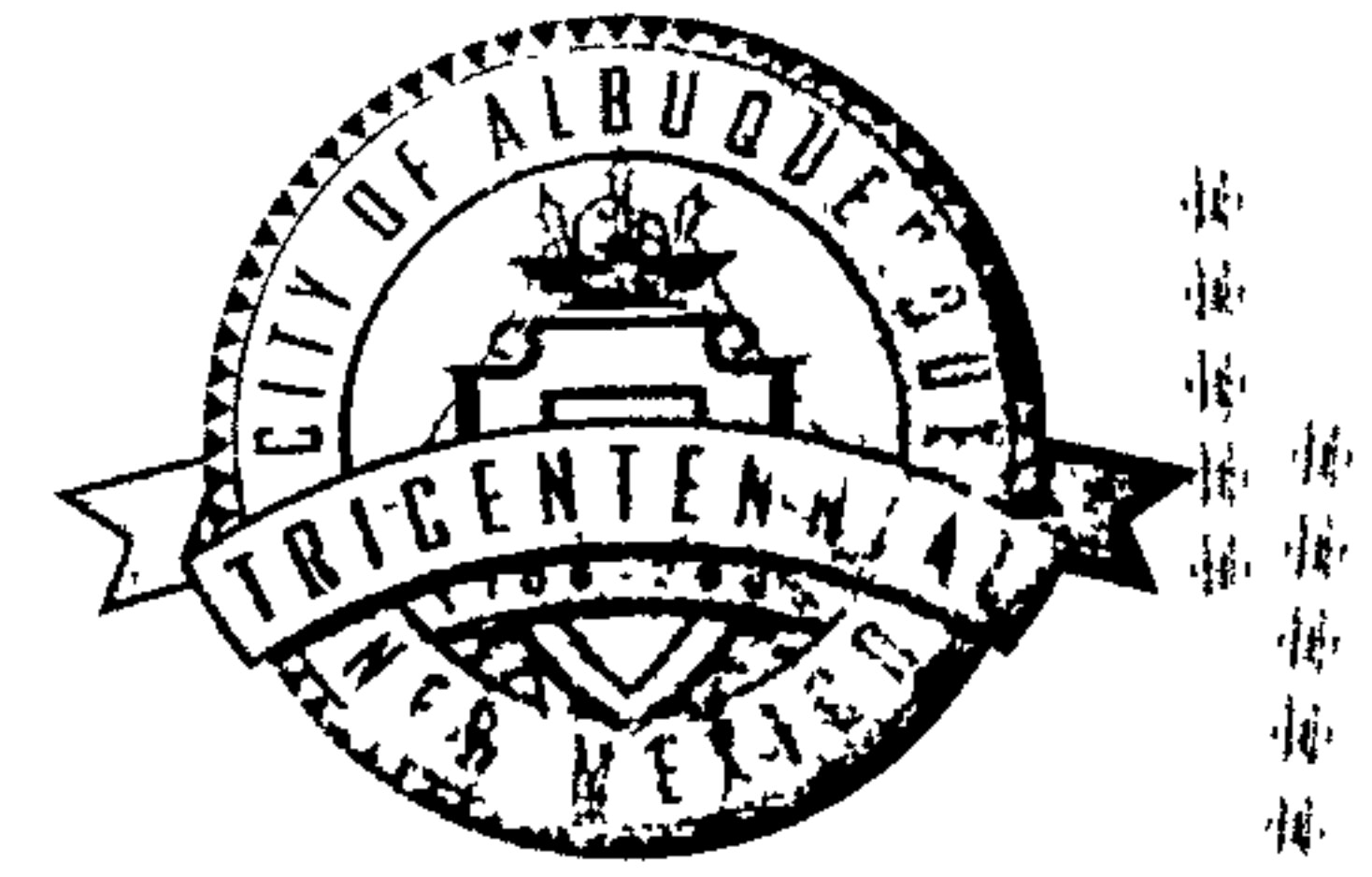
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

Sheran Matson, AICP, DRB Chair

Cc: Greater Albuquerque Habitat for Humanity, 204 San Mateo SE, 87108  
Garcia/Kraemer & Associates, 200 Lomas Blvd NW, Suite 1111, 87102  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003634**

**AGENDA ITEM NO: 4**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:** 

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

**DATE:** SEPTEMBER 27, 2006

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003634 AGENDA#: 4 DATE: 9.27.06

1. Name: Bill Kraemer Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: Catherine Woodard 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: \_\_\_\_\_

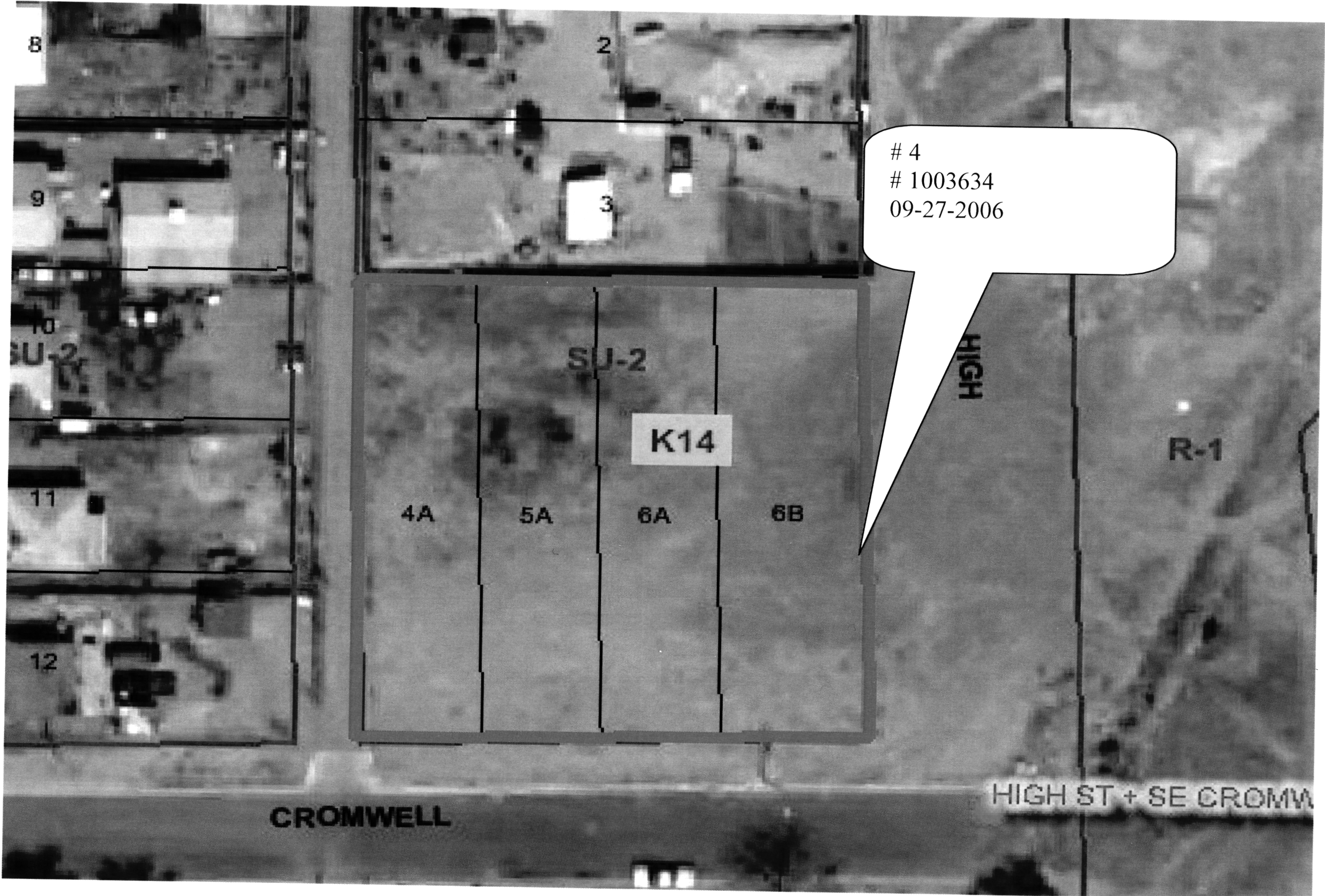
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_





# 4  
# 1003634  
09-27-2006

CROMWELL

HIGH ST + SE CROMWELL

HIGH

R-1

SU-2

K14

4A

5A

6A

6B

8

2

9

3

10

SU-2

11

12





11/11/06

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 27, 2006

**Project # 1003634**  
06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No comments received.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination Letter sent to South Broadway NA (R).

APS The Greater Albuquerque Habitat for Humanity is requesting an SIA extension for their project in order to build 4 townhouses in **Eastern Addition**. The project area is assigned to Eugene Field Elementary, Washington Middle School, and Albuquerque High School. All three schools will have capacity to support any student growth from the new development.

School	2006-07 Projections	2006-07 Capacity	Space Available
Eugene Field	344	367	23
Washington	555	764	209
Albuquerque	1,764	2,100	336

- Police Department No Crime Prevention or CPTED comments at this time.
- Fire Department No adverse comments.
- PNM Electric & Gas Approved.



Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the extension request.

Transportation Development

The extension does not release Habit from completing the work. If the intent is not complete the work and seek release of the SIA, then transportation will object and the funds should be called upon by the City.

Parks & Recreation

No objection.

Utilities Development

No objection to Extension request.

Planning Department

No objection to the requested extension.

Impact Fee Administrator

No comment on extension of SIA.

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

Cc: Greater Albuquerque Habitat for Humanity, 204 San Mateo SE, 87108

Garcia/Kraemer & Associates, 200 Lomas Blvd NW, Suite 1111, 87102





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the **3<sup>rd</sup> FLOOR in the PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 27, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1000131**

06DRB-01277 Major-Two Year SIA  
06DRB-01278 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14)

**Project # 1000650**

06DRB-01267 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10)

**Project # 1002645**

06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10)

**Project # 1003634**

06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14)

**Project # 1004639**

06DRB-01275 Major-Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE**) zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF: 06DRB-00254, 06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12)

**SEE PAGE 2 . . .**





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

**PAGE 2**

**Project # 1004924**

06DRB-01273 Major-Vacation of Public  
Easements

06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH  
REAL ESTATE CORPORATION request(s) the above  
action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**,  
zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE,  
between MONTGOMERY BLVD NE and SAN MATEO BLVD  
NE containing approximately 4 acre(s). [REF: 06EPC-00756,  
06DRB-01181] (G-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 11, 2006.**





## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

September 7, 2006

**TO:** Susan Dixon and Jessica Rodelas, South Broadway Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately one (1) acre(s) - Major Two Year Subdivision Improvement Agreement for the infrastructure list can be completed at the northwest corner of Cromwell and High for a fire hydrant and modified turn at the intersection.

*Proposed by:* Garcia/Kraemer and Associates at (505) 242-5566

*Agent for:* Greater Albuquerque Habitat for Humanity

*For property located:* On or near High Street SE between Cromwell Avenue SE and Pacific Avenue SE.

*The case number(s) assigned is:* 06DRB- 01272, Project # 1003634.

City Planning accepted application for this request on September 1, 2006.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, September 27, 2006 in the Third Floor in the Planning Department, Large Conference Room, Plaza Del Sol Building, 600 Second St. NW. **(Note - Change of Location of Hearing)**

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

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

Sincerely,

*Stephani J. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



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

**Meeting Date:** SEPTEMBER 27, 2006  
**Zone Atlas Page:** K-14-Z  
**Notification Radius:** 100 Ft.

**Project# 1003634  
App#06DRB-01272**

**Cross Reference and Location: CROMWELL & HIGH ST SE**

**Applicant:** GREATER ALBUQUERQUE  
HABITAT FOR HUMANITY  
204 SAN MATEO SE  
ALBUQUERQUE, NM 87108

**Agent:** GARCIA/KRAEMER & ASSOC.  
200 LOMAS NW SUITE 1111  
ALBUQUERQUE, NM 87102

**Special Instructions:**

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

**Date Mailed:** SEPTEMBER 8, 2006  
**Signature:** YVONNE SAAVEDRA



# City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICANT INFORMATION: GREATER ALBUQUERQUE**

NAME: HABITAT FOR HUMANITY PHONE: 255 2322  
 ADDRESS: 204 SAN MATEO SE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): GARCIA / KRAEMER + ASSOCIATES PHONE: 2425966  
 ADDRESS: 200 LOMAS NW SUITE 111 FAX: 242 9028  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST: SIA EXTENSION**

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 4A, 5A, 6A + 6B Block: 12 Unit: \_\_\_\_\_  
 Subdiv. / Addn. EASTERN ADDITION  
 Current Zoning: SU-2 MR Proposed zoning: SU-2 MR  
 Zone Atlas page(s): K-14 No. of existing lots: 4 No. of proposed lots: 4  
 Total area of site (acres): .45 Density if applicable: dwellings per gross acre: 8 dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101 405 748 40 3 641 404 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: CROMWELL & HIGH ST SE  
 Between: \_\_\_\_\_ and \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
PROJECT 1003634 04DRB-01297 05DRB-00409

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 08/31/06

SIGNATURE William Kraemer DATE \_\_\_\_\_  
 (Print) WILLIAM KRAEMER \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

Application case numbers  
06DRB - 01272  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Hearing date 9-27-06

Action	S.F.	Fees
<u>SIA</u>	_____	\$ <u>50.<sup>00</sup></u>
<u>Adv</u>	_____	\$ <u>75.<sup>00</sup></u>
<u>CMF</u>	_____	\$ <u>20.<sup>00</sup></u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>145.<sup>00</sup></u>

Andrew Garcia 9-1-06  
 Planner signature / date

Project # 1003634

Form revised 4/04



**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
  - 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
  - Signed** Pre-Annexation Agreement if Annexation required.
  - 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.

William Kraemer  
Applicant name (print)  
William Kraemer 8/31/06  
Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers  
 D&DRB - 01272  
 - - -  
 - - -

Andrew Garcia 9-1-06  
Planner signature / date  
**Project # 1003634**



Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10140574 65036414 14	GULIFORD LAWRENCE A	918 WALTER ST SE	ALBUQUERQUE	NM	871024250	RES	A1A	* 011 012EASTERN ADD
2	10140574 83053414 07	TYREE BRIAN E & THOMAS TYREE	4921 ROYEN E NE	ALBUQUERQUE	NM	87110	VAC	A1A	* 001 012EASTERN ADD E 82 FT
3	10140574 77052414 08	RIOS FIDEL & FRANCISCA	612 PACIFIC AVE SE	ALBUQUERQUE	NM	87102	RES	A1A	W 60 FT OF LOT 1 & NLY 10.65 FT OF WLY 60 FT 2 EASTERN ADDN CONT
4	10140574 68052414 09	FUENTES JEROME	608 PACIFIC AVE SE	ALBUQUERQUE	NM	87102	RES	A1A	* 007 012EASTERN ADD E60 OF 7X N 20FT OF E60F
5	10140574 78049414 06	TYREE BRIAN E & THOMAS TYREE	4921 ROYEN E NE	ALBUQUERQUE	NM	87110	VAC	A1A	* 002 012EASTERN ADD EXC NLY 1 0.65' OF WLY 6
6	10140574 63049414 11	GALLEGOS MARY R &	906 WALTER SE	ALBUQUERQUE	NM	87102	RES	A1A	* 008 012EASTERN ADD W 82 FT & S 30 FT OF E6
7	10140574 65019407 12	SEDILLO ARMANDO E	710 ARNO SE	ALBUQUERQUE	NM	87102	RES	A1A	* 007 013EASTERN ADD X S 3 FT L8
8	10140574 65040414 13	AYZE JOSEPH & MARY ALICE K	914 WALTER ST SE	ALBUQUERQUE	NM	87102	RES	A1A	* 010 012EASTERN ADD
9	10140574 79044414 05	TYREE BRIAN E & THOMAS TYREE	4921 ROYEN E NE	ALBUQUERQUE	NM	87110	VAC	A1A	* 003 012EASTERN ADD
10	10140574 65045414 12	SEDILLO NORMAN D & CLARA L	1501 SAN LORENZO AVE NW	ALBUQUERQUE	NM	871073431	RES	A1A	* 009 012EASTERN ADD
11	10140574 65030414 01	MOBERLY D LEE	PO BOX 72802	ALBUQUERQUE	NM	871957203	RES	A1A	* 012 012EASTERN ADD
12	10140574 84017407 07	VENEGAS FELIPE & ELVIRA	718 CROMWELL AVE SE	ALBUQUERQUE	NM	871024224	RES	A1A	* 004 013EASTERN ADD
13	10140574 81016407 08	ARMIJO LISA A	716 CROMWELL AVE SE	ALBUQUERQUE	NM	87102	RES	A1A	* 003 013EASTERN ADD
14	10140574 78016407 09	PERFECT TOUCH INC	520 HUDSON AVE NW	ALBUQUERQUE	NM	87107	RES	A1A	* 002 013EASTERN ADD
15	10140574 75016407 10	GARCIA BALTAZAR & PAMELA SUE	712 CROMWELL AVE SE	ALBUQUERQUE	NM	871024224	RES	A1A	* 001 013EASTERN ADD SUB OF HALF OF
16	10140574 75036414 15	GREATER ALBUQUERQUE HABITAT FO	204 SAN MATEO SE E	ALBUQUERQUE	NM	87108	VAC	A1A	LT 4-A-P1 BLK 12 PLAT OF LOTS 4-A, 5-A, 6-A EASTERN ADDITION A R
17	10140574 78036414 02	GREATER ALBUQUERQUE HABITAT FO	204 SAN MATEO SE E	ALBUQUERQUE	NM	87108	VAC	A1A	LT 5-A-P1 BLK 12 PLAT OF LOTS 4-A, 5-A, 6-A EASTERN ADDITION A R
18	10140574 81036414 03	GREATER ALBUQUERQUE HABITAT FO	204 SAN MATEO SE E	ALBUQUERQUE	NM	87108	VAC	A1A	LT 6-A-P1 BLK 12 PLAT OF LOTS 4-A, 5-A, 6-A EASTERN ADDITION A R
19	10140574 84036414 04	GREATER ALBUQUERQUE HABITAT FO	204 SAN MATEO SE E	ALBUQUERQUE	NM	87108	VAC	A1A	LT 6-B-P1 BLK 12 PLAT OF LOTS 4-A, 5-A, 6-A EASTERN ADDITION A R





# City of Albuquerque

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

Date: 8-29-06

TO CONTACT NAME: Andrew Gomez  
 COMPANY/AGENCY: Habitat For Humanity  
 ADDRESS/ZIP: 204 San Mateo Blvd. SE ALB. NM. 87108  
 PHONE/FAX #: 366-4170

Thank you for your inquiry of 8-29-06 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 4-A, 5-A, 6-A, 6-B, Block 12 Eastern Addition Located on East End on Cromwell and North End of Street.  
 zone map page(s) K-14

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

South Broadway N.A.  
 Neighborhood Association  
 Contacts: Susan Dixon  
120 Edith SE / 87102-  
242-4013 (h)  
Jessica Rodenas  
912 Edith SE / 87102  
319-0498 (h)

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Sincerely,

Dolma R. Carmona  
 OFFICE OF NEIGHBORHOOD COORDINATION

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



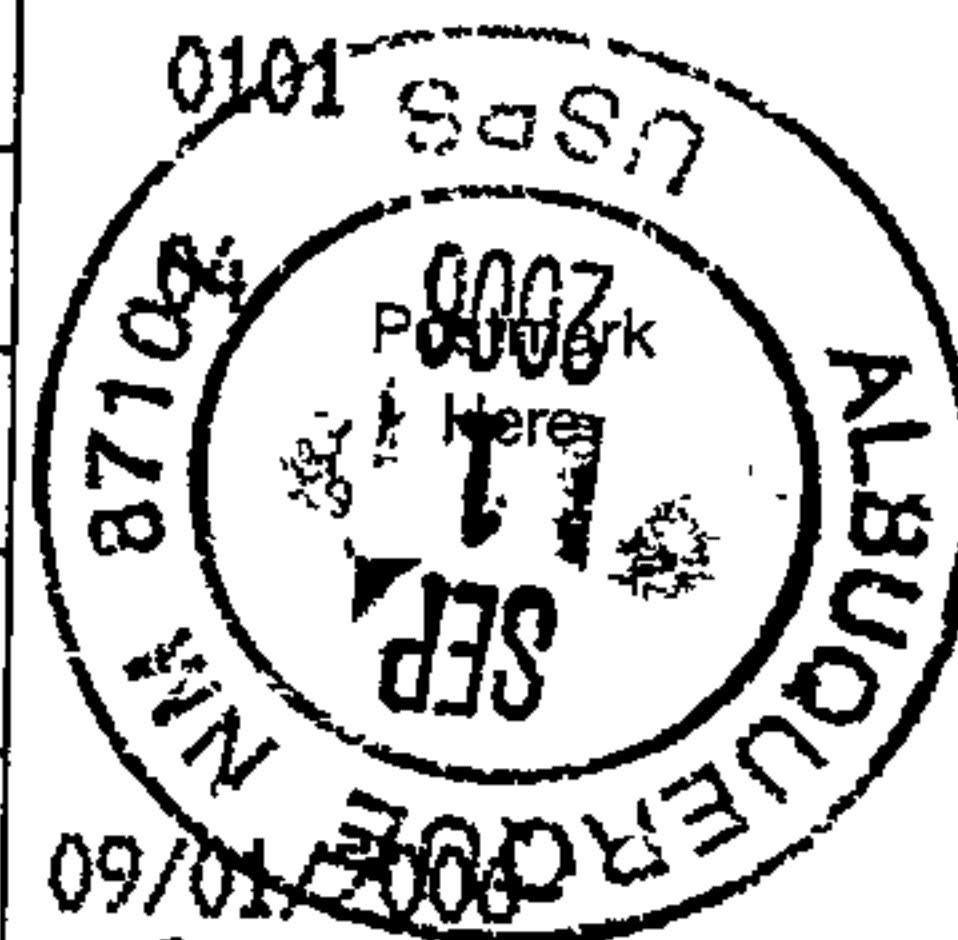
# CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

2259 6849 5100 004E 6602  
7099 3400 0015 6489 8522

ALBUQUERQUE NM 87102

Postage	\$	\$0.39
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$2.79</b>



Recipient's Name (Please Print Clearly) (to be completed by mailer)  
**SUSAN OIXON**  
Street, Apt. No., or PO Box No.  
**1213 EDITH SE**  
City, State, ZIP+4  
**ALBUQ NM 87102**

PS Form 3800, February 2000

See Reverse for Instructions

# U.S. Postal Service

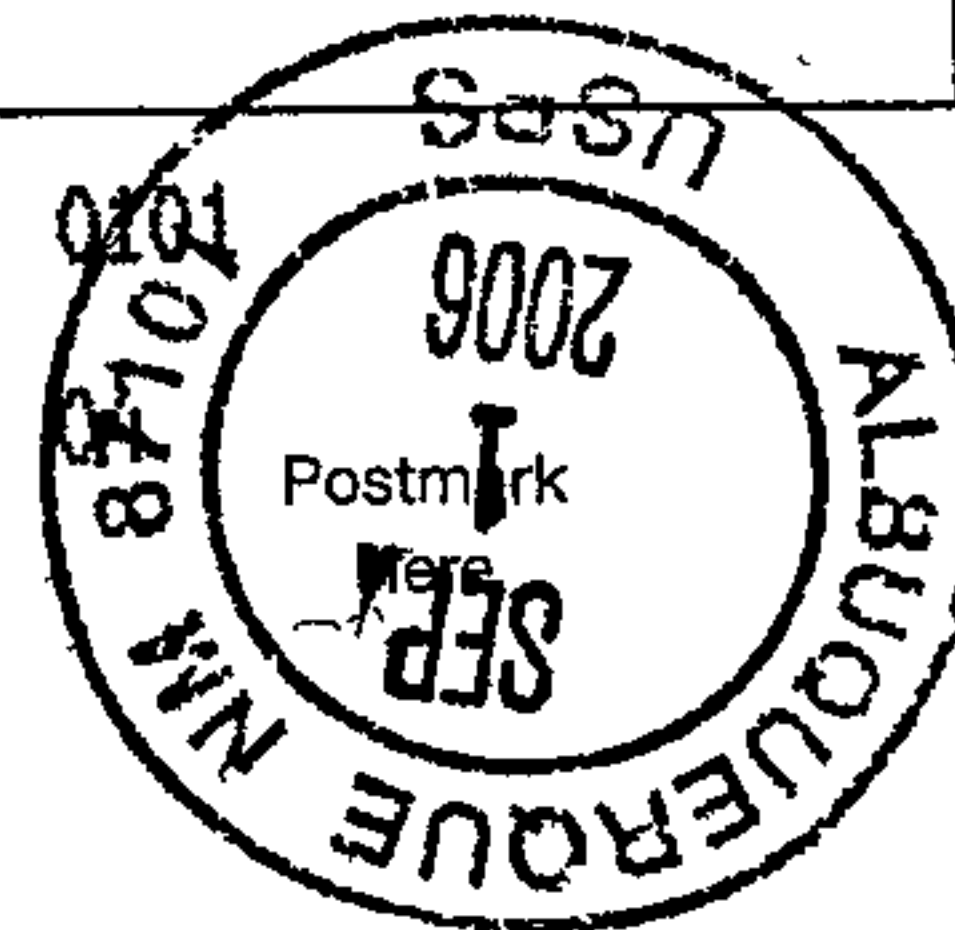
## CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

6539 6849 5100 004E 6602  
7099 3400 0015 6489 8522

ALBUQUERQUE NM 87102

Postage	\$	\$0.39
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$2.79</b>



09/01/2006

Recipient's Name (Please Print Clearly) (to be completed by mailer)  
**JESSICA RODELAS**  
Street, Apt. No., or PO Box No.  
**1719 WALTER SE**  
City, State, ZIP+4  
**ALBUQ NM 87102**

PS Form 3800, February 2000

See Reverse for Instructions



OR CURRENT RESIDENT  
101305800532421106  
ADAMS GEORGE & ROSEMARY  
1244 ROCKROSE RD NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
101205852331010413  
ANTHEM OIL LLC  
10131 COORS RD NW 796  
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT  
101305800833221125  
BACA RUDOLPH L  
2111 DORA NW  
ALBUQUERQUE, NM 87104

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OR CURRENT RESIDENT  
101205853233510513  
DELONG JOHN P & JESSICA JEWELL  
2314 HOLLYWOOD AVE NW  
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT  
101305804533321120  
DEUTSCHE BANK NATIONAL TRUST  
C  
505 S MAIN ST 6000  
ORANGE, CA 92868 4509

OR CURRENT RESIDENT  
101305802133521123  
DEVINE CARLOS E & BENIGNA R  
2228 HOLLYWOOD NW  
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT  
101305803331721109  
DORN DOROTHY  
DRAWER K  
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT  
101305801531821108  
FRANCHISE REALTY INTERSTATE  
719 LOS LENTES RD NE  
LOS LUNAS, NM 87031

OR CURRENT RESIDENT  
101305803733421121  
JARAMILLO JOHN R ETUX  
315 62ND ST NW  
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT  
101305802727820111  
LESICKA MILTON J & NANCY A  
1720 CLIFFSIDE DR NW  
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT  
101205852233710512  
LOVETA ROWDEN CARROLL  
PO BOX 7624  
ALBUQUERQUE, NM 87194 7624

OR CURRENT RESIDENT  
101205851333710511  
MONTROYA IVAN PAUL  
2316 EDNA NW  
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT  
101305801228020113  
PATEL DHIRAJBHAI LALLUBHAI &  
2222 CENTRAL AVE SW  
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT  
101305803230421107  
RIMBERT MICHAEL  
2221 CENTRAL AVE NW  
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT  
101305812028020112  
ROMERO DENNIS M  
3500 VISTA GRANDE DR NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101305801633521124  
SAIZ JOE E ETUX  
23634 FM 542  
OAKWOOD, TX 75855

OR CURRENT RESIDENT  
101305805033221119  
SANDOVAL AL & ANGELINA  
3422 RIO GRANDE BLV NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101205851331310405  
SHAH BHARAT S & JYOTSNA B  
2321 CENTRAL AVE NW  
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT  
101305802833421122  
TERCERO GILBERT D  
7 N HORIZON LN B  
SANTA FE, NM 87507

OR CURRENT RESIDENT  
101205851358410229  
WANG WU HSIUNG & CHUNG WAI  
3109 21ST AVE  
RIO RANCHO, NM 87124


Project # 1003634  
GREATER ALBUQ. HABITAT FOR  
HUMANIT  
204 SAN MATEO SE  
ALBUQUERQUE, NM 87108

Project # 1003634  
GARCIA/KRAEMER & ASSOC.  
200 LOMAS NW STE# 1111  
ALBUBUERQUE, NM 87102

Project # 1003634  
SUSAN DIXON  
South Broadway N.A.  
1213 EDITH SE  
ALBUQUERQUE, NM 87102

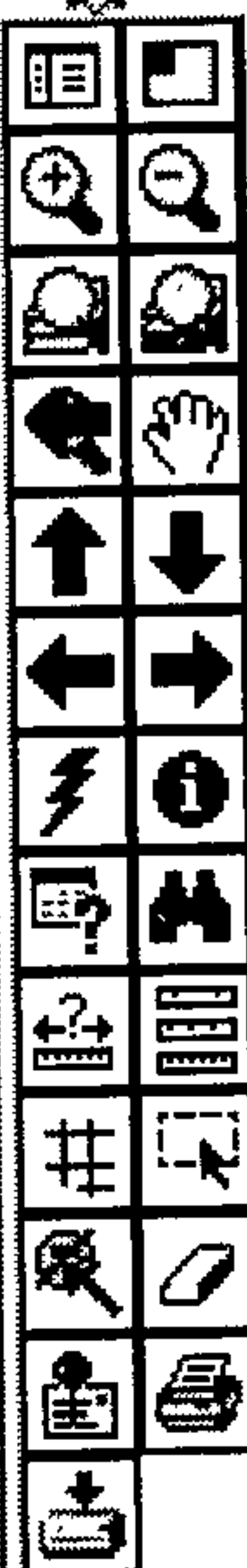
Project # 1003634  
JESSICA RODELAS  
912 EDITH SE  
ALBUQUERQUE, NM 87102

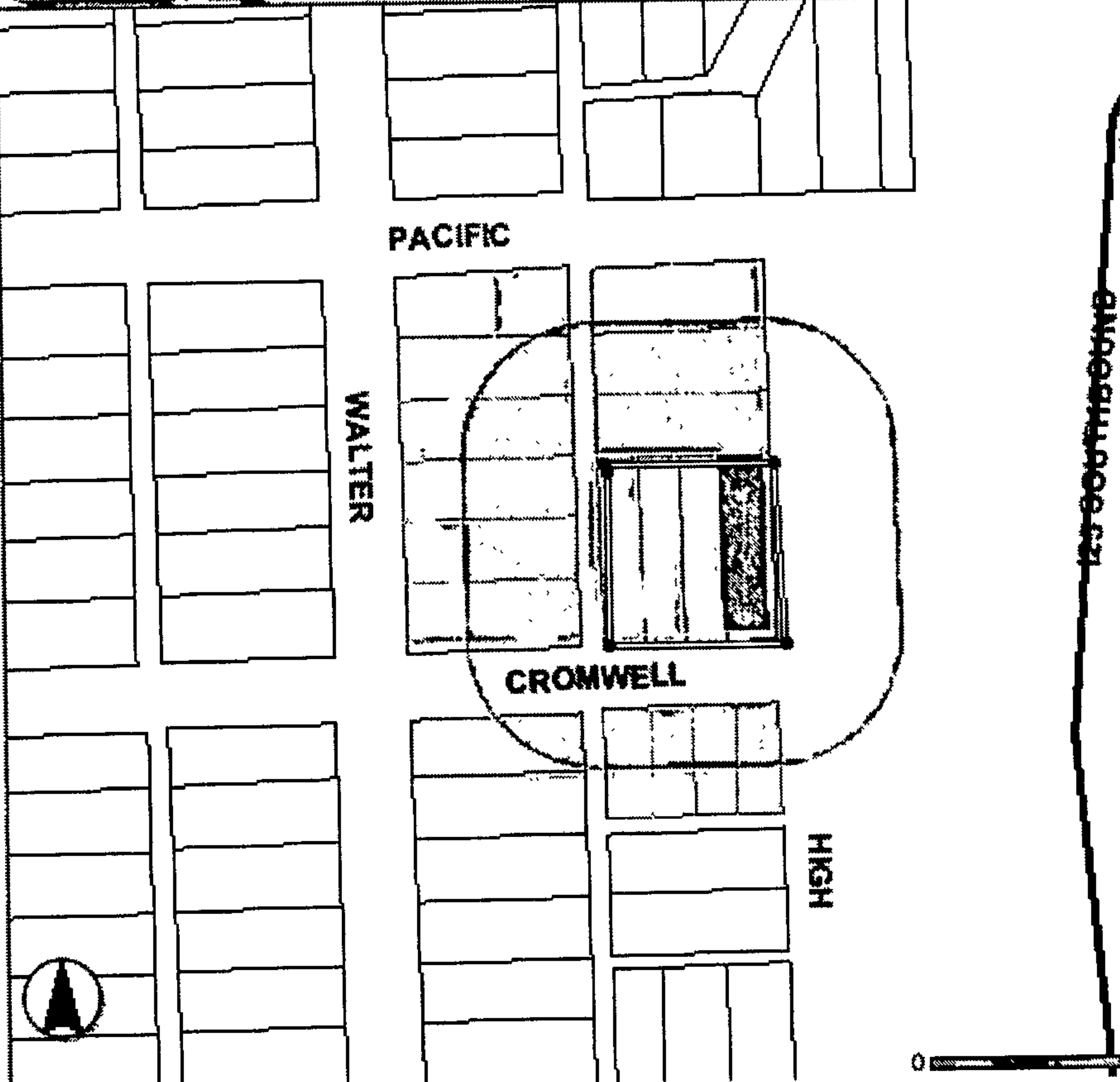




**CITY OF ALBUQUERQUE**  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE





**LAYERS**

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

**Refresh Map**

Auto Refresh

**Help:**

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

**OWNERSHIP**

Rec	UPC CODE	OWNER	OWNER ADDRESS
1	101405746503641414	GULIFORD LAWRENCE A	918 WALTER ST S
2	101405748305341407	TYREE BRIAN E & THOMAS TYREE	4921 ROYENE NI
3	101405748705044408	DIOS FIDEL & FRANCISCA	640 PACIFIC AVE

Buffer
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)

[CONTACT](#)





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

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page: **K-14-Z** *SUBJECT*

Selected Symbols


0 750 1,500 Feet



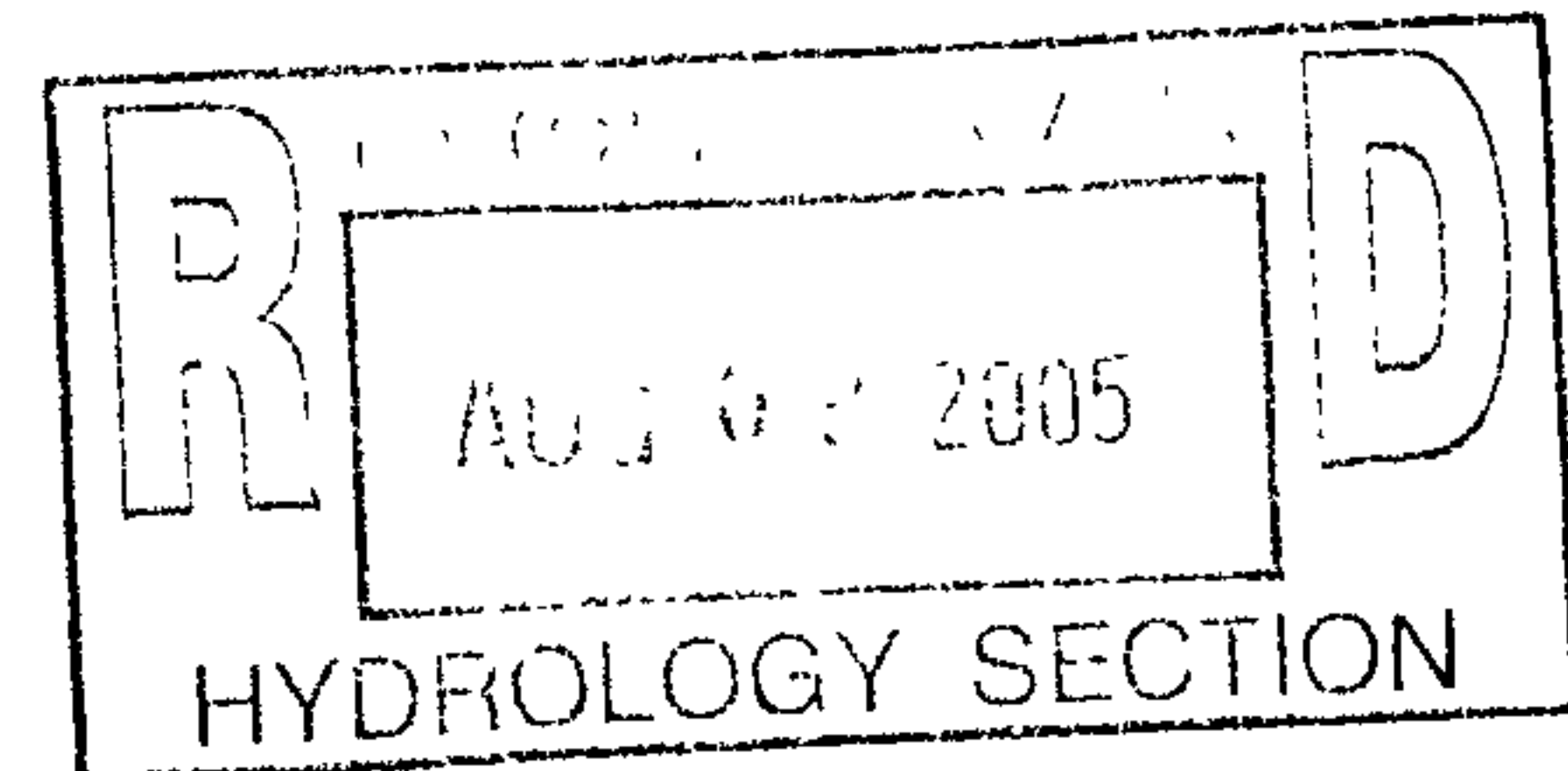
## GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

August 9, 2005

Roger Green, Section Head  
Utility Development  
City of Albuquerque

Richard Dourte, City Engineer  
Development & Building Services  
City of Albuquerque



Re: DRB Project #1003634, SIA Project# 748581  
Infrastructure List reconsideration

Dear Mssrs. Green and Dourte,

As you know I represent the Greater Albuquerque Habitat for Humanity on a pro bono basis. I have been working with them on the four townhouses located at Cromwell and High SE. On September 8, 2004, the DRB approved a preliminary plat and infrastructure list. The final Plat of Lots 4-A, 5-A, 6-A and 6-B, Block 12 Eastern Addition (04-DRB-01297) was recorded on 12/01/04 in Bk 2004C Pg 369. We subsequently attempted to VACATE High Street adjacent to these parcels, but withdrew that request after substantial neighborhood opposition.

The SIA dated October 18, 2004 expired on July 31, 2005. We are in the process of requesting an extension thereto, and think that this is an opportune time to modify the infrastructure list. It is obvious that although High St. remains as public right-of-way, it will likely never be needed as a public street. Wilford Gallegos agreed to delete the street improvements for High St from the infrastructure list, with the addition of a cul-de-sac with curb and gutter, sidewalks and returns to High St. Roger Green previously agreed (07/25/05) to delete the 8" sewer line in High St.

The purpose of this letter is to formally request your reconsideration of the deletion of the 6" water in High St, from Cromwell to N. property line, from the infrastructure list. We understand that there is a 6" water line in Cromwell and a 6" line in Pacific, and that City policy calls for those lines to be looped to provide redundant service. We recognize the authority of the City to request this line. However, the continued requirement of a 6" water line from Cromwell to the North property line will not accomplish that goal.





DRB  
PUBLIC  
HEARING  
SIGN  
IN  
SHEETS

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003634 AGENDA#: 5 DATE: 6.1.05

1. Name: Piana Dawn-Jones Address: 1108 Edith SE Zip: 87102

2. Name: Bill Kraemer Address: GARCIA Kraemer Assoc 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: \_\_\_\_\_

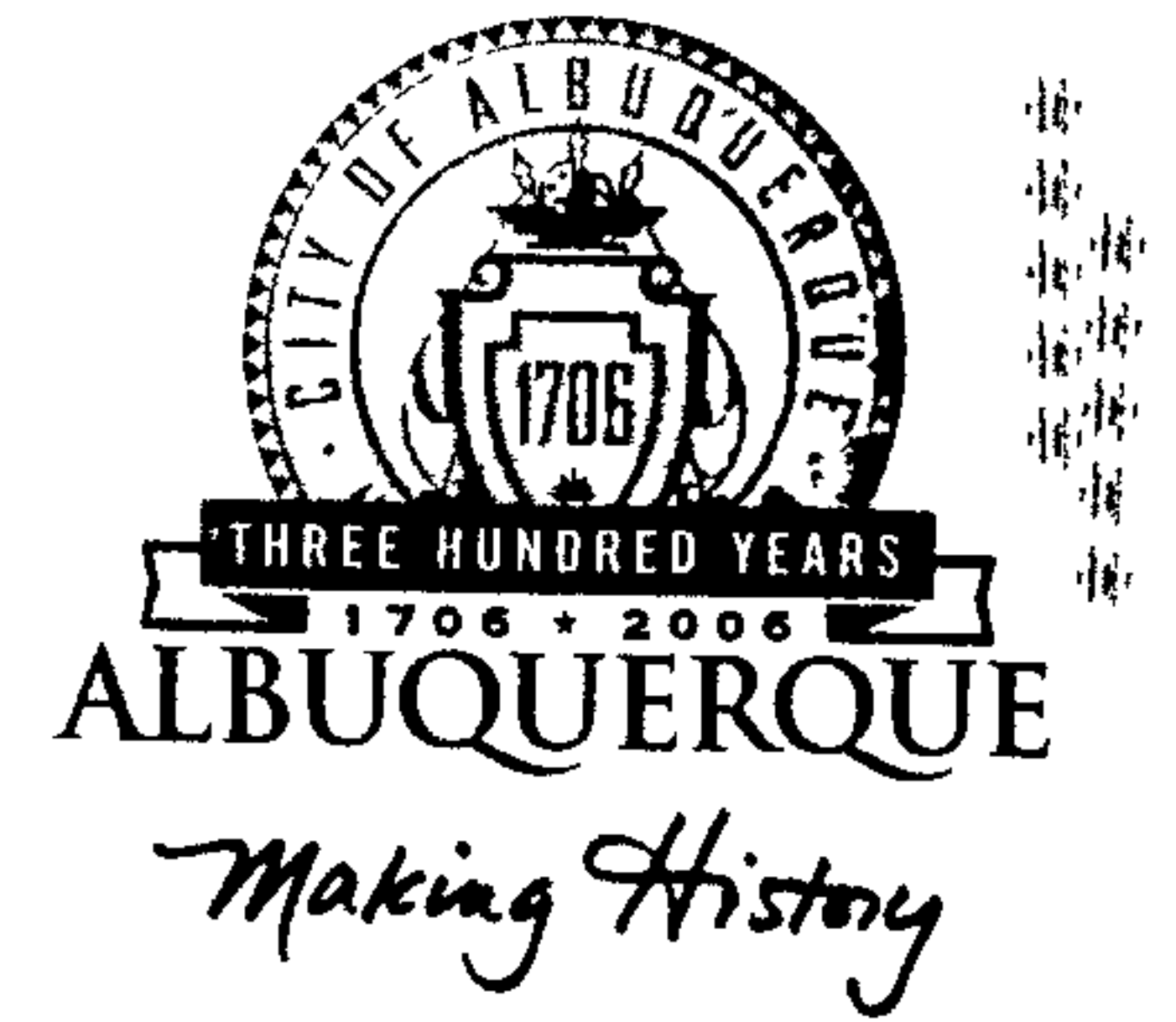
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003634**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** June 1, 2005



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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 11, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 1:10 P.M.

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

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

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



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

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

05DRB-00649 Minor-SiteDev Plan  
Subd/EPC

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

3. **Project # 1003364**  
05DRB-00656 Major-Vacation of  
Public Easements  
05DRB-00657 Minor-Vacation of  
Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES  
INC request(s) the above action(s) for all or a portion  
of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE  
ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED  
USES, located on LOUISIANA BLVD NE, between  
PASEO DEL NORTE NE and HOLLY AVE NE  
containing approximately 3 acre(s). [REF:  
04DRB01409] (C-19) **THE VACATIONS WERE  
APPROVED AS SHOWN ON EXHIBIT B IN THE  
PLANNING FILE.**

4. **Project # 1004138**  
05DRB-00658 Major-Vacation of  
Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL  
CENTER CORPORATION request(s) the above  
action(s) for all or a portion of Tract(s) 5D-1,  
**JOURNAL CENTER**, zoned IP, located on  
JEFFERSON ST NE, between TIBURON AVE NE  
and SUN AVE NE containing approximately 7 acre(s).  
(D-17) **THE VACATION WAS APPROVED AS  
SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003655**  
05DRB-00661 Major-Vacation of  
Public Easements  
05DRB-00660 Major-Vacation of Pub  
Right-of-Way  
05DRB-00659 Major-Preliminary Plat  
Approval  
05DRB-00663 Minor-Temp Defer  
SDWK  
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s)  
the above action(s) for all or a portion of Lot(s) 15, 16,  
17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH  
ALBUQUERQUE ACRES, UNIT 3, (to be known as  
**LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D,  
located on WYOMING NE, between EAGLE ROCK  
NE and MODESTO NE containing approximately 3  
acre(s). [REF: 04DRB01373] [*Deferred from 5/11/05*]  
(C-19) **DEFERRED AT THE AGENT'S REQUEST TO  
5/18/05.**



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

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

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

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

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



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

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

11. **Project # 1002865**  
05DRB-00712 Minor-SiteDev Plan  
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) 10-A, JOURNAL CENTER, PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.

- 05DRB-00711 Minor-SiteDev Plan  
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) 10-B, JOURNAL CENTER, PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, ALIGNMENT OF DRIVES AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.

12. **Project # 1003212**  
05DRB-00729 Minor-SiteDev Plan  
BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, BROWNEWELL & LAILS HIGHLAND ADDITION, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] [Russell Brito, EPC Case Planner for Debbie Stover] [Deferred from 5/11/05] (K-15) DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 1:10 P.M.



DRB  
PUBLIC  
HEARING  
SIGN  
IN  
SHEETS

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003634 AGENDA#: 9 DATE: 5.11.05

✓ 1. Name: Diana Dorn-John Address: 1108 Edin<sup>SE</sup> Zip: 87102

✓ 2. Name: Bill Kraemer Address: 200 Thomas, NW 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: \_\_\_\_\_

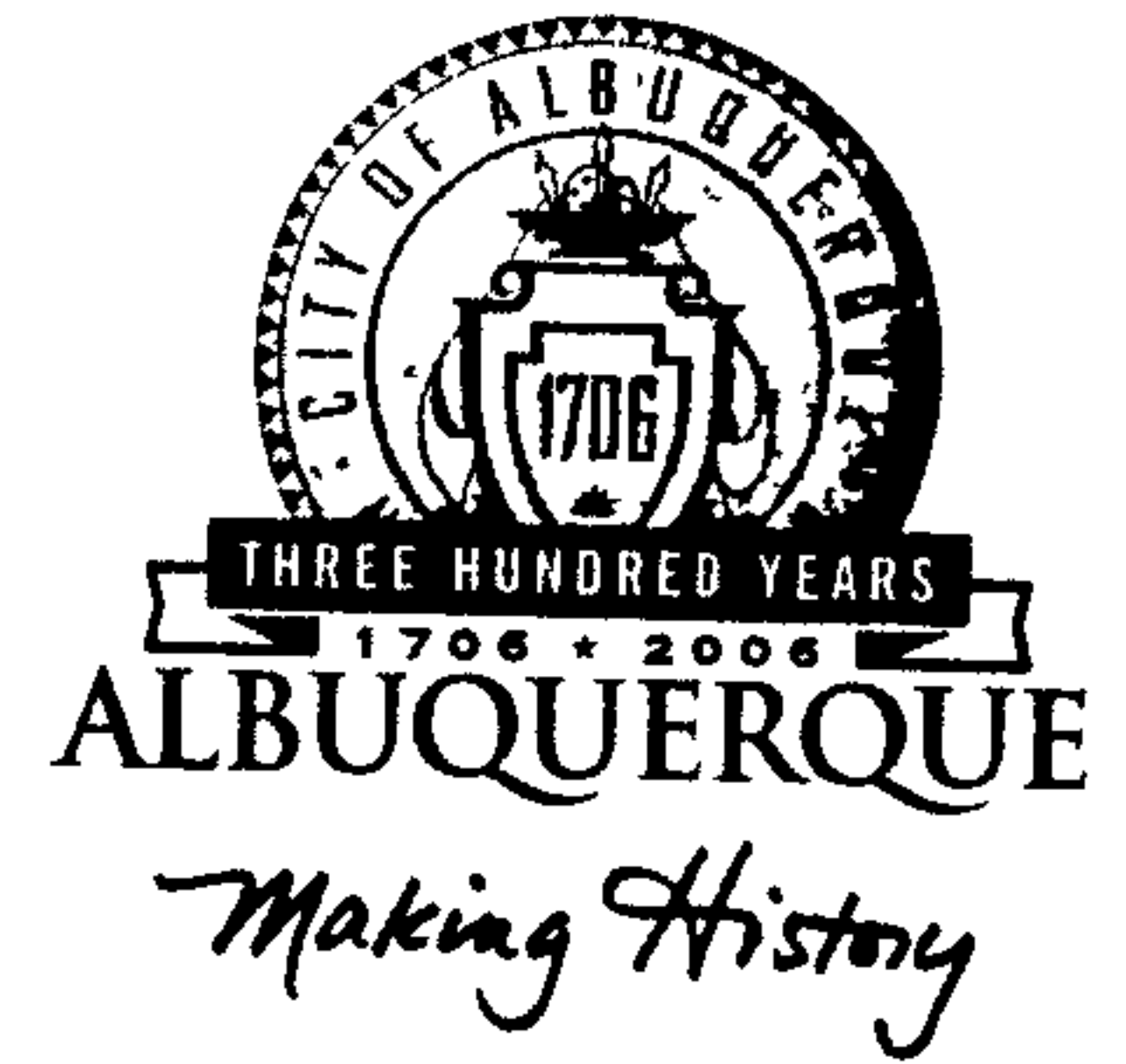
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003634

AGENDA ITEM NO: 9

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: May 11, 2005

6-1-05





11  
11  
11  
11

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

APRIL 13, 2005

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

Adjourned: 12:12 P.M.

- A. Call to Order: 9:00 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 # 1002315**  
05DRB-00477 Major-One Year SIA  
BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3**, zoned SU-2 HD/R-R, located on Foothills Trail NE, between WilderNESS Trail NE and High Desert PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003011**  
05DRB-00439 Major-Vacation of Pub  
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] [Deferred from 4/13/05] (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**
  
3. **Project # 1003236**  
05DRB-00452 Major-Vacation of  
Public Easements  
05DRB-00454 Major-Preliminary Plat  
Approval  
05DRB-00453 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as VILLA DE LA CHAMISA, UNIT 2, zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] [Deferred from 4/13/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**
  
4. **Project # 1004022**  
05DRB-00428 Major-Vacation of Pub  
Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



5. **Project # 1001273**  
05DRB-00478 Major-Amnd 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 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

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

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

7. **Project # 1000163**  
05DRB-00554 Minor-SiteDev Plan  
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, **LA CUEVA VILLAGE**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002371**  
05DRB-00560 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

9. **Project # 1003919**  
05DRB-00558 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) A1, **PARADISE SKIES, UNIT 5**, zoned SU-1/R-T, located on SAGITTARIUS AVE NW, between ROCKCLIFF CT NW and CASSIOPEIA ST NW containing approximately 5 acre(s). [REF: Z-97-143, DRB-97-142, 05EPC00179] **[Stephanie Shumsky, EPC Case Planner]** (A-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT BECAUSE THEY NEED CITY STANDARD DRAWING NUMBERS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.**



10. **Project # 1000560**  
05DRB-00546 Minor-Amnd SiteDev Plan  
Subdivision

PRECISION SURVEYS, INC agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B and 1A-2-A-3, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between PASEO DEL NORTE NE and JEFFERSON ST NE containing approximately 6 acre(s). (D-17) **AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 05DRB-00527 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). *[Deferred from 4/6/05]* (D-17) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002590**  
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **REDIVISION OF LANDS OF BRACKSON A. COURSON**, zoned RD, located on 64<sup>TH</sup> ST NW, between MILNE RD NW and TIERRA PRIETTA NW containing approximately 4 acre(s). (F-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001946**  
05DRB-00557 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME CENTERS-TARGET CORP request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1 AND A-1-E-1, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 13 acre(s). [REF: 04DRB01176, 04DRB01177, 04DRB01178, 05DRB00492, 05EPC00176] (D-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE.**

13. **Project # 1004092**  
05DRB-00562 Minor-Prelim&Final Plat  
Approval
- RIO GRANDE ENGINEERING agent(s) for DAVID SOULE & DEBBIE ROCHEFORD request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 15, **MESA VERDE ADDITION**, zoned R-2, located on TENNESSEE NW, between CHICO NW and COPPER NW containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
14. **Project # 1004088**  
05DRB-00555 Minor-Prelim&Final Plat  
Approval
- BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5 and 6, **NELSON SUBDIVISION**, zoned C-3, located west of 4<sup>TH</sup> ST NW and MONTANO NW and containing approximately 1 acre(s). (F-14) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
15. **Project # 1004089**  
05DRB-00556 Minor-Prelim&Final Plat  
Approval
- WILKS CO agent(s) for CHESTER BURSON request(s) the above action(s) for all or a portion of Lot(s) A, B and C, **RALPH L DAY ADDITION**, zoned C-2, located on 2<sup>ND</sup> STREET NW, between PLACITAS RD NW and VINEYARD NW containing approximately 2 acre(s).[REF: ZA-93-280] (F-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF SIDEWALK EASEMENT REQUIREMENTS.**



16. **Project # 1002743**  
04DRB-00927 Minor-Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] [*Final Plat Indef Deferred for SIA*] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1004090**  
05DRB-00559 Minor-Prelim&Final Plat  
Approval

BRASHER & LORENZ INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D, located on WYOMING BLVD NE, between CORONA AVE NE and ANAHEIM AVE NE containing approximately 2 acre(s). (C-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

18. **Project # 1001090**  
05DRB-00563 Major-Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for NEWMAN HOMES INC (PAUL NEWMAN) request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 & 32, Block(s) 4, Tract(s) 3, **TIERRA MORENA SUBDIVISION, UNIT 3**, zoned SU-2 FOR 0-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: 01DRB00908, 01DRB00909, 04DRB00863, 04DRB00864, 04DRB00863, 04DRB00864] (C-20) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004093**  
05DRB-00564 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for MICHAEL & SUSAN MORSE request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 51, **TERRACE ADDITION**, zoned SU-2 DR, located on GOLD AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: Z-78-6, ZA-76-69] (K-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

20. **Project # 1001409**  
05DRB-00531 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] [*Deferred from 4/6/05 & 4/13/05*] (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

21. **Project # 1003628**  
05DRB-00386 Minor-Prelim&Final Plat  
Approval

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2**, zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] [*Deferred from 3/16/05*] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FEE SIMPLE LANGUAGE.**



22. **Project # 1001778**  
05DRB-00392 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS**, zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] [*Indef. Deferred on 3/16/05*] (H-22) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003781**  
04DRB-01768 Minor-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). [*Indefinitely deferred for the SIA*] (H-15) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD. AGENT NEEDS AMAFCA'S SIGNATURE PRIOR TO RECORDING.**

24. **Project # 1004061**  
05DRB-00499 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). [*Deferred from 3/30/05 & 4/13/05*] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

**THERE ARE NO SKETCH PLATS THIS WEEK**

25. Approval of the Development Review Board Minutes for March 30, 2005. **DRB MINUTES FOR MARCH 30, 2005 WERE APPROVED.**

ADJOURNED: 12:12 p.m.

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003634 AGENDA#: 6 DATE: 4.13.05

1. Name: Diana Dorn-Jones Address: 1108 Edith S.E Zip: 87102
2. Name: Bill Kraemer Address: GARCIA KRAEMER ASSOC Zip: \_\_\_\_\_
3. Name: Michael Holten Address: Solid Waste Dept. 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: \_\_\_\_\_



#1003634 4/13/05

Diana Dorn-Jones

5/14/05

- 50. Broadway N.A.
- Supports Habitat, presented to N.A.
- Concerned about access on Cromwell + Pacific - SWMP
- NMTD - <sup>main R/W to strengthen</sup> ~~1-25~~
- <sup>make</sup> Redevelop Area - <sup>N.A.</sup> not happy w/ design - not same as before + not compatible w/ neighborhood. Not compatible w/ design guidelines in 5. Broadway.

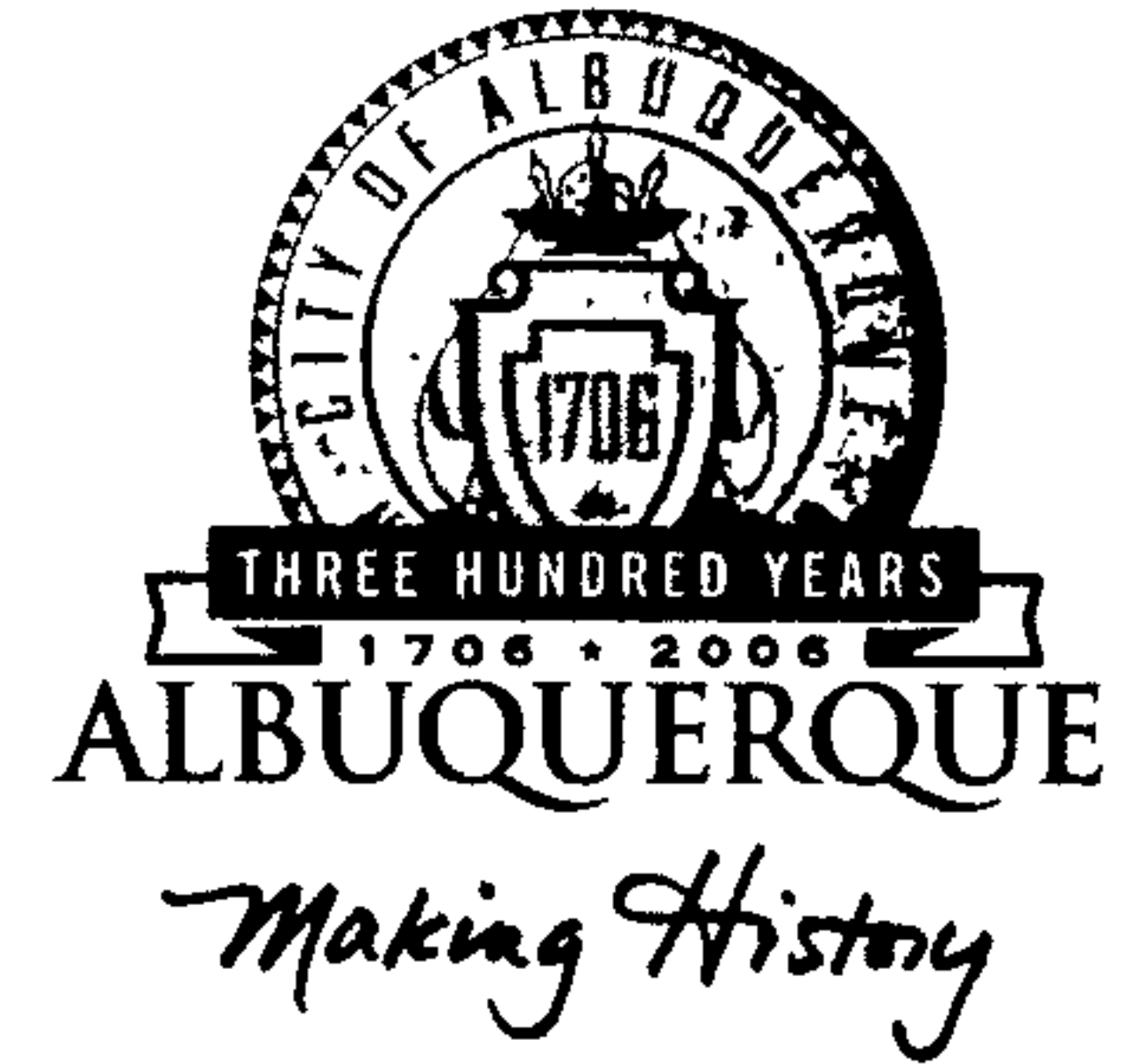
B. Kraemer

- B. Kraemer - compatibility main issue
- High St - dirt road now.
  - NMTD - has right to <sup>keep</sup> ~~use~~ 1/2 of High St.

M. Holton -

unable to determine accessibility until see site plan. maybe a problem

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003634**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

**RESOLUTION:** .

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

5-11-05

www.cabq.gov

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

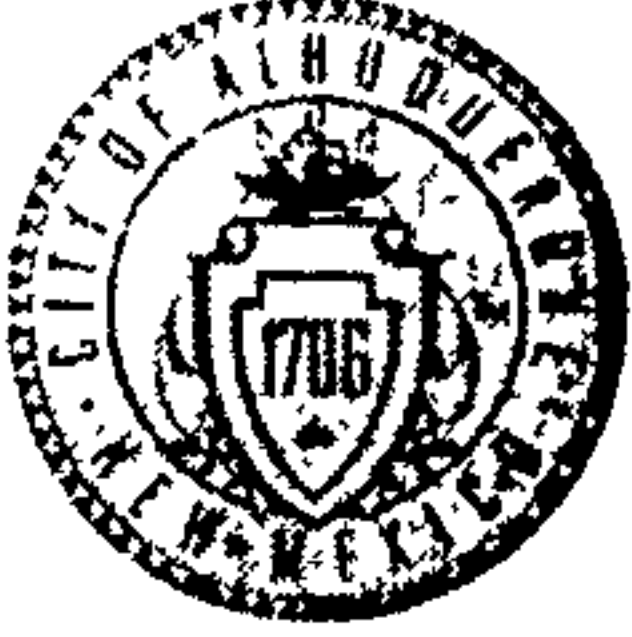
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

**DATE:** April 13, 2005





11  
11  
11  
11

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 6, 2005 9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:30 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 # 1001085**  
05DRB-00402 Major-Two Year SIA  
ANTHONY E DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and AMAFCA ROW/I-40 containing approximately 10 acre(s).[REF: 01DRB00261, 03DRB00372] (J-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1000296**  
05DRB-00406 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1, **OXBOW VILLAGE**, zoned SU-3, located on NORTHERN AVE NW, between OXBOW VILLAGE LN NW and VISTA GRANDE DR NW containing approximately 1 acre(s). [REF: 02DRB02808] (G-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1000692**  
05DRB-00407 Major-SiteDev Plan  
BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). [Deferred from 4/6/05] (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1003384**  
05DRB-00380 Major-Vacation of Public  
Easements

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO. LLC request(s) the above action(s) for Tract(s) MM-1-A and MM-1-B, **SEVEN BAR RANCH**, zoned C-2 (SC), located on Seven Bar Loop Rd NW between Cottonwood DR NW and Old Airport Ave NW containing approximately 7 acre(s). [REF: 04DRB-01874, 04EPC-01035] (B-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

~~5. **Project # 1003634**~~  
05DRB-00409 Major-Vacation of Pub Right-of-  
Way

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



6. **Project # 1004010**  
05DRB-00404 Major-Vacation of Public Easements

MARK & MICHELLE GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C & A-1-D, **LANDS OF ROBERT N GARCIA**, zoned RA-2, located on DON ONOFRE TRAIL NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF: [DRB-94-022] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **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 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002636**  
05DRB-00373 Major-Vacation of Public Easements  
05DRB-00372 Minor-Prelim&Final Plat Approval  
05DRB-00374 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] [Deferred from 3/30/05] (H-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: UTILITY DEVELOPMENT NEEDS TO RECEIVE A RECORDED COPY OF RELEASE OF EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

- Project # 1002636**  
05DRB-00371 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [Deferred from 3/16/05 & 3/30/05] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND UTILITIES, PROJECT DEPENDS ON INFRASTRUCTURE BEING INSTALLED WITH LOTS 24A-D. UTILITIES CANNOT SIGN PLAT UNTIL AFTER PLAT FOR 24A-D.**

8

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

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

9. **Project # 1001932**  
05DRB-00523 Minor-SiteDev Plan  
BldPermit/EPC
- CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, **(to be known as GUARDIAN SELF STORAGE)** zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] **[David Stallworth, EPC Case Planner]** *[Deferred from 4/6/05]* (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

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

10. **Project # 1004074**  
05DRB-00524 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JAKE TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 19, **ROSSITER ADDITION**, zoned R-2, located on 10<sup>TH</sup> ST NW, between BELLROSE AVE NW and 11<sup>TH</sup> STREET NW containing approximately 1 acre(s). (G-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
11. **Project # 1003865**  
05DRB-00521 Minor-Prelim&Final Plat  
Approval
- FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] (C-18) **THE ABOVE REQUEST WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**



12. **Project # 1000560**  
05DRB-00527 Minor-Prelim&Final Plat  
Approval
- PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). [Deferred from 4/6/05] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
13. **Project # 1001409**  
05DRB-00531 Minor-Prelim&Final Plat  
Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] [Deferred from 4/6/05] (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
14. **Project # 1003554**  
05DRB-00530 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS, (to be known as CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] [Deferred from 4/6/05] (L-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**
15. **Project # 1003971**  
05DRB-00506 Minor- Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING, INC agent(s) for LUBRICAR INC. request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H. MOTT ADDITION**, zoned C-2, located on 4<sup>TH</sup> STREET NW, between GENE AVE NW and GAVILAN PLACE NW containing approximately 1 acre(s). [REF: 05DRB-00293] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003989**  
05DRB-00507 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, B & R ADDITION, zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project # 1003668**  
04DRB-01414 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04] [The final plat was indefinitely deferred for the SIA]* (C-20) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1003247**  
05DRB-00498 Minor-Prelim&Final Plat  
Approval

LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL**, zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: REEVALUATE HE NEED FOR THE 25-FOOT PRIVATE ACCESS EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



19. **Project # 1002629**  
05DRB-00497 Minor-Prelim&Final Plat  
Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION, (to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION, zoned SU-2 FOR RT, located on CANDELARIA NW, between 10<sup>TH</sup> STREET NW and 7<sup>TH</sup> STREET NW containing approximately 1 acre(s). [REF: 03DRB00683, 03DRB02124] [Deferred from 3/30/05] (G-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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

20. **Project # 1004076**  
05DRB-00526 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for ROY SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 11 THRU 14, Block(s) 23, **THOMAS ADDITION**, zoned R-LT residential zone, located on HILTON AVE NE and HENDRIX RD NE and containing approximately 1 acre(s). (G-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003828**  
05DRB-00520 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, **MRGCD MAP #34**, zoned R-1, located on CANDELARIA RD NW, between 12<sup>TH</sup> ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01904] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002457**  
05DRB-00529 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS**) zoned SU-1 PRD, located on MONTGOMERY BLVD NE, between TRAMWAY NE and SPANISH BIT NE containing approximately 3 acre(s). [REF: ZA-73-89, ZA-74-187] (G-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004075**  
05DRB-00525 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO AND NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 000 acre(s). (P-21 THRU P-22, S-14 THRU S-22, N-21, N-22, S-12, T-12, Q-15 THRU Q-22, T-14 THRU T-22, R-14 THRU R-22, U-14 THRU U-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 23, 2005. **THE DRB MINUTES FOR MARCH 23, 2005 WERE APPROVED BY THE BOARD**

ADJOURNED: 11:30 A.M.

Refer 4/13/05

DRB  
PUBLIC  
HEARING

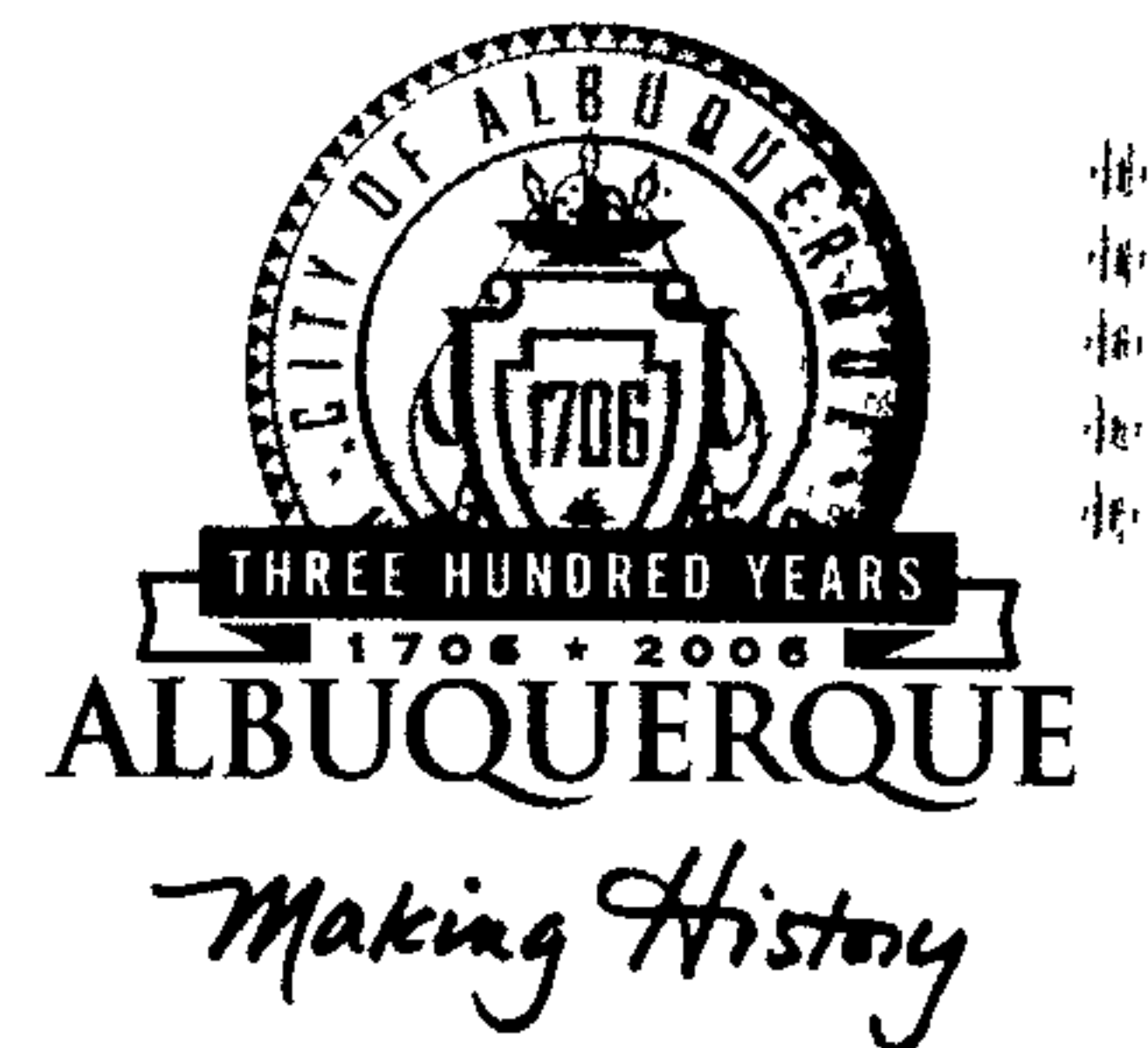
### DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003634 AGENDA#: 5 DATE: 4.6.05

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



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003634**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

APP:(x)

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED 4-13-05 X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** April 6, 2005



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 6, 2005

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

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] (K-14)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to South Broadway NA "R".
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.

Transportation Development

Applicant needs to show that the remainder of High Street to the north can remain and function as a stub street (no longer than 150'). Otherwise, a cul-de-sac will need to be provided or the action will need to include this section with replatting occurring for the parcels to the north. Infrastructure will be required as part of the replat.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request.

Planning Department

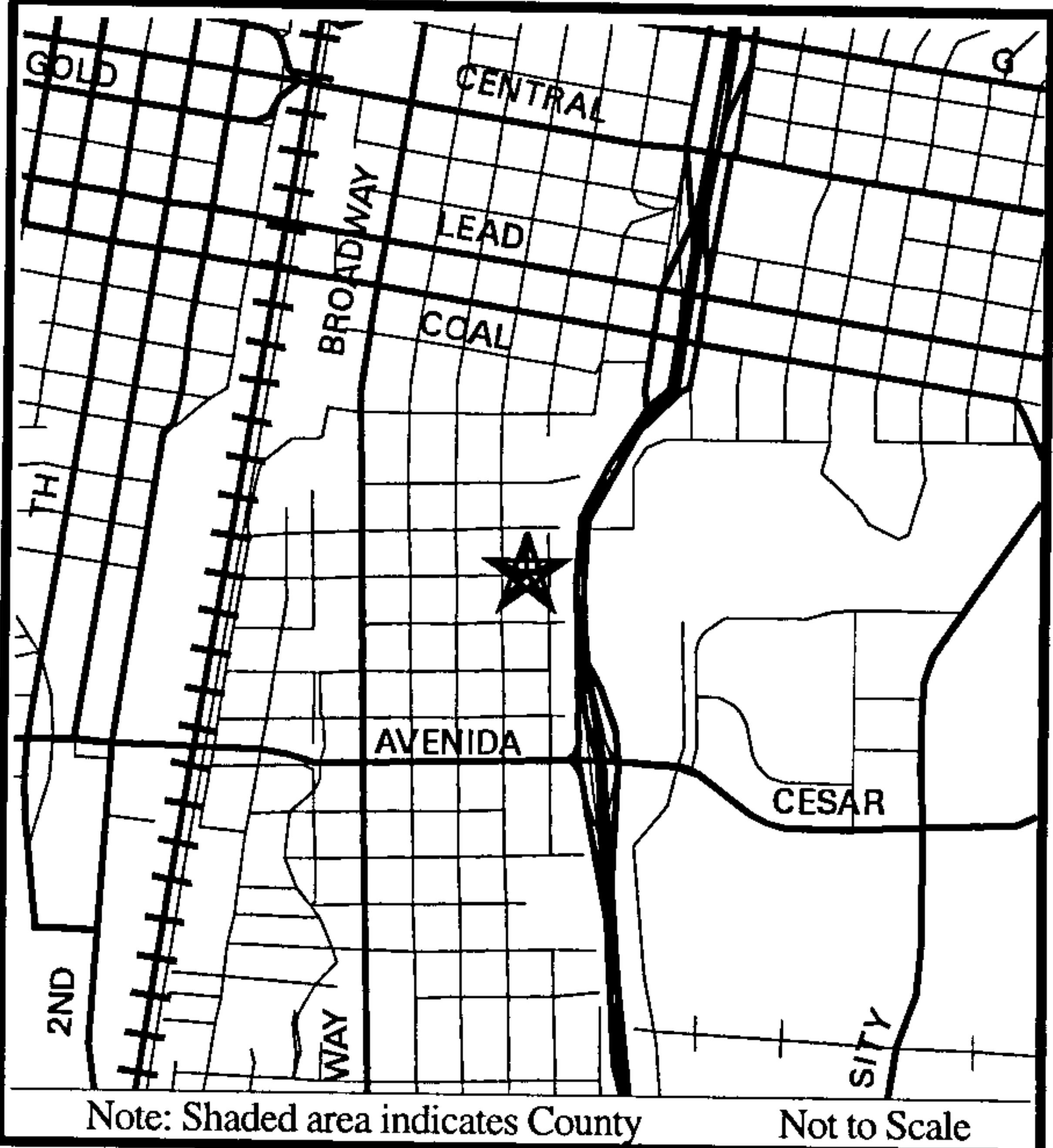
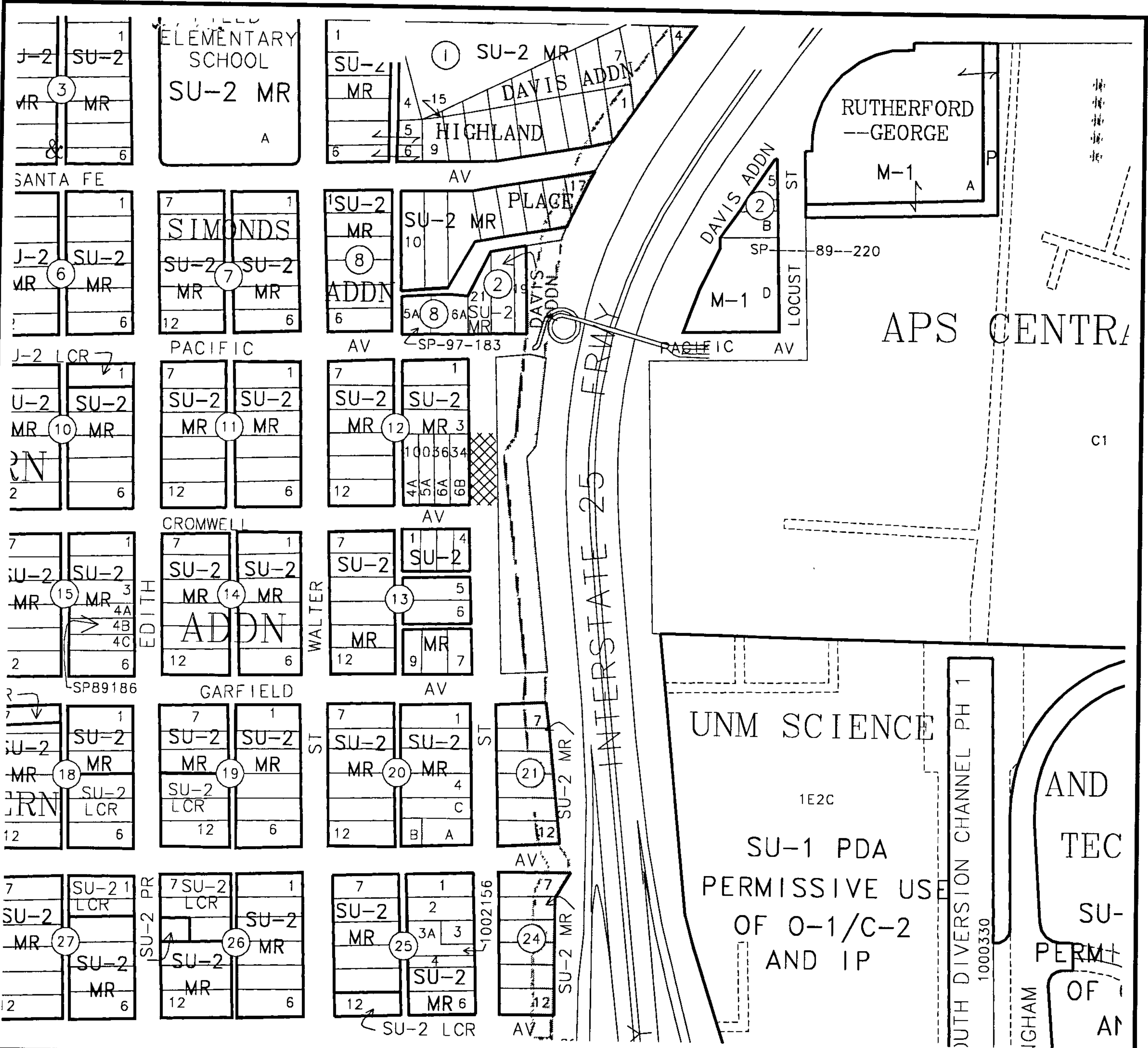
No objection to the vacation. Defer to Transportation. Applicant has one year from the vacation approval date to file the plat completing the vacation.

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

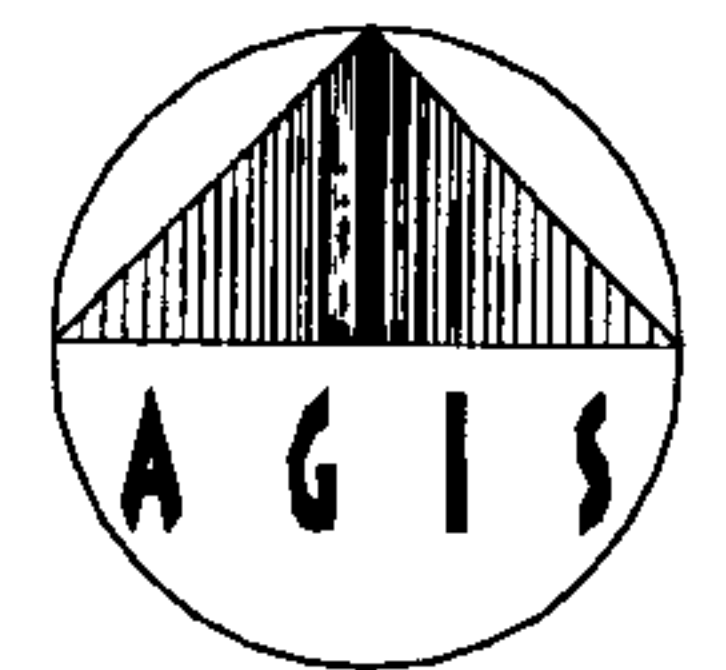
cc: Greater Albuquerque Habitat for Humanity, 4520 Montgomery Blvd NE,  
87109

Garcia/Kraemer & Associates, 200 Lomas Blvd NW, Suite 1111, 87102





**ZONING MAP**



Scale 1" = 308'

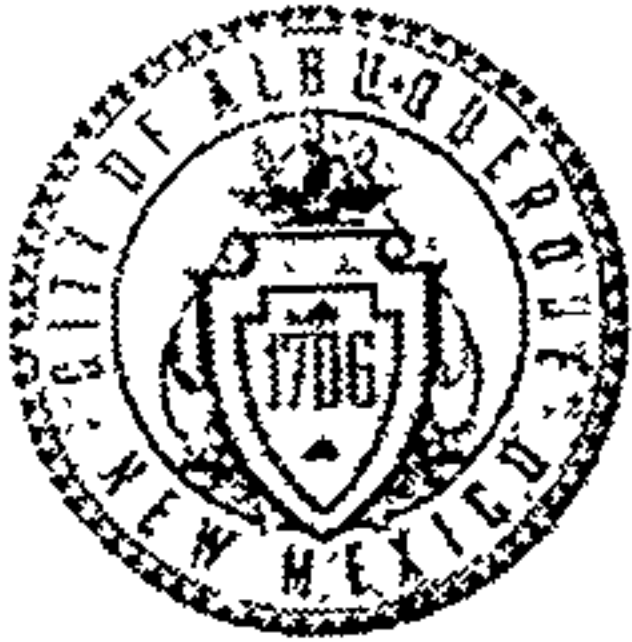
PROJECT NO.  
1003634

HEARING DATE  
4-6-05

MAP NO.  
K-14

ADDITIONAL CASE NUMBER(S)  
05DRB-00409

Note: Shaded area indicates County Not to Scale



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 6, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1001085**

05DRB-00402 Major-Two Year SIA

ANTHONY E DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and AMAFCA ROW/I-40 containing approximately 10 acre(s). [REF: 01DRB00261, 03DRB00372] (J-10)

**Project # 1000296**

05DRB-00406 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1, **OXBOW VILLAGE**, zoned SU-3, located on NORTHERN AVE NW, between OXBOW VILLAGE LN NW and VISTA GRANDE DR NW containing approximately 1 acre(s). [REF: 02DRB02808] (G-11)

**Project # 1000692**

05DRB-00407 Major-SiteDev Plan BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). (E-19)

**Project # 1003384**

05DRB-00380 Major-Vacation of Public Easements

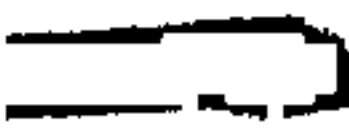
TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO. LLC request(s) the above action(s) for Tract(s) MM-1-A and MM-1-B, **SEVEN BAR RANCH**, zoned C-2 (SC), located on Seven Bar Loop Rd NW between Cottonwood DR NW and Old Airport Ave NW containing approximately 7 acre(s). [REF: 04DRB-01874, 04EPC-01035] (B-14)

**SEE PAGE 2 . . .**



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 2

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

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] (K-14)

**Project # 1004010**  
05DRB-00404 Major-Vacation of Public  
Easements

MARK & MICHELLE GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C & A-1-D, **LANDS OF ROBERT N GARCIA**, zoned RA-2, located on DON ONOFRE TRAIL NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF:[DRB-94-022] (F-13)

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

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 21, 2005.**



**FYI**

**NOTIFICATION OF HEARING for the DEVELOPMENT  
REVIEW BOARD**

March 21, 2005

**TO:** Susan Dixon & Jessica Rodelas, South Broadway Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one (1) acre(s): Major Vacation of Public Right-of-Way for vacating High Street SE, north of Cromwell SE.**

*Proposed by:* Garcia Kraemer and Associates at 242-5566  
*Agent for:* Greater Albuquerque Habitat for Humanity

*For property located:* On or near High Street SE between Cromwell SE and Pacific SE.

*The case number(s) assigned is:* 05DRB-00409, Project # 1003634. \_\_\_\_\_

City Planning accepted application for this request on March 11, 2005.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, April 6, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST

11  
11  
11  
11

**Meeting Date:** APRIL 6, 2005  
**Zone Atlas Page:** K-14-Z  
**Notification Radius:** 100 Ft.

**Project# 1003634**  
**App# 05DRB-00409**

**Cross Reference and Location:**

**Applicant:** GREATER ALBUQUERQUE HABITAT FOR HUMANITY  
**Address:** 4520 MONTGOMERY BLVD NE  
ALBUQUERQUE NM 87109

**Agent:** GARCIA / KRAEMER & ASSOCIATES  
**Address:** 200 LOMAS BLVD NW, STE# 1111  
ALBUQUERQUE NM 87102

**Special Instructions:**

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

**Date Mailed:** MARCH 18, 2005

**Signature:** KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-14	1014057	480-030	414-02	✓ mp 1014057
		479-035	03	✓ mp 465-019
		480-040	04	✓ mp 465-013
		479-044	05	✓ mp 1015057 465-008
		478-049	06	✓ mp 119-0201
		488-053	07	✓ mp 301
		477-052	08	✓
		468-052	09	✓
		461-053	10	✓
		463-049	11	✓
		465-045	12	✓
		465-040	13	✓
		465-036	14	✓
		465-030	01	✓
		474-009	407-11	✓
		484-017	07	✓
		481-016	08	✓
		478-016	09	✓
		475-016	10	✓





<mainframe@coa1mp3.  
cabq.gov>  
03/17/2005 10:59 AM

To:  
cc:  
cc:  
Subject:

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44  
44  
44

1	R E C O R D S   W I T H   L A B E L S	PAGE
1		
01014057	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101405748003041402	LEGAL: 006 012E ASTERN ADD	
LAND USE:		
	PROPERTY ADDR: 00000 HIGH	
	OWNER NAME: GREIG JAMES	
	OWNER ADDR: PO BOX 1600	
BERNALILLO NM	87004	
0101405747903541403	LEGAL: 005 012E ASTERN ADD	
LAND USE:		
	PROPERTY ADDR: 00000 HIGH	
	OWNER NAME: GREIG JAMES	
	OWNER ADDR: PO BOX 1600	
BERNALILLO NM	87004	
0101405748004041404	LEGAL: 004 012E ASTERN ADD	
LAND USE:		
	PROPERTY ADDR: 00000 HIGH	
	OWNER NAME: GREIG JAMES	
	OWNER ADDR: PO BOX 1600	
BERNALILLO NM	87004	
0101405747904441405	LEGAL: 003 012E ASTERN ADD	
LAND USE:		
	PROPERTY ADDR: 00000 HIGH	
	OWNER NAME: TYREE BRIAN E & THOMAS TYREE	
	OWNER ADDR: 04921 ROYENE	NE
ALBUQUERQUE NM	87110	
0101405747804941406	LEGAL: 002 012E ASTERN ADD EXC NLY 10.65' OF WLY 60'	
LAND USE:		
	PROPERTY ADDR: 00000 HIGH	
	OWNER NAME: TYREE BRIAN E & THOMAS TYREE	
	OWNER ADDR: 04921 ROYENE	NE
ALBUQUERQUE NM	87110	
0101405748305341407	LEGAL: 001 012E ASTERN ADD E 82 FT	
LAND USE:		
	PROPERTY ADDR: 00000 HIGH	
	OWNER NAME: TYREE BRIAN E & THOMAS TYREE	
	OWNER ADDR: 04921 ROYENE	NE
ALBUQUERQUE NM	87110	
0101405747705241408	LEGAL: W 60 FT OF LOT 1 & NLY 10.65 FT OF WLY 60 FT OF	
LO LAND USE:		
	PROPERTY ADDR: 00000 PACIFIC	
	OWNER NAME: RIOS FIDEL & FRANCISCA	
	OWNER ADDR: 00612 PACIFIC	AV SE
ALBUQUERQUE NM	87102	
0101405746805241409	LEGAL: 007 012E ASTERN ADD E60 OF 7XN 20FT OF E60FT LT	
8 LAND USE:		
	PROPERTY ADDR: 00000 PACIFIC	
	OWNER NAME: FUENTES JEROME	
	OWNER ADDR: 00608 PACIFIC	AV SE
ALBUQUERQUE NM	87102	







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# "Attachment A"

3/11/05

WILLIAM KRAEMER, GARCIA/KRAEMER & ASSOC.

200 LOMAS NW / 87102

PHONE: 242-5566 FAX: 242-9028

ZONE MAP: K-14

South Broadway NA ®

Susan Dixon

1213 Edith SE / 87102 242-4013 (h)

Jessica Rodelas

1719 Walter SE / 87102 261-7085 (h)

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

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

**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

March 11, 2005

Susan Dixon  
1213 Edith SE  
Albuquerque, New Mexico 87102

Jessica Rodelas  
1719 Walter SE  
Albuquerque, New Mexico 87102

RE: Request to Vacate High Street, north of Cromwell SE

Dear Neighborhood Representatives:

The purpose of this letter is to notify you that we are filing a request to VACATE the sixty foot (60') right of way of High Street SE a distance of one hundred fifty feet (150') north of Cromwell. This street has been platted for years but has never been used or improved, in large part because it abuts Interstate 25. The applicant is the Greater Albuquerque Habitat for Humanity, a New Mexico non-profit corporation.

Habitat acquired the lots on the north side of Cromwell where they have already built two residences for qualified homeowners. They would like to have the city vacate the High St. r-o-w, so that they can acquire it to build two additional residences (for a total of six at this location).

This matter and the amended zoning request will be heard by the Development Review Board (DRB) at a public hearing to insure that no one rights are abridged by the vacation of unnecessary right of way. If you have any questions or concerns, please call.

Sincerely,

  
WILLIAM L. KRAEMER

Project# 1003634

Greater Albuquerque Habitat For Humanity  
4520 Montgomery Blvd NE  
Albuquerque NM 87109

JESSICA RODELAS  
South Broadway Neigh. Assoc.  
1719 WALTER SE  
ALBUQUERQUE NM 87102

101405747705241408

RIOS FIDEL & FRANCISCA  
612 PACIFIC AV SE  
ALBUQUERQUE NM 87102

101405746304941411

GALLEGOS MARY R &  
906 WALTER SE  
ALBUQUERQUE NM 87102

101405746503641414

GULIFORD LAWRENCE A  
918 WALTER ST SE  
ALBUQUERQUE NM 87102

101405748401740707

VENEGAS FELIPE & ELVIRA  
718 CROMWELL AV SE  
ALBUQUERQUE NM 87102

101405747501640710

GARCIA BALTAZAR & PAMELA SUE  
712 CROMWELL AV SE  
ALBUQUERQUE NM 87102

101405746500840714

BANK OF NEW YORK TRUSTEE  
155 LAKE RD  
PASADENA CA 91101

GARCIA / KRAEMER & ASSOCIATES  
200 LOMAS BLVD NW, STE# 1111  
ALBUQUERQUE NM 87102

101405748003041402

GREIG JAMES  
PO BOX 1600  
BERNALILLO NM 87004

101405746805241409

FUENTES JEROME  
608 PACIFIC AV SE  
ALBUQUERQUE NM 87102

101405746504541412

SEDILLO NORMAN D & CLARA L  
1501 SAN LORENZO AV NW  
ALBUQUERQUE NM 87107

101405746503041401

MOBERLY D LEE  
PO BOX 72802  
ALBUQUERQUE NM 87195

101405748101640708

ARMIJO ESTHER T  
1112 8TH ST NW  
ALBUQUERQUE NM 87102

101405746501940712

SEDILLO ARMANDO E  
710 ARNO SE  
ALBUQUERQUE NM 87102

101505711906130145

ALBUQUERQUE PUBLIC SCHOOLS  
PO BOX 25704  
ALBUQUERQUE NM 87125

SUSAN DIXON  
South Broadway Neigh. Assoc.  
1213 EDITH BLVD SE  
ALBUQUERQUE NM 87102

101405747904441405

TYREE BRIAN E & THOMAS TYREE  
4921 ROYENE NE  
ALBUQUERQUE NM 87110

101405746105341410

PEREZ FERNANDO & MINERVA  
1301 WALTER ST SE  
ALBUQUERQUE NM 87102

101405746504041413

AYZE JOSEPH & MARY ALICE K  
914 WALTER ST SE  
ALBUQUERQUE NM 87102

101405747400940711

GOMEZ JAMIE & LETICIA  
1011 HIGH ST SE  
ALBUQUERQUE NM 87102

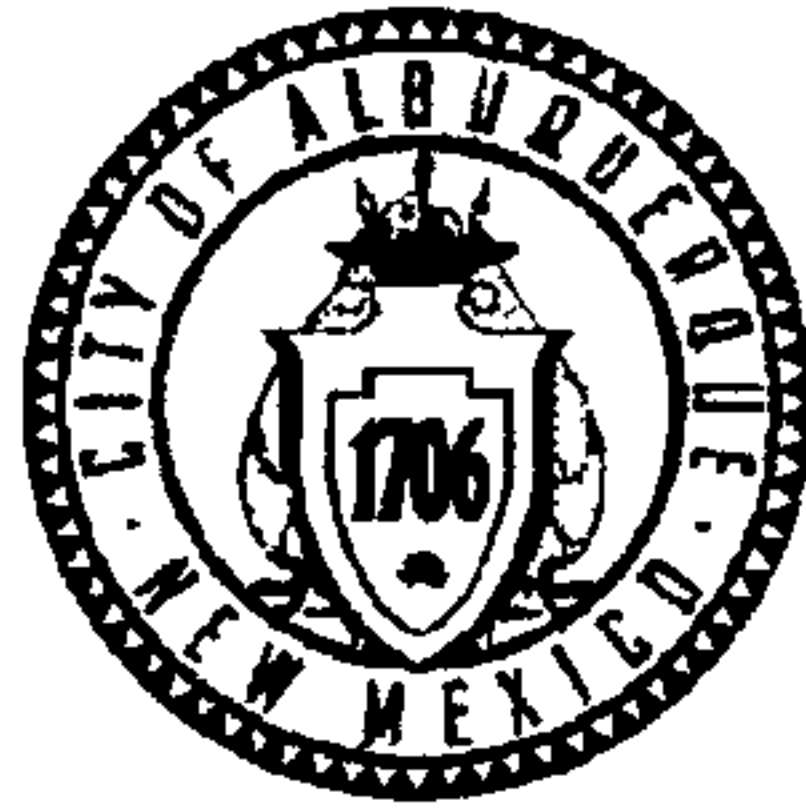
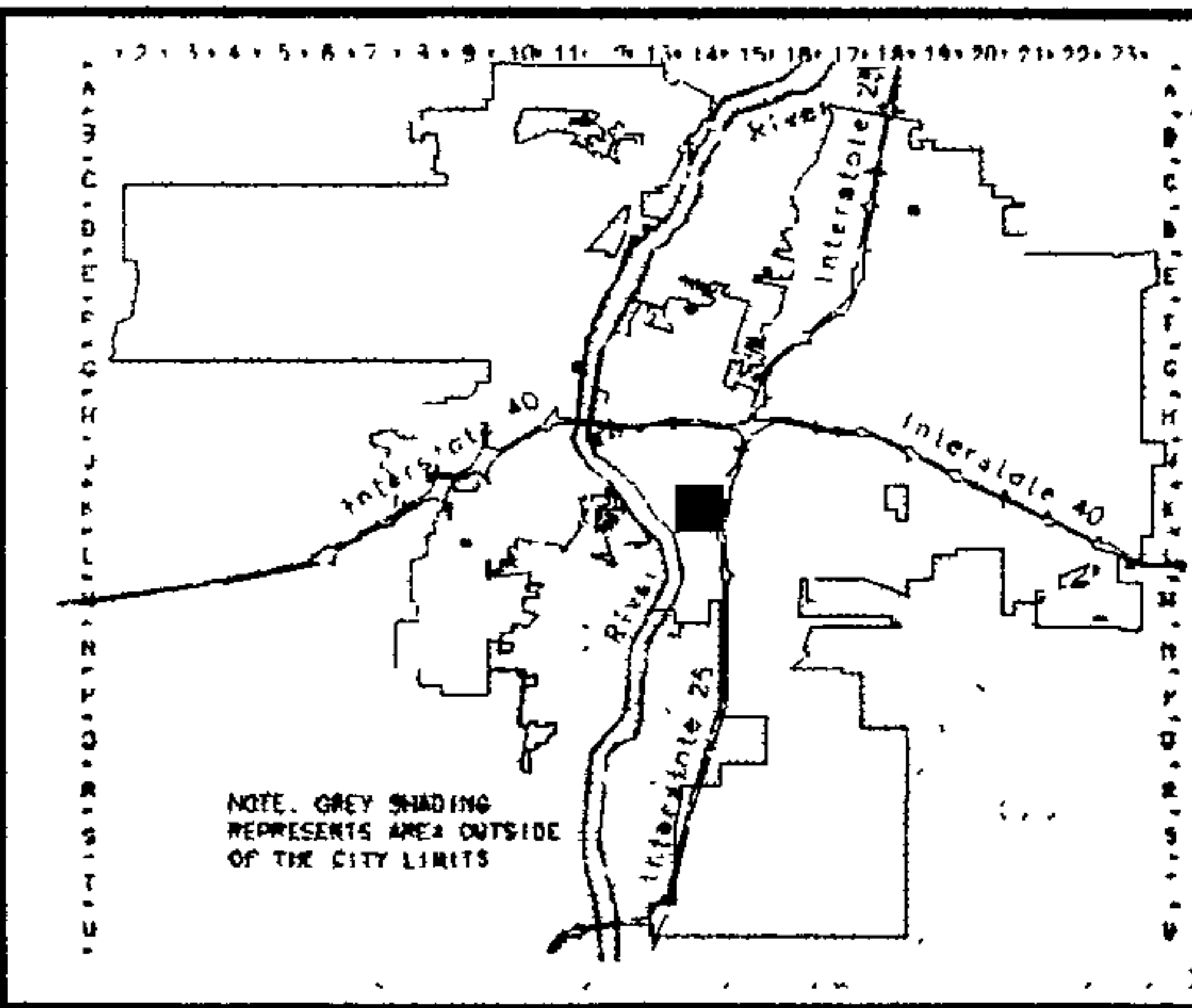
101405747801640709

PERFECT TOUCH INC  
520 HUDSON AV NW  
ALBUQUERQUE NM 87107

101405746501340713

VIGIL BENNIE  
708 PALOMAS DR SE  
ALBUQUERQUE NM 87108





Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET



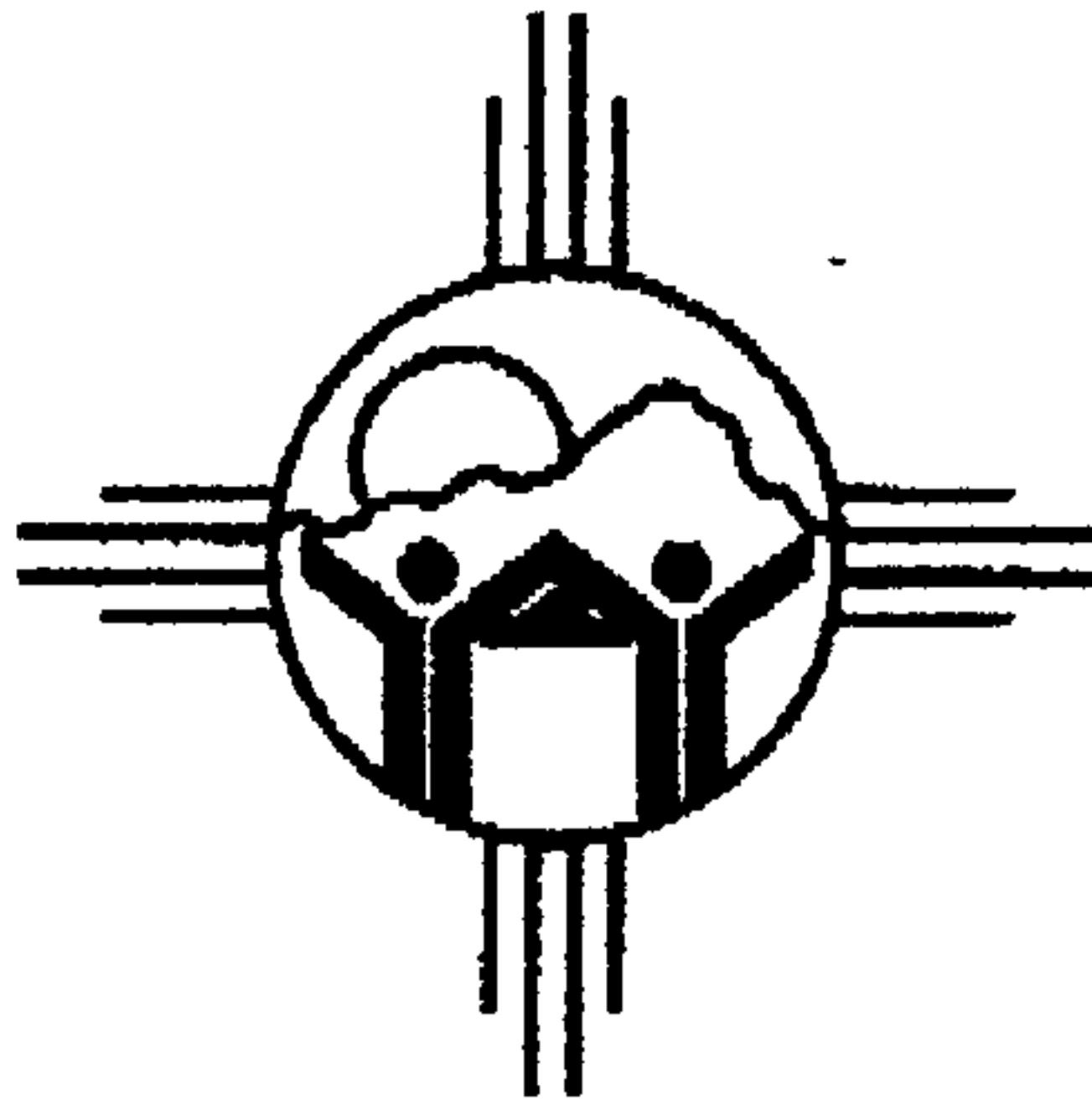
Zone Atlas Page

**K-14-Z**

Map Amended through March 08, 2005

SUBJECT





Greater Albuquerque  
**Habitat for Humanity**

March 10, 2005

Sheran Matson, Chair  
Development Review Board (DRB)  
City of Albuquerque

Re: letter of authorization  
Vacation of High Street Right of Way

To Whom It May Concern:

Greater Albuquerque Habitat for Humanity is the fee owner of Lot 6B Block 12 Eastern Addition, which abuts the High Street SE r-o-w, north of Cromwell St.

This letter hereby authorizes the firm of GARCIA/KRAEMER & ASSOCIATES to act as our agent and represent our interests in connection with a request to VACATE High Street, including any amendments or appeal that may be required. This authorization shall also extend to any Subdivision action that may be applicable on the subject property.

Sincerely,

Catherine Woodward, Executive Director  
Greater Albuquerque Habitat for Humanity  
A New Mexico Non-profit Corporation  
4520 Montgomery NE  
Albuquerque, New Mexico 87109  
(505) 265 0057



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## OFFICIAL NOTICE OF DECISION

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

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

At the June 1, 2005, Development Review Board meeting, the request was withdrawn at the agent's request.



Sheran Matson, AICP, DRB Chair

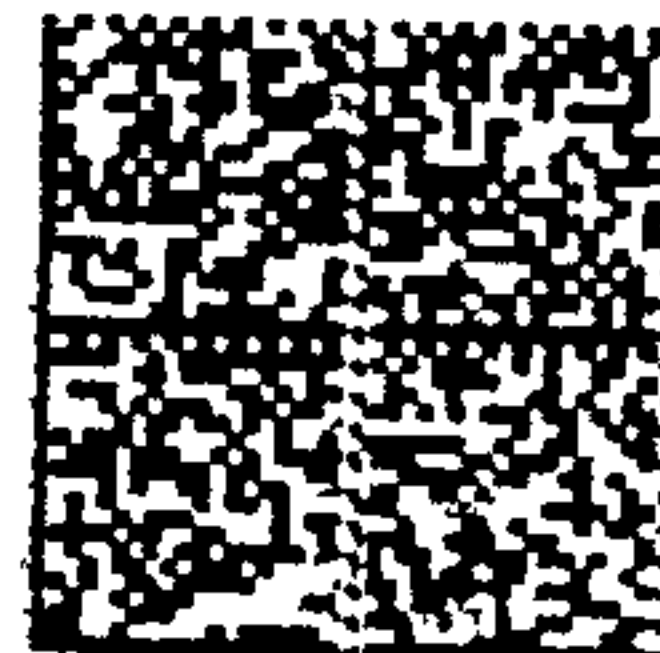
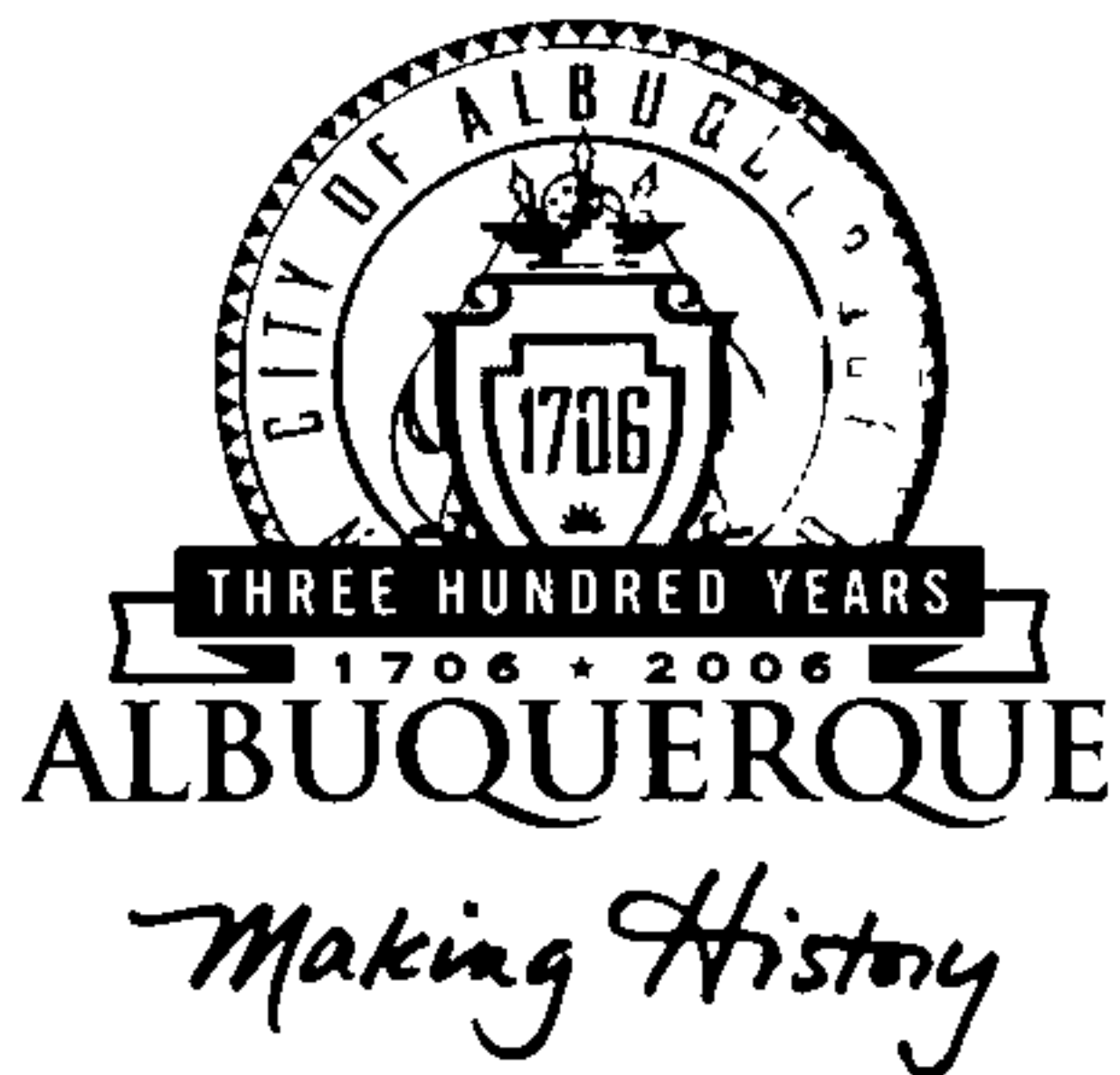
Cc: Greater Albuquerque Habitat for Humanity, 4520 Montgomery NE, 87109  
Garcia/Kraemer & Associates, 200 Lomas NW, Suite 1111, 87102  
Diana Dorn-Jones, 1108 Edith SE, 87102  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



# CITY OF ALBUQUERQUE

*Planning*

*DRB*



02 1A  
 0004329277 JUN 03 2005  
 MAILED FROM ZIP CODE 87102

GREATER ALBUQUERQUE HABITAT FOR HUMANITY  
 4520 MONTGOMERY NE  
 ALBUQUERQUE NM 87100

GREAS20 871093020 1404 20 06/11/05  
 FORWARD TIME EXP RTN TO SEND  
 :HABITAT FOR HUMANITY NEW MEXICO  
 204 SAN MATEO BLVD SE #E  
 ALBUQUERQUE NM 87108-2918

RETURN TO SENDER

87108+1217 07

P O Box 1293 Albuquerque New Mexico 87103

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the **3<sup>rd</sup> FLOOR in the PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 20, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1000131**  
06DRB-01277 Major-Two Year SIA  
06DRB-01278 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14)

**Project # 1000650**  
06DRB-01267 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10)

**Project # 1002645**  
06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10)

**Project # 1003634**  
06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14)

**Project # 1004639**  
06DRB-01275 Major-Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE**) zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF:06DRB-00254,06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12)

**SEE PAGE 2 . . .**





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

**PAGE 2**

**Project # 1004924**

06DRB-01273 Major-Vacation of Public  
Easements .

06DRB-01274 Minor-Sketch Plat or Plan

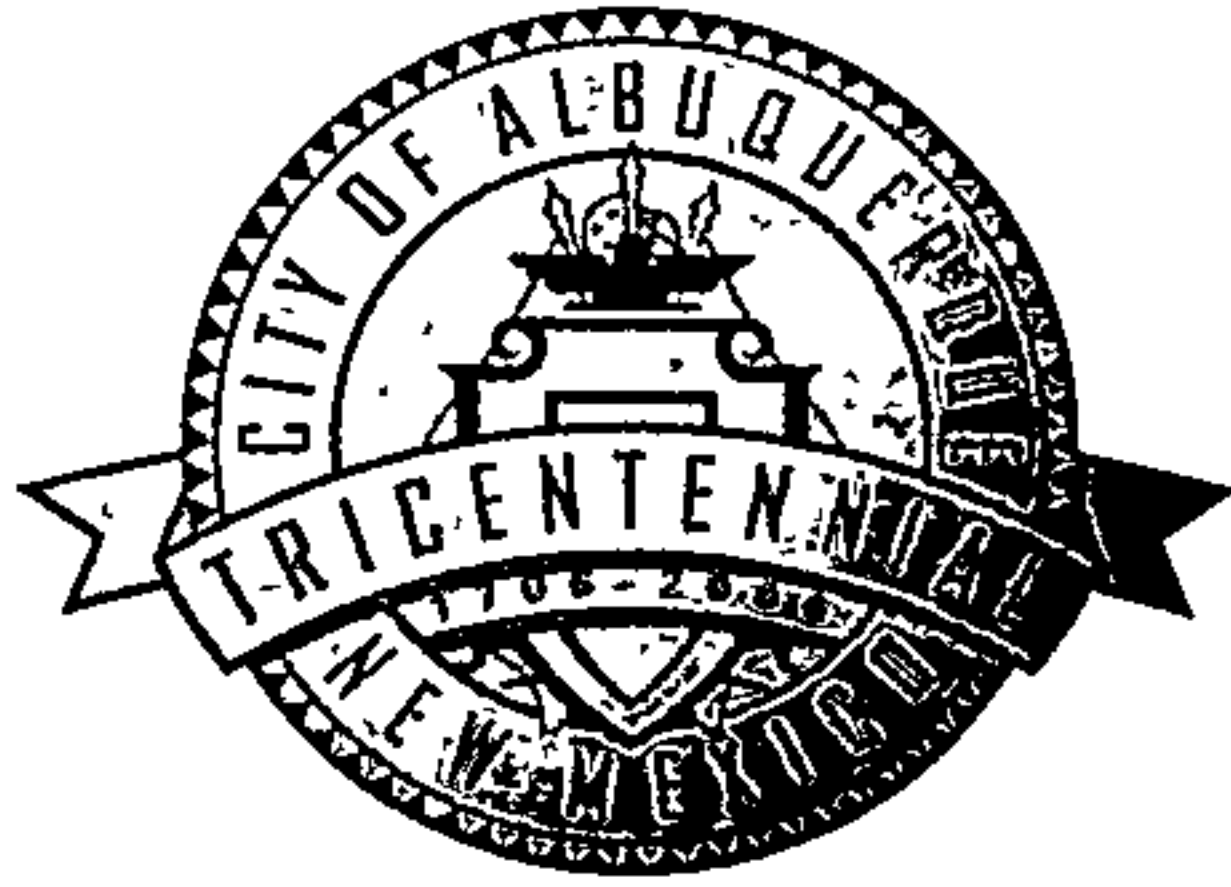
JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH  
REAL ESTATE CORPORATION request(s) the above  
action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**,  
zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE,  
between MONTGOMERY BLVD NE and SAN MATEO BLVD  
NE containing approximately 4 acre(s). [REF: 06EPC-00756,  
06DRB-01181] (G-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 11, 2006.**

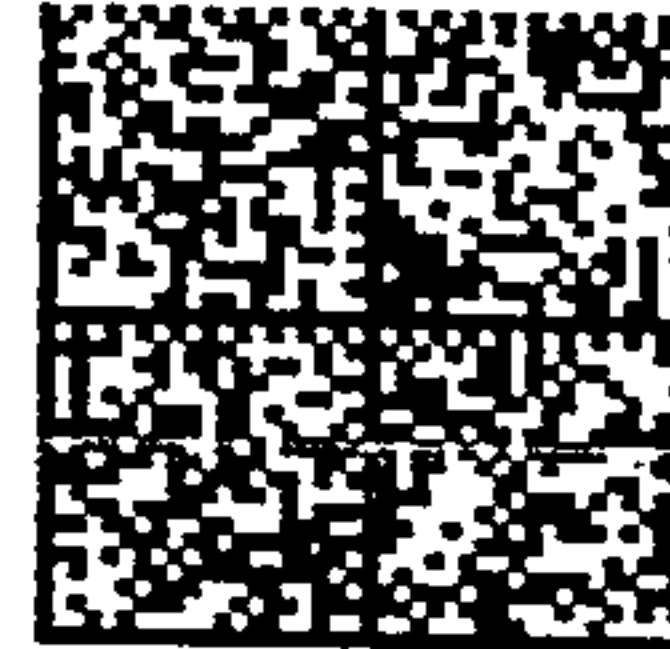
# CITY OF ALBUQUERQUE



Planning Department

- Not Delivered
- Moved, Left No Address
- Unclaimed  Refused
- Attempted - Not Known
- No Such Street  Vacant
- No Such Name
- No Mail Recd.
- Forwarding Carried

OR CURRENT RESIDENT  
 101305801531821108  
 FRANCHISE REALTY INTERSTATE  
 719 LOS LENTES RD NE  
 LOS LUNAS, NM 87031



02 1M  
 0004219022 SEP 08 2006  
 MAILED FROM ZIP CODE 87102

*Or Current Resident*

87031+9397-19 R006







*Clare*

Date Submitted: 9/8/04

Date Site Plan Approved: 9/8/04

Date Preliminary Plat Approved: 9/8/04

Date Preliminary Plat Expires: 9/8/05

DRB Project No.: 1003634

DRB Application No.: 04DRB-01297

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOTS 4-A, 5-A, 6-A & 6-B, BLOCK 12, EASTERN ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 4, 5, 6, BLOCK 12, EASTERN ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		5 FOOT	SIDEWALK	CROMWELL ST	ALLEY	HIGH ST.	1	1	1
		<del>4 FOOT</del>	<del>SIDEWALK</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROPR LINE</del>	<del>1</del>	<del>1</del>	<del>1</del>
		<del>6"</del>	<del>CURB AND GUTTER</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROPR LINE</del>	<del>1</del>	<del>1</del>	<del>1</del>
		<del>24'</del>	<del>HALF SECTION PAVING</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROPR LINE</del>	<del>1</del>	<del>1</del>	<del>1</del>
		<del>6"</del>	<del>WATER LINE</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROPR LINE</del>	<del>1</del>	<del>1</del>	<del>1</del>
		<del>6"</del>	<del>SEWER LINE</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROPR LINE</del>	<del>1</del>	<del>1</del>	<del>1</del>
			<del>4' sidewalk @ HIGH ST</del>	<del>CROMWELL ST</del>	<del>@ HIGH STREET</del>		1	1	1
		1	Fire Hydrant	CROMWELL	@ HIGH		1	1	1

Sep 16 02 04:28P

LAND RESOURCES

243804

P. 2

ORIGINAL

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

To	From	Type of Improvement	Size	Location

SIA Sequence #	COA DRC Project #

NOTES

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- 
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AGENT / OWNER: THOMAS D. JOHNSON (AGENT)

DRB CHAIR - date: Robert M. Johnson 9/8/04

PARKS & GENERAL SERVICES - date: Christina Sandorral 9/8/04

FIRM: WAYSOWN SURVEYING, INC.

TRANSPORTATION DEVELOPMENT - date: Mike [Signature] 9/8/04

UTILITY DEVELOPMENT - date: Darryl [Signature] 9/8/04

CITY ENGINEER - date: Bradley D. Bingham 9/8/04

MAXIMUM TIME ALLOWED TO CONSTRUCT: \_\_\_\_\_

THE IMPROVEMENTS WITHOUT A DRB EXTENSION: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER
1	7/21/05	[Signature]	Public Works	William Kramer
2	8/9/05	[Signature]	Public Works	William Kramer
3	9/21/05	[Signature]	Public Works	William Kramer
4	12/26/03	[Signature]	Public Works	William Kramer

PAGE 1 OF 1



**INFRASTRUCTURE LIST**

EXHIBIT 'A'

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

J Group ADDITION J SUBDIVISION, Lots 2-7.

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A-3-B, J GROUP ADDITION, TRACT 1 NEW HEART CTR, TRACT 1 NORTHSIDE SUB.

Date Submitted: 5/14/03  
 Date Site Plan Approved: 11/12/03  
 Date Preliminary Plat Approved: 11/12/03  
 Date Preliminary Plat Expires: 11/12/04  
 DRB Project No: 1002455  
 DRB Application No: 03-01899

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, those 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.

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Engr
		8" PVC	Water Main	South side of San Antonio Blvd	Lot A-3-B-1	San Antonio A-3-B-7			
		8" SDR 35	Sanitary Sewer	South side of San Antonio Blvd	Lot A-3-B-1	A-3-B-7			
		8" HDPE	Water	SW Corner Lot A-3-B-1					
		8" HDPE	Water	South side of San Antonio	LOT 2 WEST BOUNDARY WEST	SAN ANTONIO X-OVER			
		8" HDPE	Water	SAN ANTONIO X-OVER					
		6" HDPE	Water	SOUTH SIDE OF SAN ANTONIO	SAN ANTONIO WEST BOUNDARY X-OVER	LOT 7			
		2" HDPE	GAS (EDGE MAIN)	SOUTH SIDE OF SAN ANTONIO	LOT 2 WEST BOUNDARY	LOT 7			



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
				ORIGINAL			/	/	/
							/	/	/
							/	/	/
							/	/	/

- NOTES
- SITE is in a landfill; must address landfill requirements.
  - 
  -

**AGENT / OWNER**

Tim OTT  
 NAME (print)  
 Agent / ISB LLC  
 FIRM

*[Signature]*  
 SIGNATURE - date  
 11/12/03

MAXIMUM TIME ALLOWED TO CONSTRUCT  
 THE IMPROVEMENTS WITHOUT A DRB  
 EXTENSION: \_\_\_\_\_

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*[Signature]* 11/12/03  
 DRB CHAIR - date  
*[Signature]* 11/12/03  
 PARKS & GENERAL SERVICES - date  
 Recreation

*[Signature]* 11-12-03  
 TRANSPORTATION DEVELOPMENT - date

*[Signature]* 11/12/03  
 UTILITY DEVELOPMENT - date

*[Signature]* 11/12/03  
 CITY ENGINEER - date

AMAFCA - date  
 \_\_\_\_\_ - date  
 \_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	01/03/2007	<i>[Signature]</i>	William J. Balch / B213	<i>[Signature]</i>

revised 07/01/04



**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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION: GREATER ALBUQUERQUE**

NAME: HABITAT FOR HUMANITY PHONE: 255 2322  
 ADDRESS: 204 SAN MATEO SE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): GARCIA / KRAMER + ASSOCIATES PHONE: 2425966  
 ADDRESS: 200 LOWAS NW SUITE 1111 FAX: 242 9028  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST: SIA EXTENSION**

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 4A, 5A, 6A + 6B Block: 12 Unit: \_\_\_\_\_  
 Subdiv. / Addn. EASTERN ADDITION  
 Current Zoning: SU-2 MR Proposed zoning: SU-2 MR  
 Zone Atlas page(s): K-14 No. of existing lots: 4 No. of proposed lots: 4  
 Total area of site (acres): .45 Density if applicable: dwellings per gross acre: 8 dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101 405 748 40 3 641 404 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Cromwell SE and Pacific SE  
 Between: Cromwell SE and Pacific SE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
PROJECT 1003634 04DRB-01297 05DRB-00409

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

SIGNATURE William Kramer DATE 08/31/06  
 (Print) WILLIAM KRAMER \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB - 01272</u>	<u>SIA</u>	_____	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>Adv</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<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	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>9-27-06</u>	_____	_____	\$ <u>145.00</u>

Andrew Garcia 9-1-06  
 Planner signature / date

Project # 1003634



**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
  - 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
  - Signed** Pre-Annexation Agreement if Annexation required.
  - 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.

WILLIAM KRAEMER  
Applicant name (print)  
William J Kraemer 8/31/06  
Applicant signature / date



Form revised 11/04 and JUNE 05

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |         |
|--------------------------|---------|
| Application case numbers |         |
| 06DRB -                  | - 01272 |
| -                        | -       |
| -                        | -       |

Andrew Jones 9-1-06  
Planner signature / date  
**Project # 1003634**



**GARCIA/KRAEMER&ASSOCIATES**

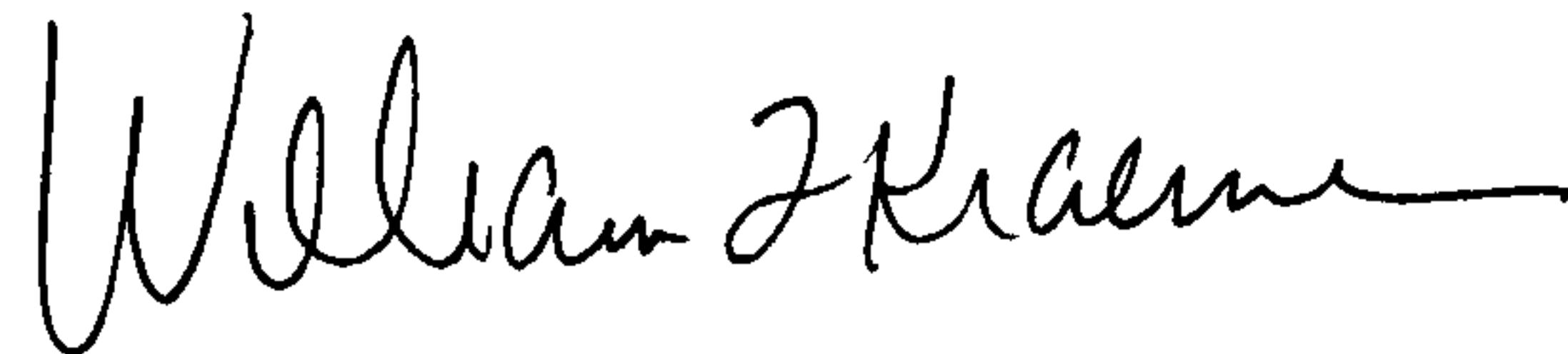
Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

August 30, 2006

Explanation of request for SIA Extension,  
Lots 4A,5A,6A&6B Block 12 Eastern Addition  
Project 1003634

The applicant, Greater Albuquerque Habitat for Humanity, a New Mexico non-profit corporation replatted the lots at the northwest corner of Cromwell and High SE. They intended to vacate a portion of High Street, but withdrew that due to neighborhood opposition. The original infrastructure list has been amended so that the only items of remaining infrastructure are a fire hydrant and modified turn around at the intersection of Cromwell and High SE.

The design of these infrastructure items was never completed by the engineer who was working on the project. The SIA has expired. Habitat requests an extension so that the city will not have to complete the work and Habitat can get back the certificate of deposit put up as a financial guarantee.



**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

August 30, 2006

Susan Dixon  
1213 Edith SE  
Albuquerque, New Mexico 87102

Jessica Rodelas  
1719 Walter SE  
Albuquerque, New Mexico 87102

RE: SIA Extension,  
Lots 4A,5A,6A&6B Block 12 Eastern Addition  
Habitat for Humanity

Dear Neighborhood Representatives:

The purpose of this letter is to notify you that we are filing a request to extend the Subdivision Improvement Agreement for the above referenced plat. The applicant is the Greater Albuquerque Habitat for Humanity, a New Mexico non-profit corporation.

Habitat withdrew its previous request to vacate the High St. right of way. The only items of infrastructure that remain to be constructed are a fire hydrant and modified turn around at the intersection of Cromwell and High SE.

The design of these infrastructure items was never completed by the engineer who was working on the project. The SIA has expired and this request needs to be approved so that the city will not have to complete the work. This matter will be heard by the Development Review Board (DRB) at a public hearing. If you have any questions or concerns, please call.

Sincerely,

  
WILLIAM L. KRAEMER



# City of Albuquerque

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

Date: 8-29-06

TO CONTACT NAME: Andrew Gomez  
 COMPANY/AGENCY: Habitat For Humanity  
 ADDRESS/ZIP: 204 San Mateo Blvd. SE ALB. NM. 87108  
 PHONE/FAX #: 366-4170

Thank you for your inquiry of 8-29-06 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 4-A, 5-A, 6-A, 6-B, Block 12 Eastern Addition located on East End on Cromwell and North End of Street.  
 zone map page(s) K-14

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

South Broadway N.A.

**Neighborhood Association**  
 Contacts: Susan Dixon  
120 Edith SE / 87102-  
242-4013 (h)  
Jessica Rodenas  
912 Edith SE / 87102  
319-0498 (h)

**Neighborhood Association**  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood Association Information: YES ( ) NO (X)**

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

Sincerely,

*Delaina Carmona*  
 OFFICE OF NEIGHBORHOOD COORDINATION

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

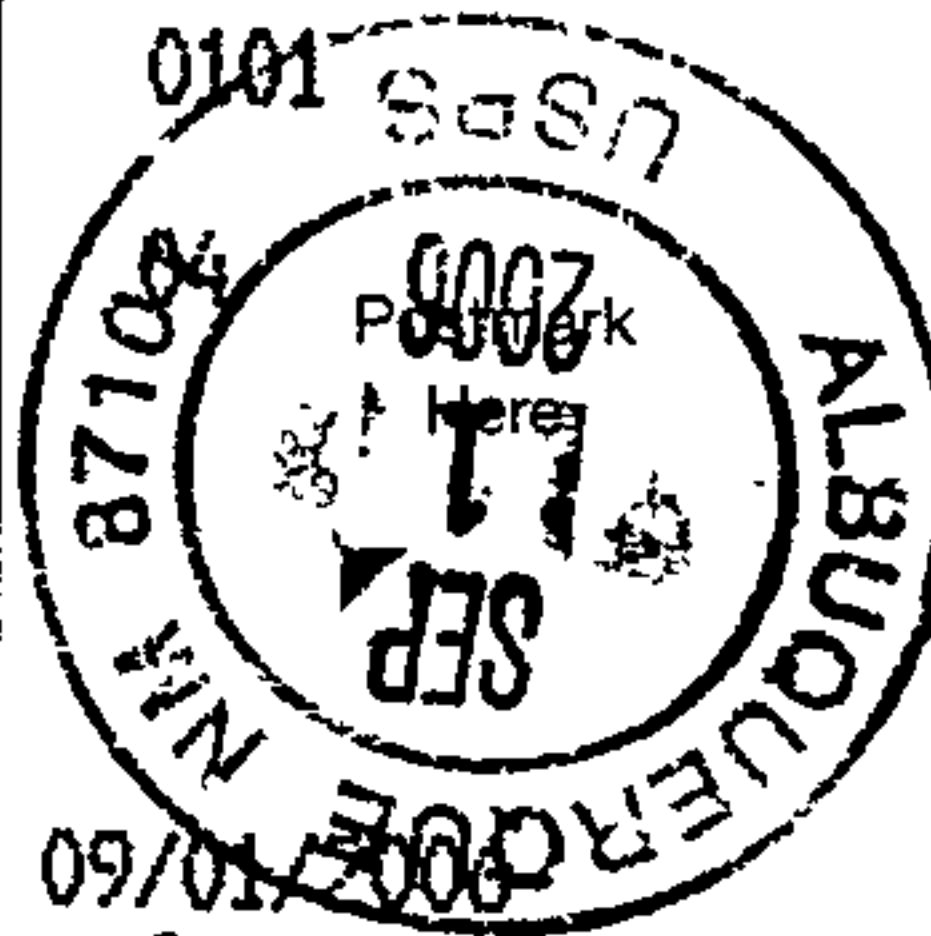


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**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE NM 87102

Postage	\$	\$0.39
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$2.79</b>



Recipient's Name (Please Print Clearly) (to be completed by mailer)

SUSAN DIXON

Street, Apt. No., or PO Box No.

1213 EDITH SE

City, State, ZIP+4

ALBUQ NM 87102

PS Form 3800, February 2000

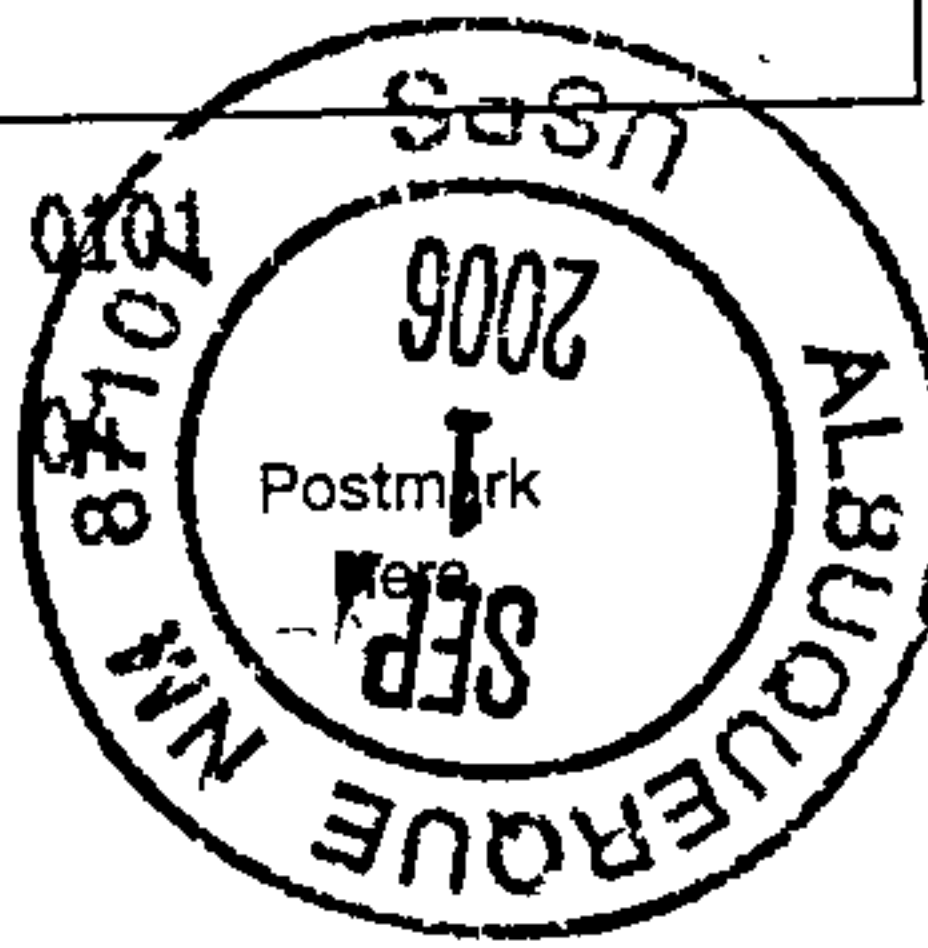
See Reverse for Instructions

7099 3400 0015 6489 5200 004E 6602

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$2.79</b>



09/01/2006

Recipient's Name (Please Print Clearly) (to be completed by mailer)

JESSICA RODELAS

Street, Apt. No., or PO Box No.

1719 WALTER SE

City, State, ZIP+4

ALBUQ NM 87102

PS Form 3800, February 2000

See Reverse for Instructions





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: Aug 08, 2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page: **K-14-Z** SUBJECT

Selected Symbols

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

0 750 1,500 Feet



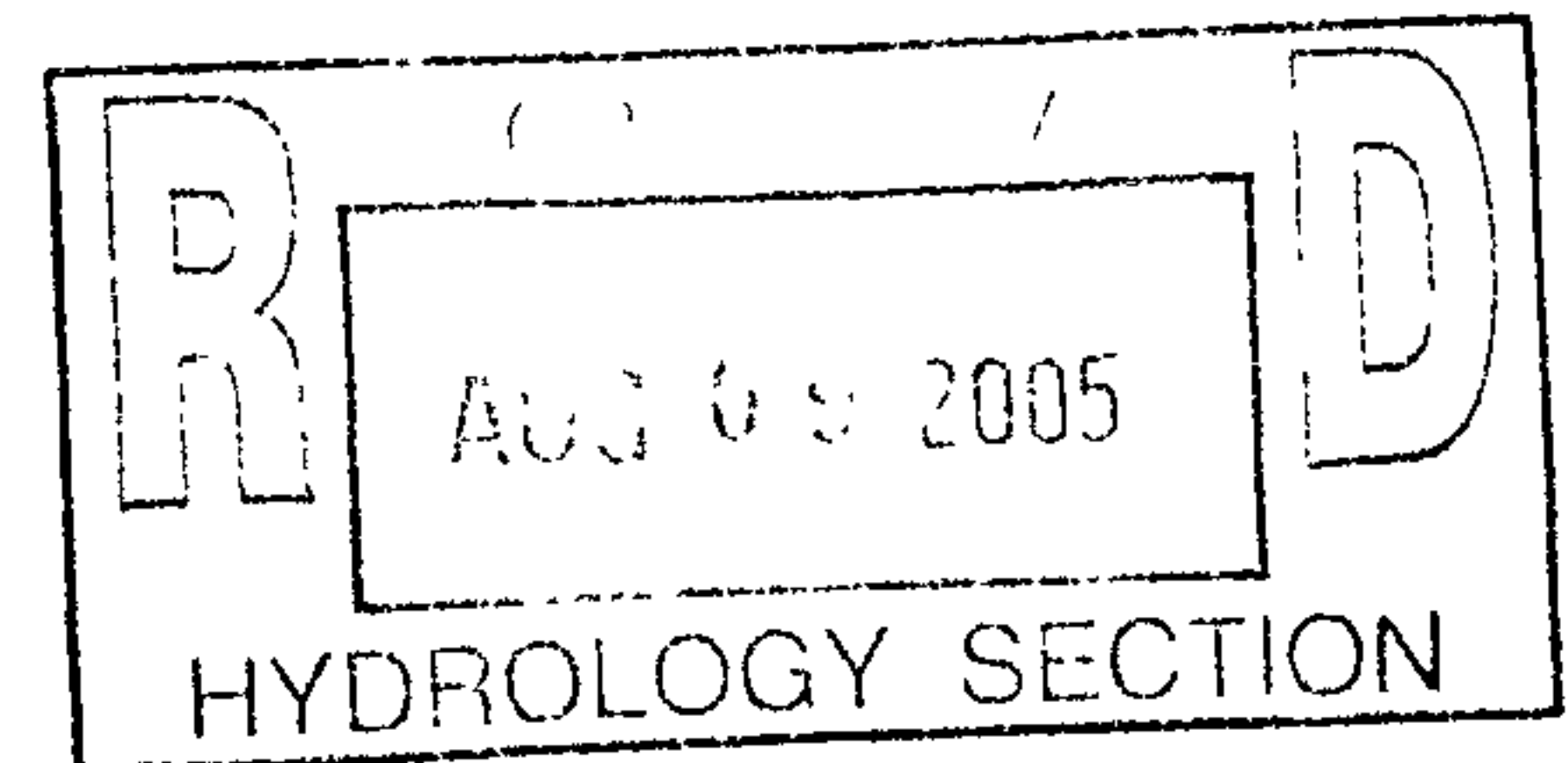
**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

August 9, 2005

Roger Green, Section Head  
Utility Development  
City of Albuquerque

Richard Dourte, City Engineer  
Development & Building Services  
City of Albuquerque



Re: DRB Project #1003634, SIA Project# 748581  
Infrastructure List reconsideration

Dear Mssrs. Green and Dourte,

As you know I represent the Greater Albuquerque Habitat for Humanity on a pro bono basis. I have been working with them on the four townhouses located at Cromwell and High SE. On September 8, 2004, the DRB approved a preliminary plat and infrastructure list. The final Plat of Lots 4-A, 5-A, 6-A and 6-B, Block 12 Eastern Addition (04-DRB-01297) was recorded on 12/01/04 in Bk 2004C Pg 369. We subsequently attempted to VACATE High Street adjacent to these parcels, but withdrew that request after substantial neighborhood opposition.

The SIA dated October 18, 2004 expired on July 31, 2005. We are in the process of requesting an extension thereto, and think that this is an opportune time to modify the infrastructure list. It is obvious that although High St. remains as public right-of-way, it will likely never be needed as a public street. Wilford Gallegos agreed to delete the street improvements for High St from the infrastructure list, with the addition of a cul-de-sac with curb and gutter, sidewalks and returns to High St. Roger Green previously agreed (07/25/05) to delete the 8" sewer line in High St.

The purpose of this letter is to formally request your reconsideration of the deletion of the 6" water in High St, from Cromwell to N. property line, from the infrastructure list. We understand that there is a 6" water line in Cromwell and a 6" line in Pacific, and that City policy calls for those lines to be looped to provide redundant service. We recognize the authority of the City to request this line. However, the continued requirement of a 6" water line from Cromwell to the North property line will not accomplish that goal.



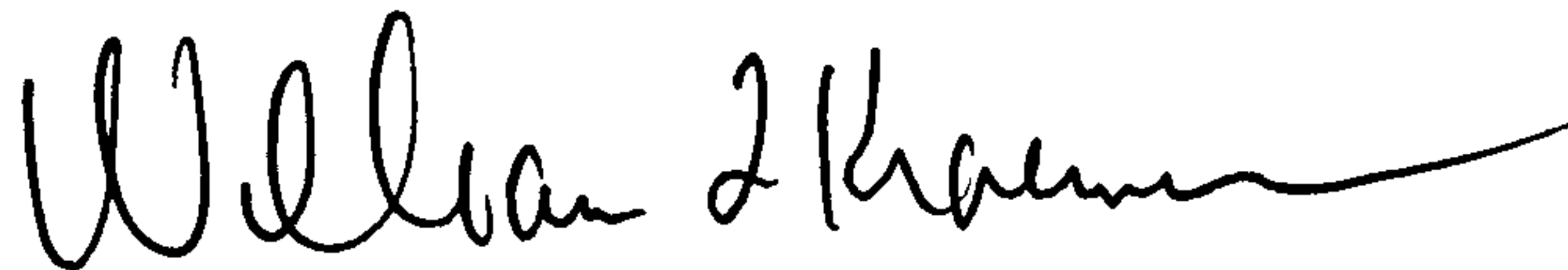
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11

Lots 1,2&3 Block 12 are developed with one residence, whose address is 612 Pacific SE. The physical terrain, the existing development pattern, and the proximity of this area to Interstate 25 make it highly unlikely that these lots will ever be replatted. It is unlikely that the City will ever be in a position to require the construction of the connecting water line a private expense. The currently required water line adjacent to Lot 6-B would be a stub line that would not increase serviceability to any property. Taking this item off the infrastructure will not impair the ability of the City to construct said loop if it is ever deemed necessary.

The Greater Albuquerque Habitat for Humanity is a private non-profit organization, with limited resources, that relies on donated funds and volunteer workers to accomplish its good work in providing homes for people who might not otherwise be able to afford it. They would not object to building this infrastructure if they could see a public or private benefit from the line.

I understand that Roger Green is going to be out of the office. We are also under a time crunch since our SIA has technically expired, so timing critical. Thank you for consideration of this request.

Sincerely,



William L Kraemer

Agree to eliminate Water line in High if a fire hudsonant is added at dead end line at east end of Cromwell.

Roger A Green 9-21-05  
Water Utility Department

Paul D. Bush 9-21-05  
City Engineer

Rogers

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOTS 4-A, 5-A, 6-A & 6-B, BLOCK 12, EASTERN ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 4, 5, 6, BLOCK 12, EASTERN ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		5 FOOT	SIDEWALK	CROMWELL ST	ALLEY	HIGH ST.	1	1	1
		<del>4 FOOT</del>	<del>SIDEWALK</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROPR LINE</del>	1	1	1
		<del>6</del>	<del>CURB AND GUTTER</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROPR LINE</del>	1	1	1
		<del>24'</del>	<del>HALF SECTION PAVING</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROPR LINE</del>	1	1	1
		<del>6" DELETE</del>	<del>WATER LINE</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROPR LINE</del>	1	1	1
		<del>12"</del>	<del>SEWER LINE</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROPR LINE</del>	1	1	1
			CUL-DE-SAC w/ 4' S.W. & 1/2" AND RETURNS TO HIGH STREET	CROMWELL ST	@ HIGH STREET		1	1	1
		1	Fire Hydrant	Cromwell	@ High		1	1	1

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size

Type of Improvement

Location

From

To

Private  
Inspector

City  
Inspector

City Cnst  
Engineer

/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

THOMAS D. JOHNSTON (AGENT)  
NAME (print)

*Steven Matos* DRB CHAIR - date  
*Christina Sandoval* PARKS & GENERAL SERVICES - date  
 9/8/04

WAYSOWN SURVEYING INC.  
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*9.7.04*  
SIGNATURE date

*Danny S. Murray* 9/8/04  
UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

*Bradley D. Brigham* 9/8/04  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	7/21/05	<i>[Signature]</i>	<i>[Signature]</i>	William Kramer
2	8/9/05	<i>[Signature]</i>	<i>[Signature]</i>	William Kramer
3	9/21/05	<i>[Signature]</i>	<i>[Signature]</i>	William Kramer

PAGE 1 OF \_\_\_\_\_



No. of Lots: 4  
Nearest Major Streets  
Bradway and Avenida Cesar Chavez

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 18th day of October, 2004, 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 Greater Albuquerque Habitat for Humanity ("Subdivider"), a New Mexico Corporation, whose address is 204 San Mateo SE, Suite E, Albuquerque, NM 87108 and whose telephone number is 265-0057, 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:] Lots 4, 5, +6, Block 12, Eastern Addition, recorded on May 31, 1882 in the records of the Bernalillo County Clerk at Book C9, pages 171 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:] Greater Albuquerque Habitat for Humanity ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots 4A, 5A, 6A, +6-B, Block 12, Eastern Addition 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 31st day of July, 2005 ("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. 748581.

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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the DRE grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

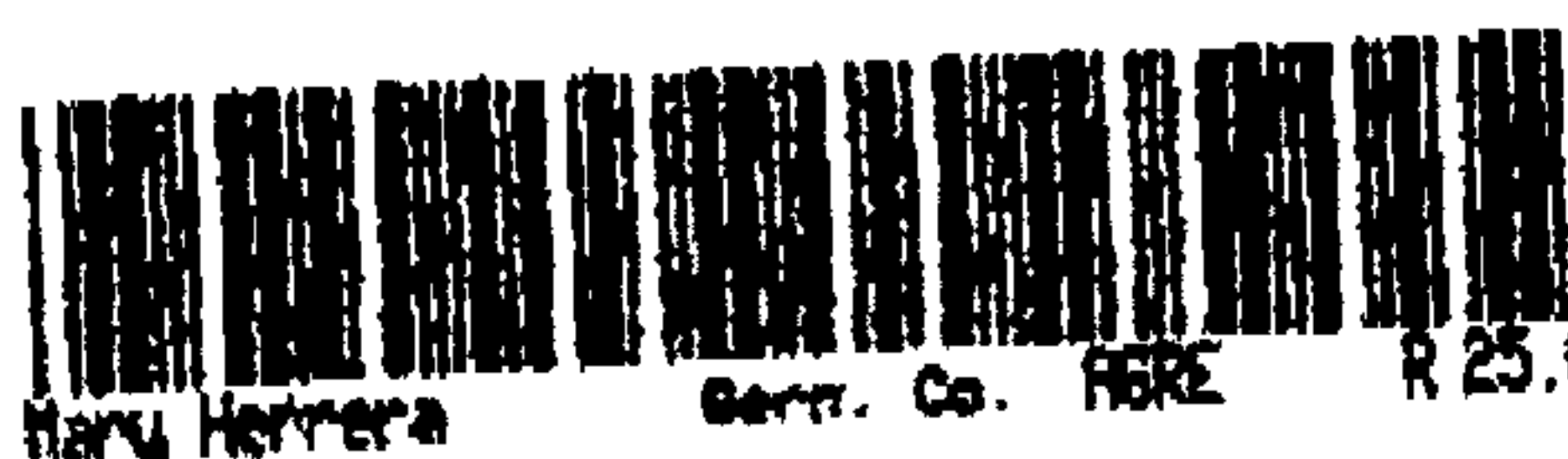
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by To be determined, and construction surveying of the private Improvements shall be performed by To be determined. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by To be determined, and inspection of the private Improvements shall be performed by To be determined, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public improvements shall be performed by To be determined, and field testing of the private improvements shall be performed by To be determined, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Cashier's Check # 45-9481459  
 Amount: \$ 52,425.02 Name of Financial Institution or Surety  
 Date City first able to call Guaranty: July 31, 2005  
 (Construction Completion Deadline): July 31, 2005  
 If Guaranty other than a Bond, last day City able to call Guaranty is:  
September 30, 2005  
 Additional information: \_\_\_\_\_

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DFM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public improvements and a Certificate of Completion for the private improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



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8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.
- (3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



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11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the Final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initiated by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



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

SUBDIVIDER:

By (Signature): Catherine Woodward
Name: Catherine Woodward
Title: Executive Director
Dated: October 2/04

CITY OF ALBUQUERQUE
Richard Dante
City Engineer
Dated: 10-18-04

Handwritten notes: "idice" and "KJL idistof"

SUBDIVIDER'S NOTARY

STATE OF New Mexico ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 2 day of October 2004 by [name of person:] Catherine Woodward, [title or capacity, for instance, "President" or "Owner":] Executive Director of [Subdivider:] Habitat for Humanity - Greater Albuquerque



OFFICIAL SEAL
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12-11-07

Signature of Notary Public

My Commission Expires: 12-11-07

CITY'S NOTARY

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

This instrument was acknowledged before me on 18th day of October 2004 by Richard Dante, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.



Signature of Claire Senova, Notary Public

My Commission Expires: 7-30-2008

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



2804148779
6162277
Page: 6 of 9
10/22/2004 12:02P
BK-935 Pg-8387

Mary Herrera

Bern. Co. AGRE R 25.00



\*\*\*  
\*\*\*  
\*\*\*  
\*\*\*  
\*\*\*

# FINANCIAL GUARANTY AMOUNT

09/23/2004

Type of Estimate: SIA Procedure - B -w/F.G.

Project Description:

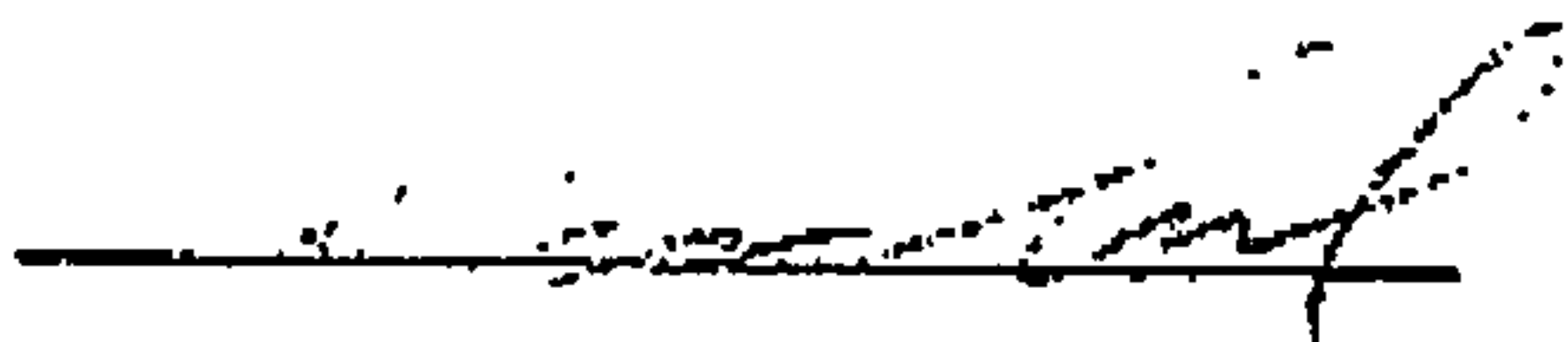
Project ID #: 748581, HabitatForHumanity, Pav/Util. Serv.Conn., Phase/Un

Requested By: Dave Thompson, PE w/ Thompson Engineering Consultants

Approved estimate amount:		\$31,089.50
Contingency Amount:	15.00%	\$4,663.43
Subtotal:		\$35,752.93
NMGRT	6.0625%	\$2,167.52
Subtotal:		\$37,920.44
Engineering Fee	6.60%	\$2,502.75
Testing Fee	4.00%	\$1,516.82
Subtotal:		\$41,940.02
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$52,425.02</b>

APPROVAL:

DATE:



9-23-2004

Notes: 15% contingency, plans not approved.



Mary Herrera

Bern. Co. FIGRE

R 25.00

2884148779

6182277

Page: 9 of 9

10/22/2004 12:02P

Bk-AG5 Pg-8367

11  
11  
11  
11

FIGURE 18

EXTENSION AGREEMENT

Procedure "B"  
PROJECT NO. 748581

This Agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Greater Albuquerque Habitat For Humanity ("Developer"), whose address is 204 SAN MATEO SE, Albuquerque, N.M. 87108 (Stc. E) and whose telephone number is 265-0057 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 18<sup>th</sup> day of October, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 10/22/2004, at Book Misc. A 85, pages 8367 through \_\_\_\_\_, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 31<sup>st</sup> day of JULY, 2005; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated N/A recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

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

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

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

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

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 31<sup>st</sup> day of ~~December~~ JANUARY, 2006.

B. on portions of the improvements as follows:	
<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

Handwritten marks on the right margin.

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

Type of Financial Guaranty: original Cashier's check #459481459  
 Amount: \$ 52,425.02 Name of Financial Institution or Surety providing Guaranty: \_\_\_\_\_  
 Date City first able to call Guaranty (Construction Completion Deadline): \_\_\_\_\_  
 If Guaranty other than a Bond, last day City able to call Guaranty is: \_\_\_\_\_  
 Additional information: \_\_\_\_\_

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

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

DEVELOPER:

By (Signature) Catherine Woodward  
 Name: CATHERINE WOODWARD  
 Title: EXECUTIVE DIRECTOR  
 Dated: Aug. 9, 2005

CITY OF ALBUQUERQUE:

\_\_\_\_\_  
 City Engineer  
 Dated: \_\_\_\_\_

Handwritten marks and lines at the bottom of the page.



DEVELOPER'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 9 day of August, 2005 by (name of person:) Catherine Woodward (title or capacity, for instance, "President" or "Owner") Executive Director of (Developer:) Greater Albuquerque Habitat for Humanity.

Mary Ann Boren  
Notary Public

My Commission Expires:  
March 4, 2009

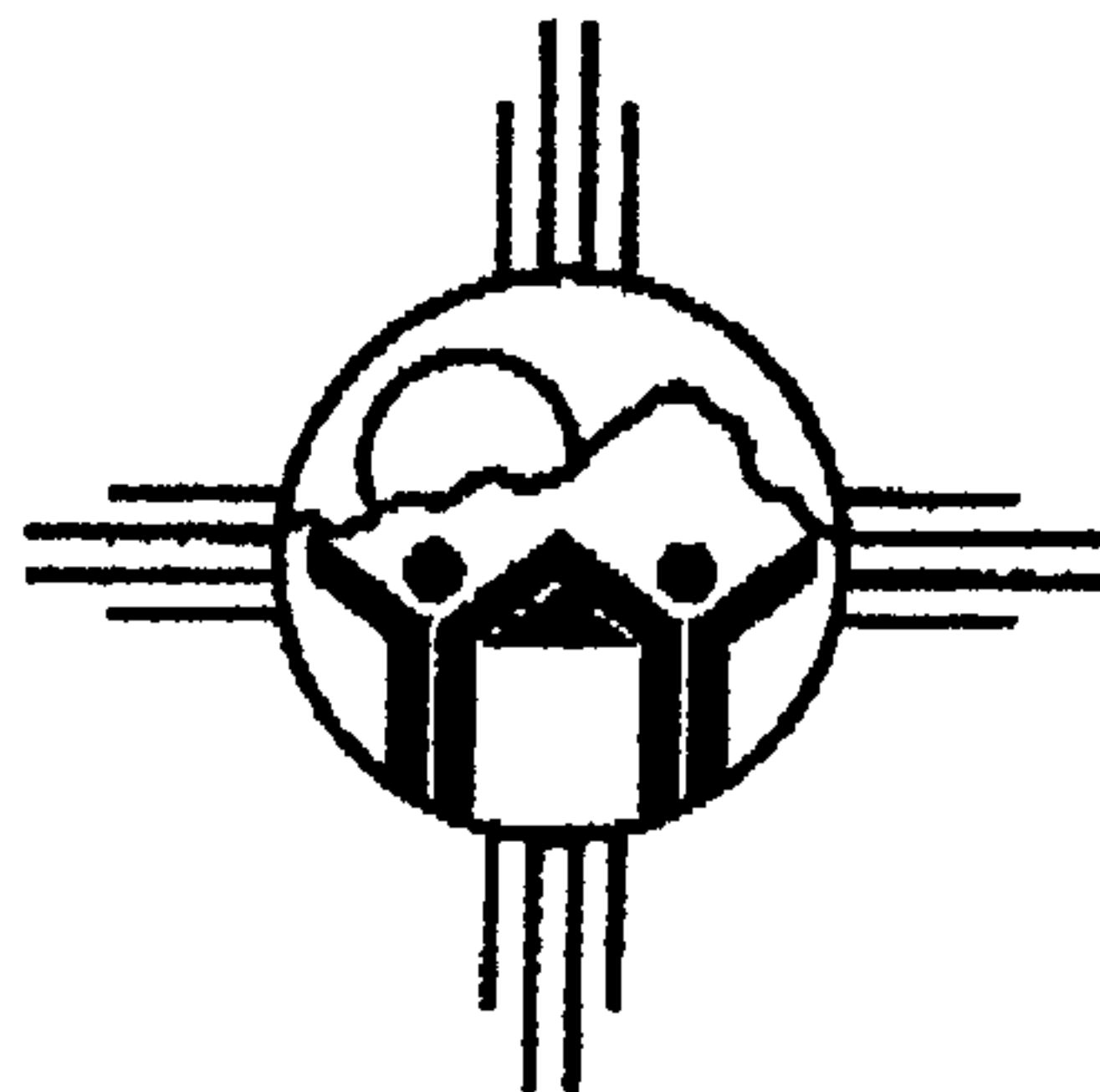
CITY'S NOTARY

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_



Greater Albuquerque  
**Habitat for Humanity**

March 10, 2005

Sheran Matson, Chair  
Development Review Board (DRB)  
City of Albuquerque

Re: letter of authorization  
Vacation of High Street Right of Way

To Whom It May Concern:

Greater Albuquerque Habitat for Humanity is the fee owner of Lot 6B Block 12 Eastern Addition, which abuts the High Street SE r-o-w, north of Cromwell St.

This letter hereby authorizes the firm of GARCIA/KRAEMER & ASSOCIATES to act as our agent and represent our interests in connection with a request to VACATE High Street, including any amendments or appeal that may be required. This authorization shall also extend to any Subdivision action that may be applicable on the subject property.

Sincerely,

Catherine Woodward, Executive Director  
Greater Albuquerque Habitat for Humanity  
A New Mexico Non-profit Corporation  
4520 Montgomery NE  
Albuquerque, New Mexico 87109  
(505) 265 0057

Thank You  
\$75.00

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

TRSVRS

Development & Building Services

Fund 0110 Account 441018

RECEIPT# 00067730 WSH 007 TRANS# 0016  
LCC: ANNX 11:56AM 9/1/2006

PAID RECEIPT

APPLICANT NAME Greater Albuquerque Habitat for Humanity

AGENT Carrie / Kraemer & Associates

ADDRESS 200 Lomas NW. Suite 111.

PROJECT & APP # 1003634 / 06 DRB-01272

PROJECT NAME Eastern Addition

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee

\$ 50.<sup>00</sup> 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.<sup>00</sup> 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

\$ 145.<sup>00</sup> TOTAL AMOUNT DUE

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

9/1/2006 11:56AM LCC: ANNX  
RECEIPT# 00067729 WSH 007 TRANS# 0016  
Account 441006 Fund 0110  
Activity 4983000 TRSVRS  
Trans. Amt \$240.00  
J24 Misc \$50.00  
Thank You

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division

9/1/2006 11:55AM LCC: ANNX  
RECEIPT# 00067728 WSH 007 TRANS# 0016  
Account 441032 Fund 0110  
Activity 3424000 TRSVRS  
Trans Amt \$240.00  
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 \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 9-12-06 To 9-27-06

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.

William Z. Kraem 9/1/06  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9-1-06 Andrew Jones  
(Date) (Staff Member)

DRB PROJECT NUMBER: 100 3634

Claire

Date Submitted: 9/8/04

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 9/8/04

Date Preliminary Plat Expires: 9/8/05

DRB Project No.: 1003634

DRB Application No.: 04DRB-01297

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOTS 4-A, 5-A, 6-A; 6-B, BLOCK 12, EASTERN ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 4, 5, 6, BLOCK 12, EASTERN ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		5 FOOT	SIDEWALK	CROMWELL ST	ALLEY	HIGH ST.	1	1	1
		<del>4 FOOT</del>	<del>SIDEWALK</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROSPER</del>	<del>1</del>	<del>1</del>	<del>1</del>
		<del>C</del>	<del>CURB AND GUTTER</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROSPER</del>	<del>1</del>	<del>1</del>	<del>1</del>
		24'	HALF SECTION PAVING	HIGH ST	CROMWELL	N. PROSPER	1	1	1
		<del>6" DELETE</del>	<del>WATER LINE</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROSPER</del>	<del>1</del>	<del>1</del>	<del>1</del>
		<del>1</del>	<del>SEWER LINE</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROSPER</del>	<del>1</del>	<del>1</del>	<del>1</del>
		A	CUL-DE-SAC w/ 4' S.W., @ 1/2" AND RETURNS TO HIGH STREET	CROMWELL ST	@ HIGH STREET		1	1	1
		A	1 Fire Hydrant	Cromwell @ High			1	1	1

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size

Type of Improvement

Location

From

To

Private Inspector

City Inspector

City Cnst Engineer

/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

THOMAS D. JOHNSTON (AGENT)  
NAME (print)

WAYSOWN SURVEYING INC.  
FIRM

*[Signature]* 9.7.04  
SIGNATURE date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

*[Signature]* Christina Sandoval 9/8/04  
DRB CHAIR - date  
PARKS & GENERAL SERVICES - date

*[Signature]* 9/8/04  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 9/8/04  
UTILITY DEVELOPMENT - date

*[Signature]* 9/8/04  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	7/21/05	<i>[Signature]</i>	<i>[Signature]</i>	William Kramer
2	8/9/05	<i>[Signature]</i>	<i>[Signature]</i>	William Kramer
3	9/21/05	<i>[Signature]</i>	<i>[Signature]</i>	William Kramer



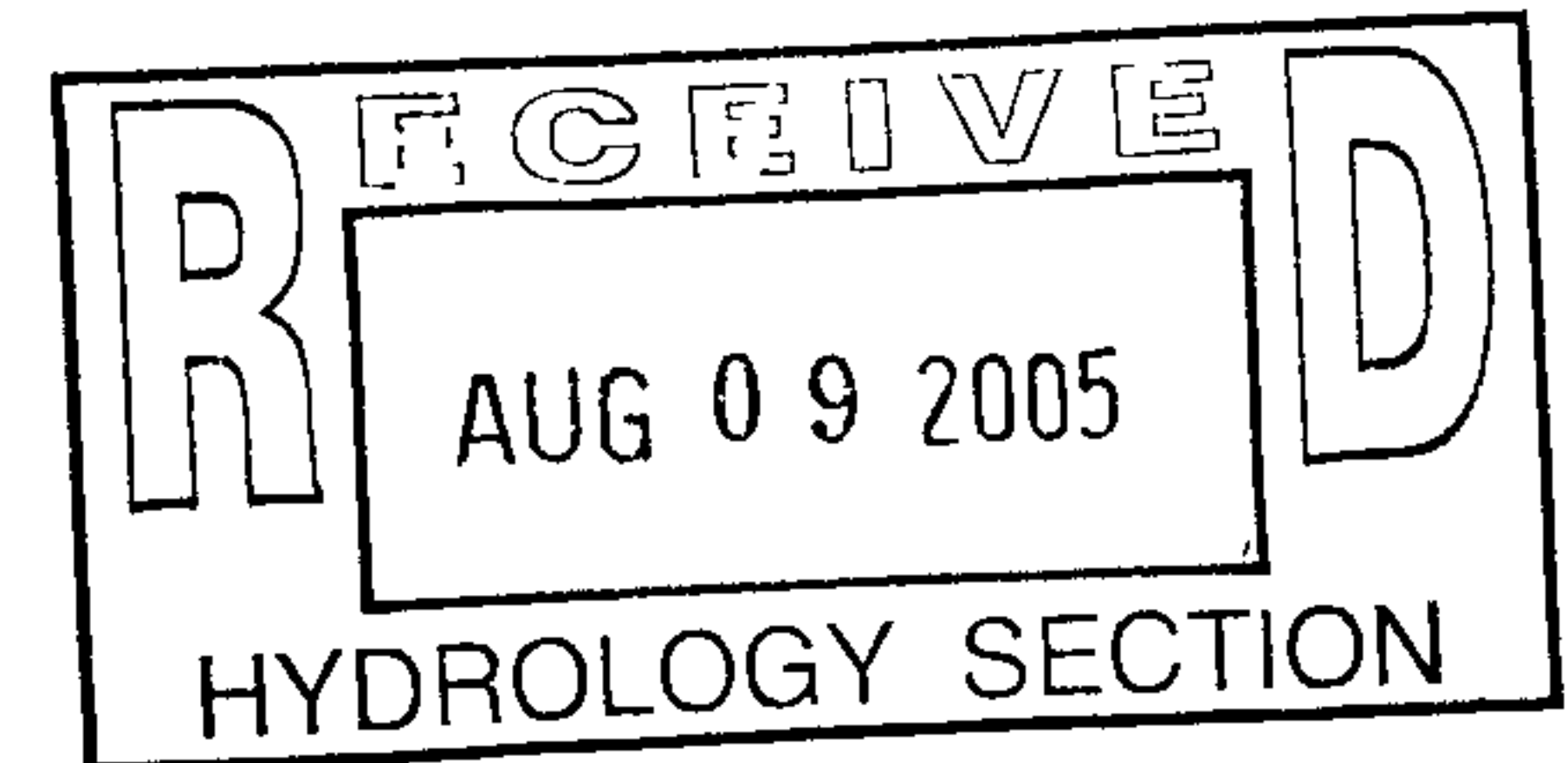
**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

August 9, 2005

Roger Green, Section Head  
Utility Development  
City of Albuquerque

Richard Dourte, City Engineer  
Development & Building Services  
City of Albuquerque



Re: DRB Project #1003634, SIA Project# 748581  
Infrastructure List reconsideration

Dear Mssrs. Green and Dourte,

As you know I represent the Greater Albuquerque Habitat for Humanity on a pro bono basis. I have been working with them on the four townhouses located at Cromwell and High SE. On September 8, 2004, the DRB approved a preliminary plat and infrastructure list. The final Plat of Lots 4-A, 5-A, 6-A and 6-B, Block 12 Eastern Addition (04-DRB-01297) was recorded on 12/01/04 in Bk 2004C Pg 369. We subsequently attempted to VACATE High Street adjacent to these parcels, but withdrew that request after substantial neighborhood opposition.

The SIA dated October 18, 2004 expired on July 31, 2005. We are in the process of requesting an extension thereto, and think that this is an opportune time to modify the infrastructure list. It is obvious that although High St. remains as public right-of-way, it will likely never be needed as a public street. Wilford Gallegos agreed to delete the street improvements for High St from the infrastructure list, with the addition of a cul-de-sac with curb and gutter, sidewalks and returns to High St. Roger Green previously agreed (07/25/05) to delete the 8" sewer line in High St.

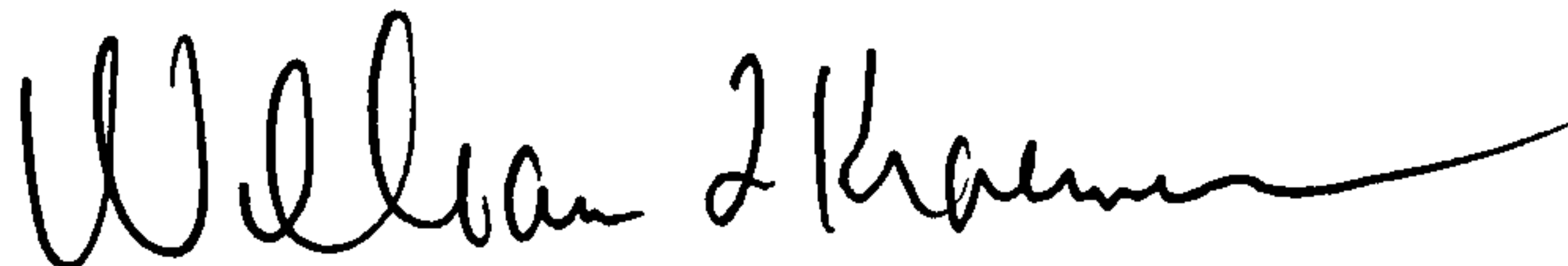
The purpose of this letter is to formally request your reconsideration of the deletion of the 6" water in High St, from Cromwell to N. property line, from the infrastructure list. We understand that there is a 6" water line in Cromwell and a 6" line in Pacific, and that City policy calls for those lines to be looped to provide redundant service. We recognize the authority of the City to request this line. However, the continued requirement of a 6" water line from Cromwell to the North property line will not accomplish that goal.

Lots 1,2&3 Block 12 are developed with one residence, whose address is 612 Pacific SE. The physical terrain, the existing development pattern, and the proximity of this area to Interstate 25 make it highly unlikely that these lots will ever be replatted. It is unlikely that the City will ever be in a position to require the construction of the connecting water line a private expense. The currently required water line adjacent to Lot 6-B would be a stub line that would not increase serviceability to any property. Taking this item off the infrastructure will not impair the ability of the City to construct said loop if it is ever deemed necessary.

The Greater Albuquerque Habitat for Humanity is a private non-profit organization, with limited resources, that relies on donated funds and volunteer workers to accomplish its good work in providing homes for people who might not otherwise be able to afford it. They would not object to building this infrastructure if they could see a public or private benefit from the line.


I understand that Roger Green is going to be out of the office. We are also under a time crunch since our SIA has technically expired, so timing critical. Thank you for consideration of this request.

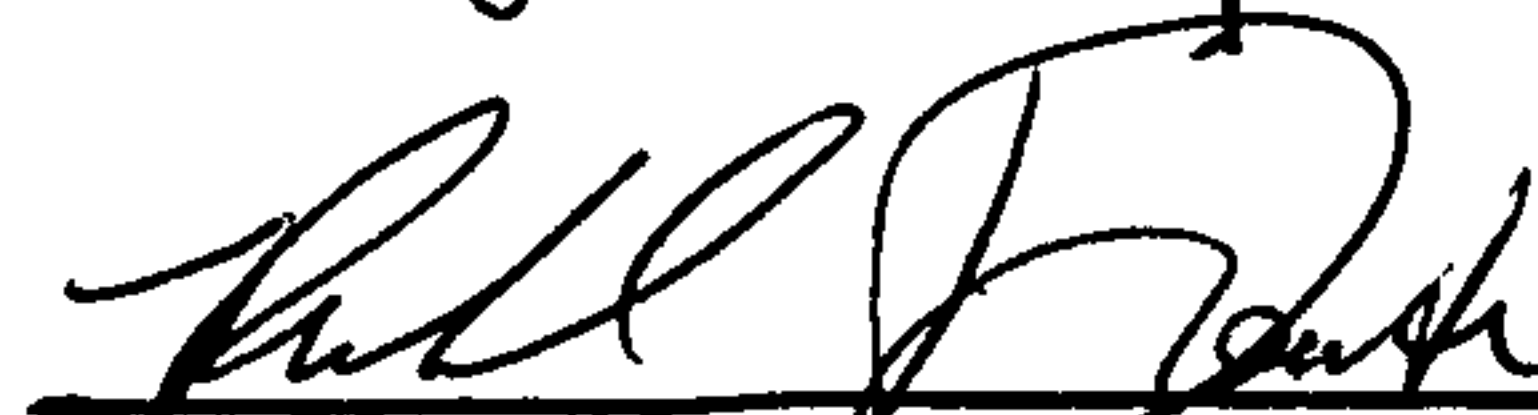
Sincerely,



William L Kraemer

Agree to eliminate Water line in High if a fire hudsonant is added at dead end line at east end of Cromwell.

 9-21-05  
Water Utility Department

 9-21-05  
City Engineer

*Clair*

Date Submitted: 9/8/04

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 9/8/04

Date Preliminary Plat Expires: 9/8/05

DRB Project No.: 1003634

DRB Application No.: 04DRB-01297

**ORIGINAL**

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

LOTS 4-A, 5-A, 6-A, 6-B, BLOCK 12, EASTERN ADDITION

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

LOTS 4, 5, 6, BLOCK 12, EASTERN ADDITION

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		5 FOOT	SIDEWALK	CROMWELL ST	ALLEY	HIGH ST.	1	1	1
		<del>4 FOOT</del>	<del>SIDEWALK</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROP LINE</del>	<del>1</del>	<del>1</del>	<del>1</del>
		<del>6"</del>	<del>CORB AND GUTTER</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROP LINE</del>	<del>1</del>	<del>1</del>	<del>1</del>
		24'	HALF SECTION PAVING	HIGH ST	CROMWELL	N. PROP LINE	1	1	1
		6"	WATER LINE	HIGH ST	CROMWELL	N. PROP LINE	1	1	1
		<del>12"</del>	<del>SEWER LINE</del>	<del>HIGH ST</del>	<del>CROMWELL</del>	<del>N. PROP LINE</del>	<del>1</del>	<del>1</del>	<del>1</del>
			CUL-DE-SAC w/ 4' S.W. AND RETURNS TO HIGH STREET	CROMWELL ST	@ HIGH STREET		1	1	1
							1	1	1
							1	1	1

Sep 16 02 04:28P

LAND RESOURCES

243882

P. 2



ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

THOMAS D. JOHNSTON (AGENT)  
NAME (print)

WAYSOWN SURVEYING INC.  
FIRM

*[Signature]* 9.7.04  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

*[Signature]*  
DRB CHAIR - date

*[Signature]* 9/8/04  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 9/8/04  
UTILITY DEVELOPMENT - date

*[Signature]* 9/8/04  
CITY ENGINEER - date

*[Signature]* 9/8/04  
PARKS & GENERAL SERVICES - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	7/21/05	<i>[Signature]</i>	<i>[Signature]</i>	William Kramer
2	8/9/05	<i>[Signature]</i>	<i>[Signature]</i>	William Kramer

Sep 16 02 04:28P LAND RESOURCES 9243862 P. 1

**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

June 1, 2005

Sheran Matson, Chair  
Development Review Board (DRB)  
City of Albuquerque

**HAND-DELIVERED**

RE: Withdrawal of Project No. 1003634  
05 DRB 00409 – Vacation of High Street S.E.

Dear Ms. Matson:

The purpose of this letter is to formally withdraw the above-referenced vacation request on behalf of the Greater Albuquerque Habitat for Humanity. While it is still obvious that High Street, between Cromwell and Pacific S.E., is not nor ever will be needed as a public street, it is equally obvious that the South Broadway Neighborhood Association is adamantly opposed to that property being used for the construction of additional Habitat housing.

Thank you for your consideration and hard work.

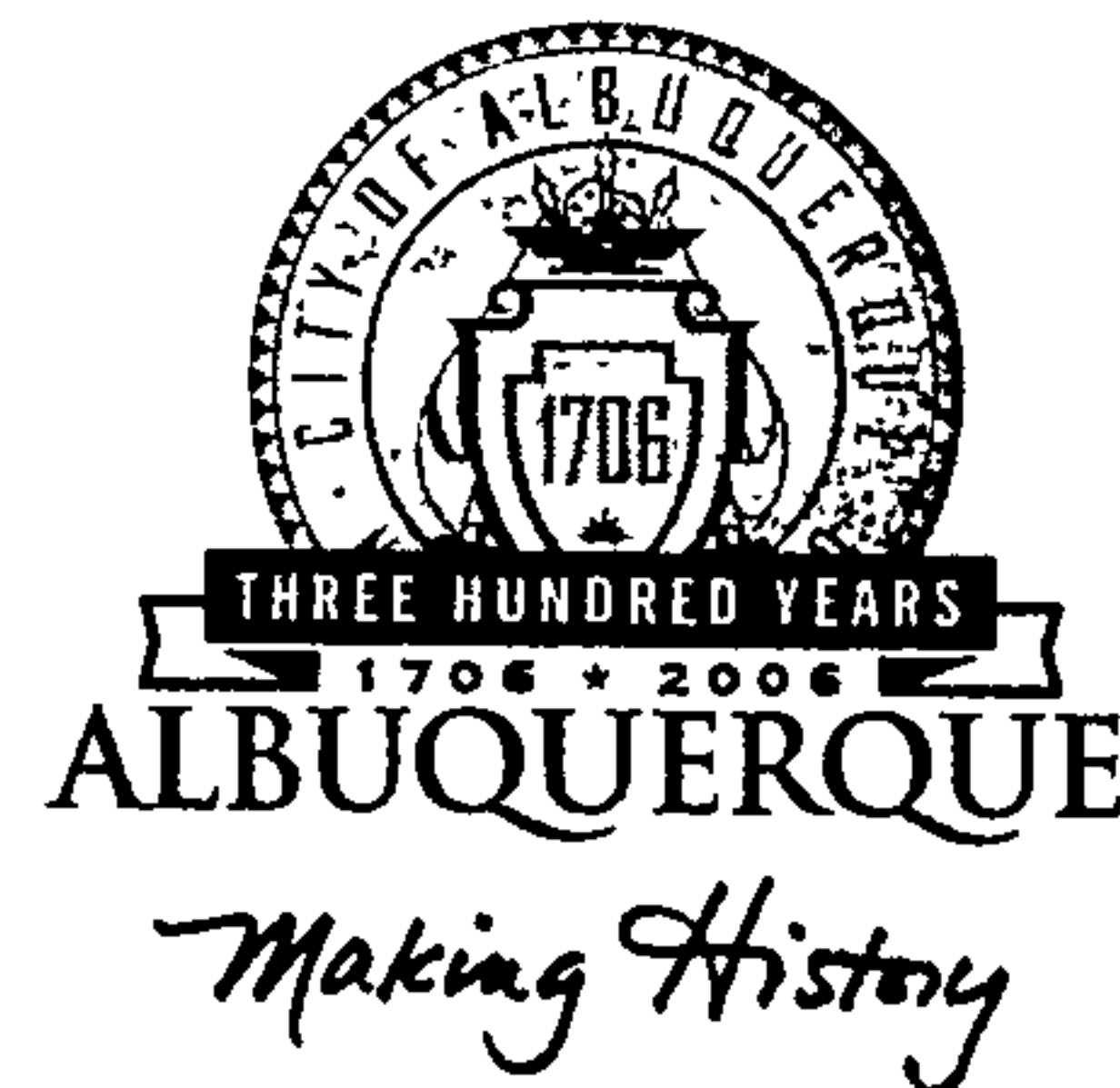
Sincerely,



WILLIAM L. KRAEMER

cc: Catherine Woodward  
Diana Dorn Jones

# CITY OF ALBUQUERQUE



Larry Velasquez, PE  
District 3 Engineer, NMDOT  
7500 Pan American Freeway, NW  
P.O. Box 91750  
Albuquerque, New Mexico 87199-1750

May 16, 2005

Dear Mr. Velasquez:

The City of Albuquerque Development Review Board has a request to vacate a portion of High Street, SE scheduled for hearing on June 1, 2005. At the last DRB meeting, the question arose regarding whether the New Mexico DOT was notified of the vacation request. We have reason to believe your agency may own the property to the east of the proposed vacation. Please refer to Exhibit B and the copy of the legal ad in the attachments.

Normally, the Bernalillo County Assessor's property ownership records supply the list of adjacent property owners whom we notify of pending DRB actions as required by the Subdivision Ordinance. However, when the question of whether the NMDOT was notified of this vacation request, we could not find your agency's name in the computer printout of property owners notified.

The applicant for the vacation is the Greater Albuquerque Habitat for Humanity. They are building residences on the property to the west of the High Street proposed vacation. The vacation would allow them to add to the total number of residences they are planning.

We deferred a decision on the vacation request until June 1, 2005 in anticipation of a response from your agency on whether you have an Objection to the proposed vacation and, also, whether NMDOT does own the property shown on Exhibit B.

Yours truly,

A handwritten signature in black ink, appearing to read "Sheran Matson", written over a white background.

Sheran Matson, DRB Chair

Cc: Mr. Terry Doyle, NMDOT District 3 Office  
Wilfred Gallegos, DRB Traffic Engineer

P.O. Box 1293

Albuquerque

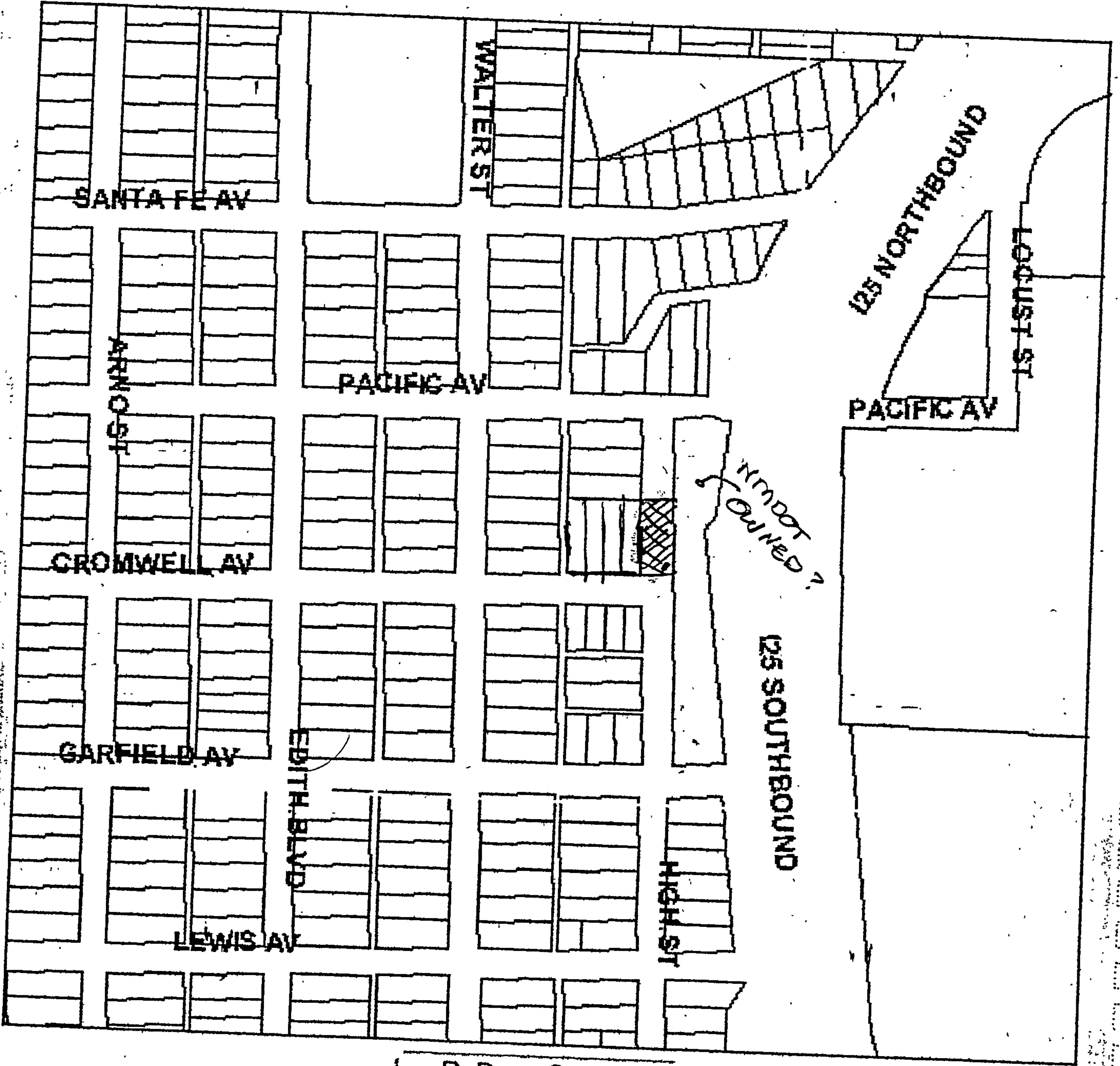
New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



R-O-W to be vacated

Zoom In Id Address Id ZM Pan Zoom Out



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- 1990

ReDraw Screen

EXHIBIT B  
Date 4/06/05

Selected Address: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ Lat/Block/Subd: \_\_\_\_\_  
 Council District/Name: \_\_\_\_\_ County Commission: \_\_\_\_\_ Rep District/Sen District: \_\_\_\_\_  
 Nbr Assoc: \_\_\_\_\_  
 Sector Plan: \_\_\_\_\_ Comp. Plan: \_\_\_\_\_  
 Voter Pct: \_\_\_\_\_  
 High Sch District: \_\_\_\_\_ Mid Sch District: \_\_\_\_\_ Elem Sch District: \_\_\_\_\_  
 ZoneMag Page: \_\_\_\_\_ Jurisdiction: \_\_\_\_\_



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 2

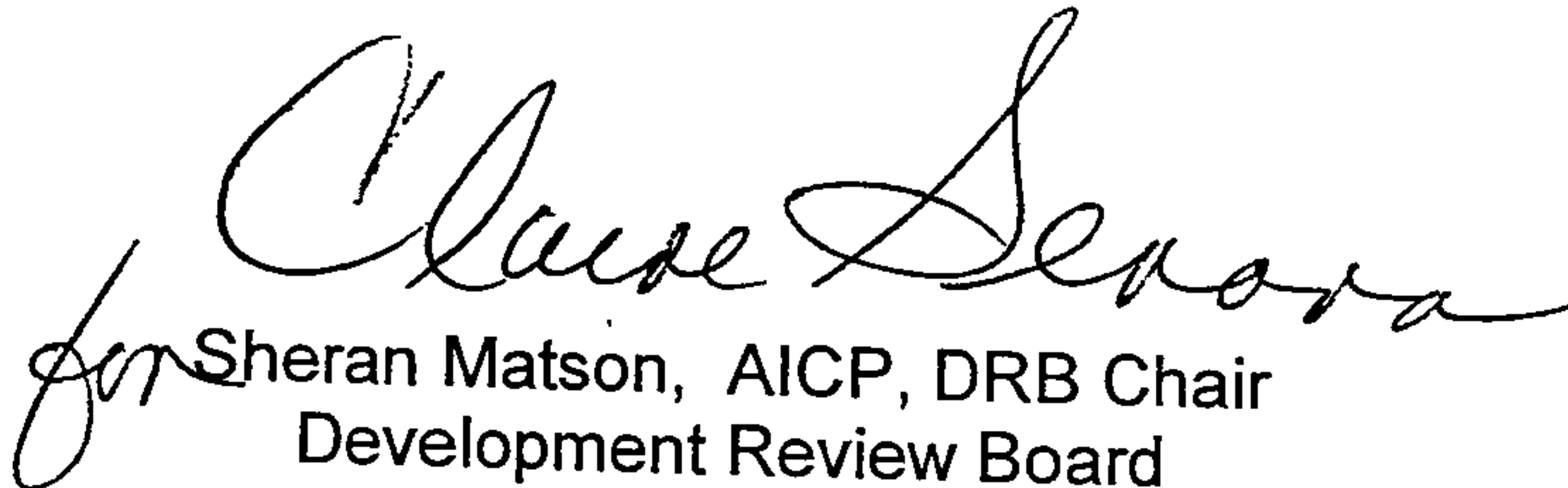
**Project # 1003634**  
05DRB-00409 Major-Vacation of Pub  
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] (K-14)

**Project # 1004010**  
05DRB-00404 Major-Vacation of Public  
Easements

MARK & MICHELLE GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C & A-1-D, **LANDS OF ROBERT N GARCIA**, zoned RA-2, located on DON ONOFRE TRAIL NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF:[DRB-94-022] (F-13)

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

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 21, 2005.

#<sup>~</sup> Plat 1003634  
5/11/05  
Diana Darr-Jones

**PART 7: RESUBDIVISION, AMENDMENT AND  
VACATION OF PLATS, RIGHTS OF WAY,  
PRIVATE WAYS AND EASEMENTS**

**§ 14-14-7-1 RESUBDIVISION OR AMENDMENT OF PREVIOUS PLAT.**

(A) Any final plat recorded in the office of the County Clerk may be amended or vacated (voided) either:

(1) by recording a new subdivision plat (a resubdivision) covering all or a portion of the previous plat sought to be amended or vacated or by recording an amended plat covering such area. In either case, the new plat or amended plat shall be processed as an original subdivision action under Part 3 of this article and recorded as specified therein. If the new or amended plat falls within the definition of minor subdivision, contained in § 14-14-1-6 of this article, it shall be processed as such; or

(2) upon a finding at a public hearing by the Development Review Board that the plat was obtained by misrepresentation or fraud, the plat may be vacated by the Development Review Board. A statement approved by the Development Review Board shall be filed in the office of the County Clerk. The County Clerk shall mark the original plat with the words "VACATED" or "PARTIALLY VACATED" and refer on the plat to the volume and page on which the statement of vacation is recorded.

(B) In approving the amendment of or vacation of all or a part of a plat, the Development Review Board shall evaluate whether the amendment or vacation action will adversely affect contiguous land, any owner of land within the subdivision being vacated, or the interests of the city.

(C) In approving the amendment of all or a portion of a plat, the Development Review Board may require that streets dedicated to a governmental entity in the original plat continue to be dedicated.

(D) The rights of any public or private utility, including drainage, existing prior to the replat, total or partial, of any plat are not affected by the replat unless an authorized representative of the utility involved agrees by signing the plat to have the rights modified or terminated.



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(E) Amendment or vacation of all or a portion of a subdivision outside the municipal limits of the city, but within its platting and planning jurisdiction, requires approval of both the city and county.

(F) If a resubdivision or amendment of a previous plat would vacate public rights of way, the standards and process of division (B) of this section shall be followed as to the vacations of right of way.

('74 Code, § 7-16-8A) (Ord. 11-1994)

**§ 14-14-7-2 VACATION OF PUBLIC RIGHTS OF WAY, PRIVATE WAYS AND EASEMENTS.**

(A) Rights of way, including public rights of way, private ways, and easements shown on recorded plats, may be vacated, that is, terminated, by recording a new subdivision plat or by plat amendment, as described in § 14-14-7-1 of this part. In addition, where nothing except vacation of public rights of way, private ways, and easements is proposed, it may be initiated by a request to vacate filed by either:

(1) The owners of a majority of the front footage of land abutting the proposed vacation; or

(2) The Planning Director, if he or she finds vacation likely to be in the public interest. A request to vacate shall be processed under the procedures of division (E) of this section in addition to the procedures relating to minor subdivision applications under Part 3 of this article.

(B) The vacation of public rights of way, private ways, or easements, whether by new plat, plat amendment, or request to vacate, shall be approved only when it is determined that:

(1) The public welfare is in no way served by retaining the way or easement; or

(2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; and in addition to divisions (1) or (2) of this division (B):

(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

(C) In approving the vacation the Development Review Board may require that some or all of the public rights of way or easements be retained by the appropriate governmental entity as shown on the original plat.

(D) The Development Review Board may require that curb and gutter be placed, at the expense of the applicant, so as to effectively halt the vacated area's being used as public way. It may also be necessary to remodel or otherwise reconstruct existing public improvements in order to solve problems created by the vacation, and the Development Review Board may so require. Costs involved shall be borne by the applicant.

(E) *Procedure.*

(1) In all cases where public right of way, private ways, or easements are sought to be vacated, whether by new subdivision, plat amendment, or request to vacate, the following procedures shall be followed in addition to the procedures specified in Part 3 of this article; however, the following procedure may be eliminated for the requested vacation of private easements if the Planning Director is satisfied that all the benefitted and burdened parties are clearly and completely defined and all agree to the vacation.

(2) Notice and Request for Comment.

(a) The Planning Director shall mail letters to franchised utilities and to the owner of record of all lots adjacent to the right of way, private way, and/or easement to be vacated, informing them of the nature of the proposed vacation, and notifying them of the date, time, and place of the public hearing by the Development Review Board on the proposed vacation. For notifying property owners, the name and address of the owners shown in the records of the County Assessor shall be used.

(b) Prior to the hearing, the Planning Director shall request interested city departments and other agencies to comment on the application. Comments received shall be submitted to the Development Review Board. Comments from the Albuquerque Metropolitan Arroyo Flood Control Authority and/or the Middle Rio Grande Conservancy District shall be requested before vacation of any drainage easement or public right of way within their respective areas of jurisdiction.

(c) If the public right of way, private way, and/or easement proposed for vacation appears to be in use for vehicular access, the applicant shall post and maintain one or more signs, as provided and where instructed by the Planning Director, at least 15 days before the date of the hearing. The applicant is responsible for removing such signs within five days after the hearing is completed. Failure to properly post signs is grounds for deferral of the request. No one except the applicant, the agent of the applicant, or the city shall remove or tamper with any such required sign during the period it is required to be maintained under this division (c).

(d) Public notice in a newspaper of general circulation in the city shall be published at least 15 days before date of the hearing; the notice shall indicate the location of the proposed vacation, where a map of the proposed vacation may be viewed, and information on the date, time, and place of the hearing.

(3) Hearing and Decision.

(a) A decision on city approval of vacations shall be made by the Development Review Board at a public hearing. Approval or disapproval shall be given in writing, expressing the reasons and any conditions, and a copy shall be sent to the applicant and any other persons who have indicated interest in the matter.

(b) Approval of vacation of public right of way, private ways or easements shall be conditional upon the following steps being accomplished by the applicant or governmental entity within a time period set by the Development Review Board, in no case exceeding one year. If not so accomplished, the decision to vacate is voided.

1. The applicant shall present to the city a final plat incorporating the vacated right of way into adjacent lots, which plat the city shall record with the County Clerk; or

2. The appropriate governmental entity shall record a final plat if the Development Review Board finds that it is in the public interest for the governmental entity to own the vacated public right of way as a lot or if adjacent property owners do not desire the vacated parcel.

3. The applicant shall secure the installing or removing and disposing of such improvements, as are required by the Development Review Board in order to remodel or otherwise



reconstruct existing public improvements to appropriately provide for the proposed uses. Costs involved shall be borne by the applicant.

(4) Disposition of Right-of-Way.

(a) Normally the owners of land adjacent to the vacated public right of way have an opportunity to obtain title to the land, for some consideration, from the owner (normally the city).

(b) Immediately after a city decision to vacate platted public right of way becomes final, if such land is proposed to be disposed of by the city, the City Property Manager shall notify each owner of adjacent property by certified letter. The certified letter shall notify each adjacent landowner of the opportunity to purchase from the city one-half of the width of the vacated right of way contiguous to the landowner's property, subject to any conditions or requirements stated in the decision to vacate. If an adjacent landowner fails to notify the city Property Manager in writing, within 30 days of the date of the receipt slip of the certified letter, that he or she intends to purchase the adjacent public right of way, the city may dispose of the vacated right of way in any manner which the city, in its discretion, deems appropriate.

('74 Code, § 7-16-8B) (Ord. 11-1994)

**§ 14-14-7-3 TECHNICAL CORRECTIONS.**

(A) Technical corrections to approved, but as yet unrecorded, final plats shall be approved by the Development Review Board before being recorded with the County Clerk.

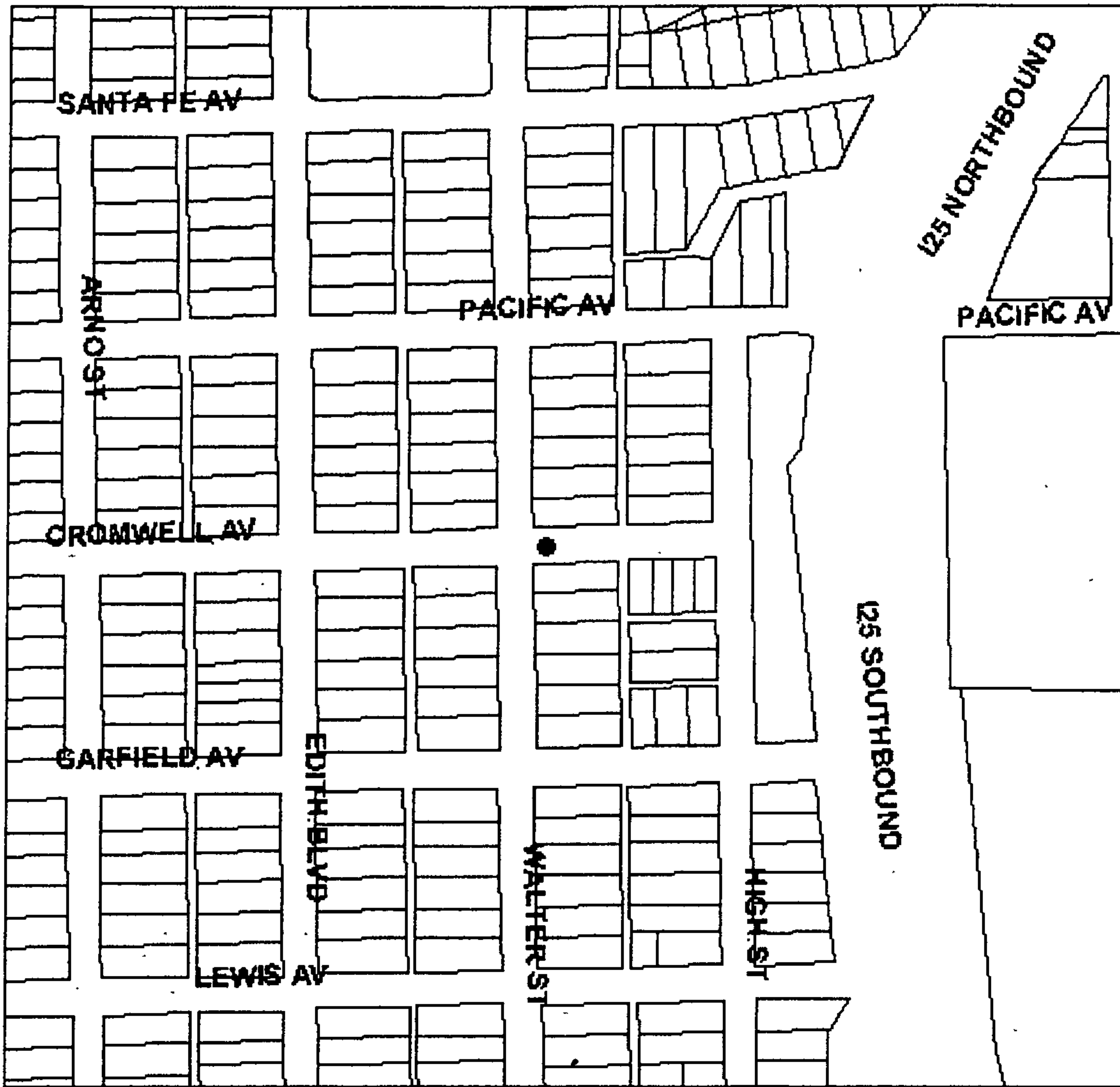
(B) Technical corrections to recorded final plats shall be made by a correction plat approved by the Development Review Board. The plat shall include only the area affected by the correction and shall clearly indicate the correction. Correction plats for technical corrections shall be recorded in the same manner as a final plat. See § 14-14-3-6 of this article.

('74 Code, § 7-16-8C)

(Ord. 56-1983; Am. Ord. 18-1986; Am. Ord. 10-1991)

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Pan Zoom Out



LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- NBR BOUNDARY
- COMMUNITY PLAN
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICT
- FLOOD ZONES (dis)
- PARCELS
- CONTROL STATION
- SENATE DIST.
- REPRESENTATIVE I
- COUNTY COMMISSI
- PARCEL ADDRESS
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILLS/BUFFE
- CRP LOCATIONS

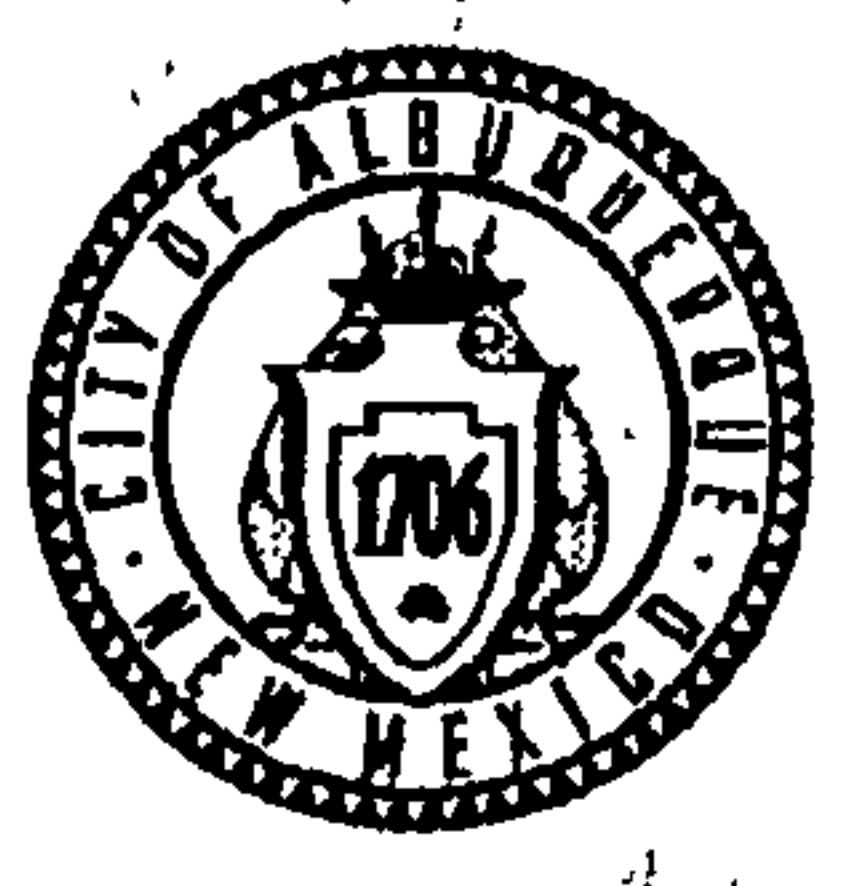
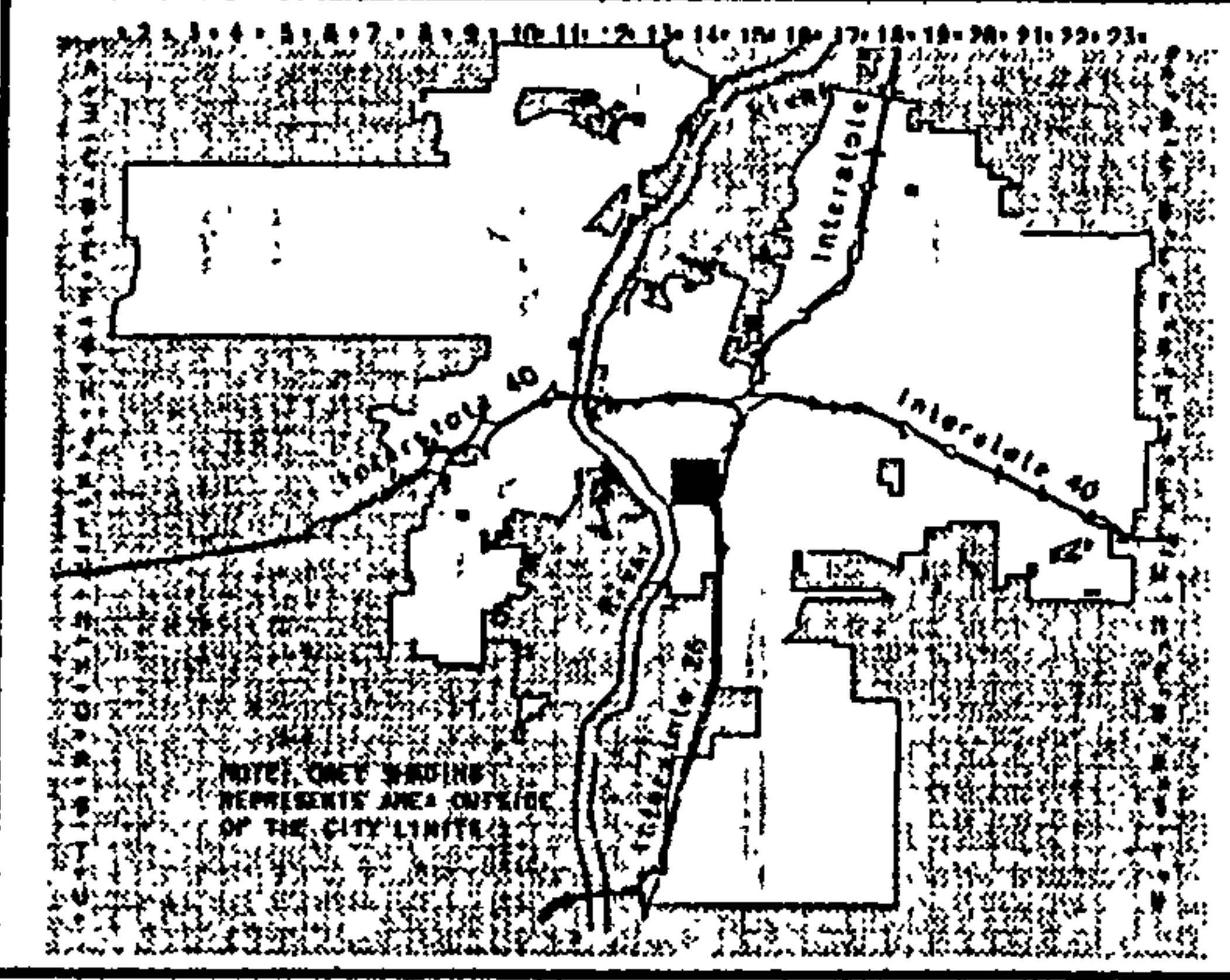
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SHOW LOCATION M

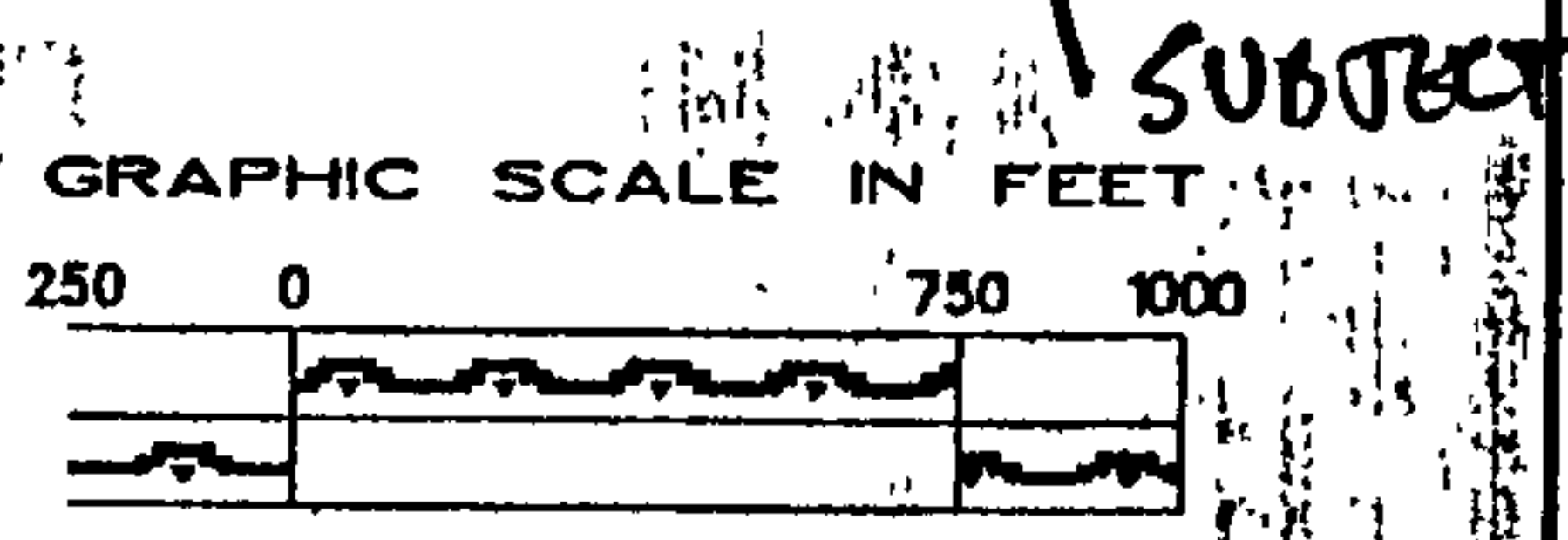
SHOW 1999 AERIAI

ZOOM LEVEL MEDIUM  TEXT SIZE MEDIUM   
 NEW GIS QUERY





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



**Zone Atlas Page**  
**K-14-Z**  
 Map Amended through March 08, 2005



5/11/05

#1003684

11111111

Diana Davis-Jones

- ~~A~~ A-94-07-2(1)

- NMTD owns east side.

No evidence that NMTD  
wants vacation

Mike Malloy - going  
to re-do I 25 here -  
put frontage road

B. Kramer

- NMTD can buy 1/2 of  
High 5 if they so choose
- public welfare not  
served by retaining

W. Gallegos

NMTD - ~~is~~ revising study of  
I 25 - no \$ to build

#1003634  
#  
#  
#  
#

April 13, 2005

To: South Broadway Neighborhood Association  
Design & Review Committee

From: Stella Candelaria, Associate Director, Clean City, Division

Re: Cromwell/Pacific east of Walter

Both Cromwell and Pacific are dead end streets that have a turn-around at the end of these streets that are used by the City of Albuquerque, Solid Waste Management Department, Trash vehicles, large item, and metals vehicles. The only way to service these homes on those stated streets is by utilizing the now available turn-around at the end of Cromwell and Pacific.

It has also been noted that the State Highway is intending to widen their property between Cromwell and Pacific east of High street due to the blind curve and accidents. The State Highway property is adjacent to what the AGIS map describes as a developed right-of-way labeled as High street.

Both Cromwell and Pacific are serviced by utilizing the existing turn-around at the end of the street.

If you have any questions, please do not hesitate to contact me at 857-8204.

**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

April 5, 2005

Sheran Matson, DRB Chair  
City Of Albuquerque

Hand Delivered

Re: Project#1003634/ 05DRB-00409  
Deferral Request

Dear Ms Matson,

We have been asked to defer this case for one week by United South Broadway Association. Please consider this letter as our request to have the above referenced case deferred to the April 13, 2005 DRB hearing.

Sincerely,



William L Kraemer  
Agent for Habitat



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### 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: HABITAT FOR HUMANITY PHONE: 265 0057  
 ADDRESS: 4520 MONTGOMERY NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): GARCIA / KRAEMER & ASSOCIATES PHONE: 242 5566  
 ADDRESS: 200 LOMAS NW SUITE 1111 FAX: 242 9028  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: BILYBOMON@HOTMAIL.COM

DESCRIPTION OF REQUEST: VACATION OF HIGH STREET SE RIGHT OF WAY  
FROM N ROW LINE OF CROMWELL 150' NORTH

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. LOT 6 B (Adjacent) Block: 12 Unit: \_\_\_\_\_  
 Subdiv. / Adn. EASTERN  
 Current Zoning: SU-2 MR Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): K-14 No. of existing lots: 0 No. of proposed lots: 2  
 Total area of site (acres): .2066 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101405748403641404 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: HIGH STREET SE  
 Between: CROMWELL and PACIFIC

### CASE HISTORY:

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

04 ZHE 01162, 01165, 01166 04 DRB 01297 PROJECT 1003634

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

SIGNATURE William L. Kraemer DATE 03/11/05  
 (Print) WILLIAM L. KRAEMER \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-00409</u>	<u>VRW</u>		\$ <u>300.00</u>
<input type="checkbox"/> All fees have been collected			<u>CMF</u>	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned			<u>ADV</u>	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total \$ <u>395.00</u>
	Hearing date <u>4.6.05</u>			
<u>Chase Senora</u>	<u>3/11/05</u>	Project # <u>1003634</u>		
Planner signature / date				



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
- N/A* 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.

William Kraemer  
Applicant name (print)

William Kraemer 03/11/05  
Applicant signature / date



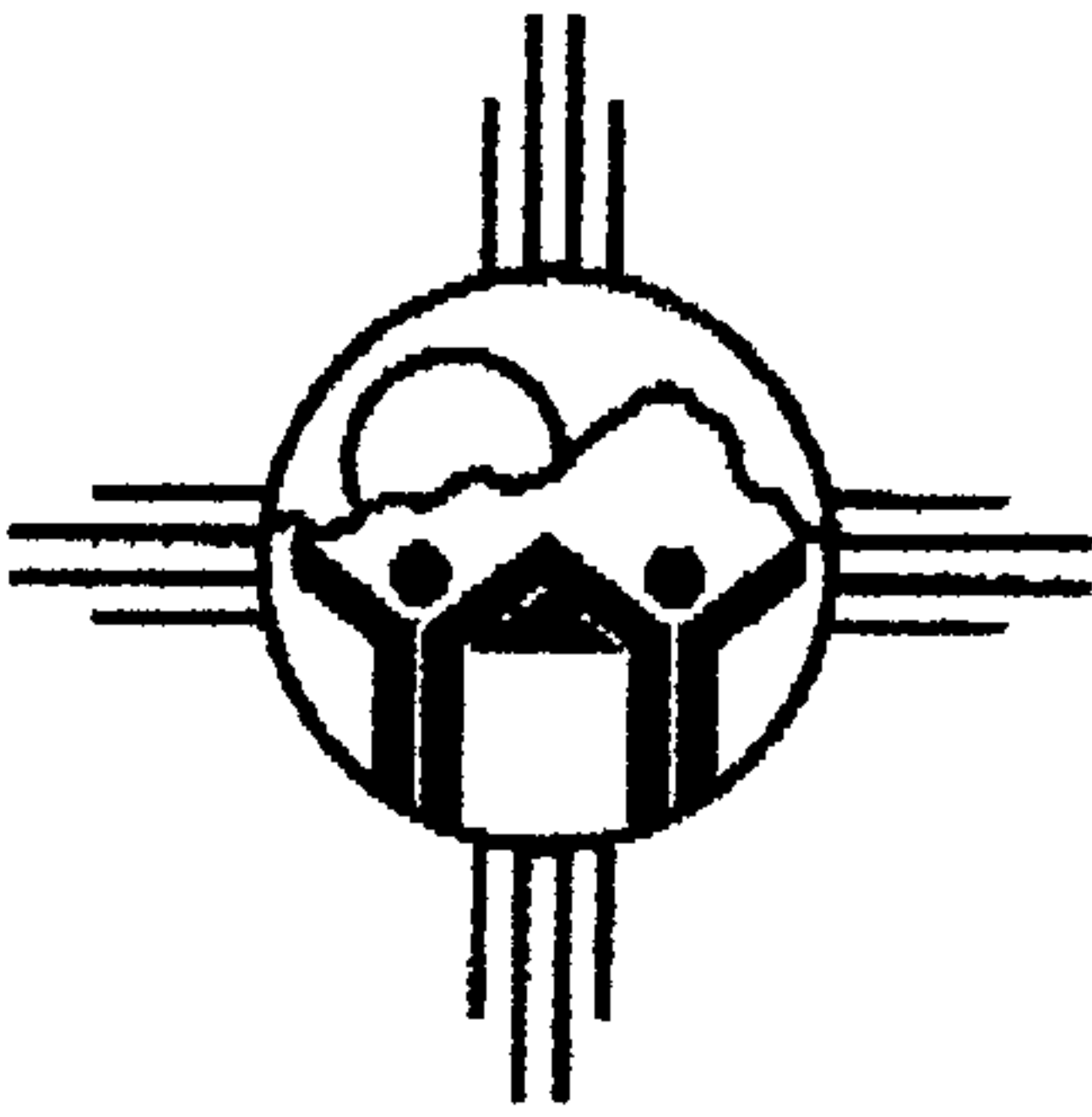
Form revised 4/03 and October 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
OSDRB -                      - 00409

Clare Senora 3/11/05  
Planner signature / date

**Project # 100 3634**

*[Handwritten mark]*



Greater Albuquerque  
**Habitat for Humanity**

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48  
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March 10, 2005

Sheran Matson, Chair  
Development Review Board (DRB)  
City of Albuquerque

Re: letter of authorization  
Vacation of High Street Right of Way

To Whom It May Concern:

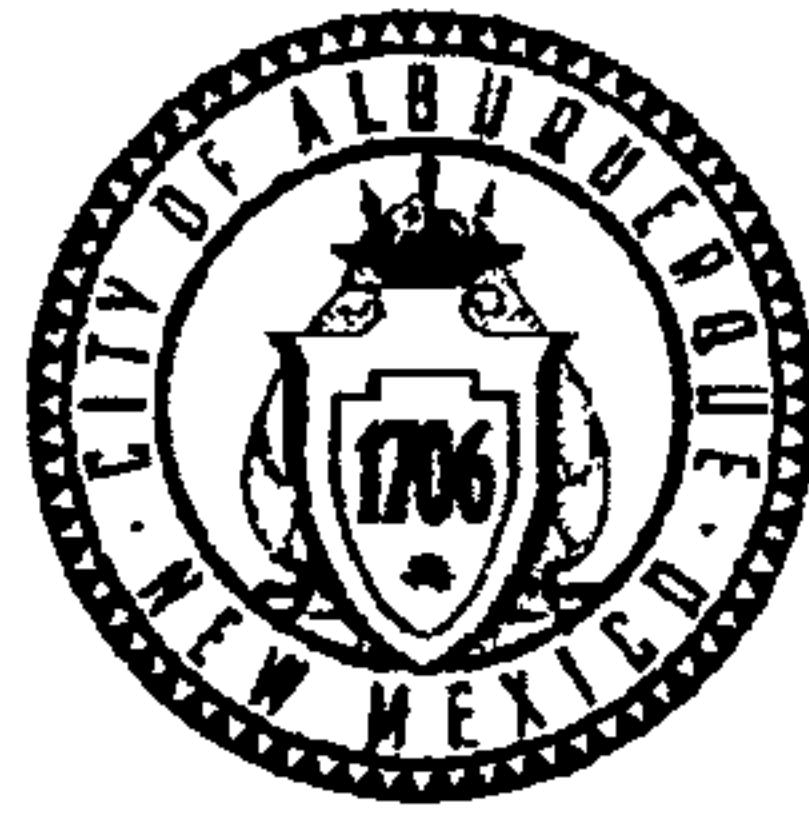
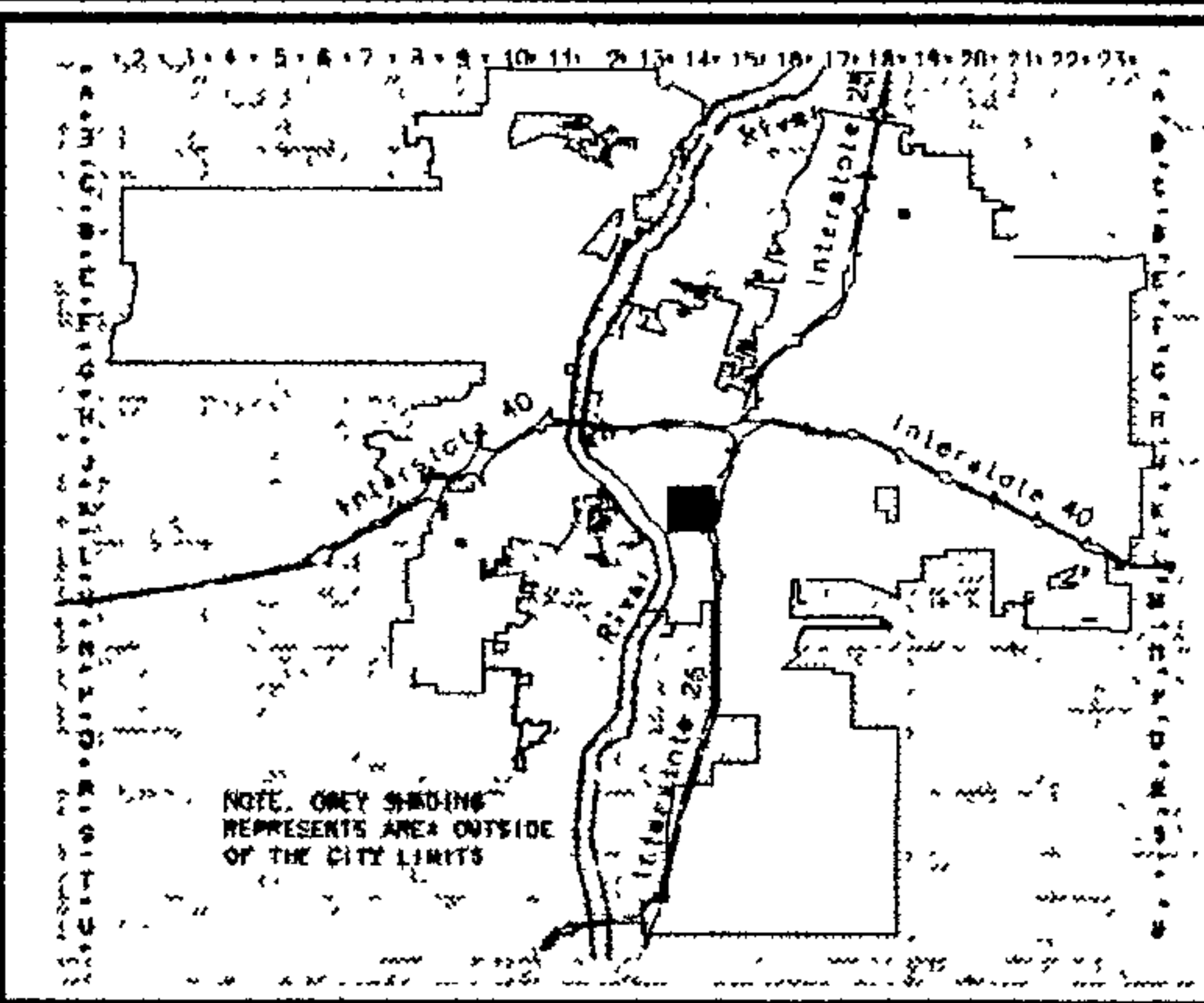
Greater Albuquerque Habitat for Humanity is the fee owner of Lot 6B Block 12 Eastern Addition, which abuts the High Street SE r-o-w, north of Cromwell St.

This letter hereby authorizes the firm of GARCIA/KRAEMER & ASSOCIATES to act as our agent and represent our interests in connection with a request to VACATE High Street, including any amendments or appeal that may be required. This authorization shall also extend to any Subdivision action that may be applicable on the subject property.

Sincerely,

Catherine Woodward, Executive Director  
Greater Albuquerque Habitat for Humanity  
A New Mexico Non-profit Corporation  
4520 Montgomery NE  
Albuquerque, New Mexico 87109  
(505) 265 0057



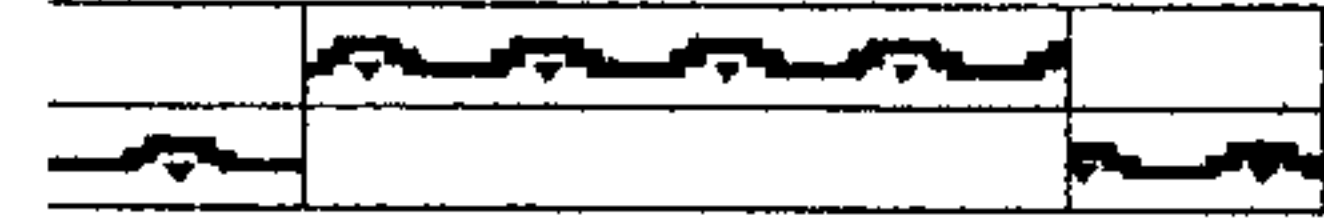


**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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GRAPHIC SCALE IN FEET

250 0 750 1000



**Zone Atlas Page**

**K-14-Z**

Map Amended through March 08, 2005

SUBJECT



**GARCIA/KRAEMER & ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242-5566  
Fax #(505) 242-9028

**REASON FOR REQUEST**

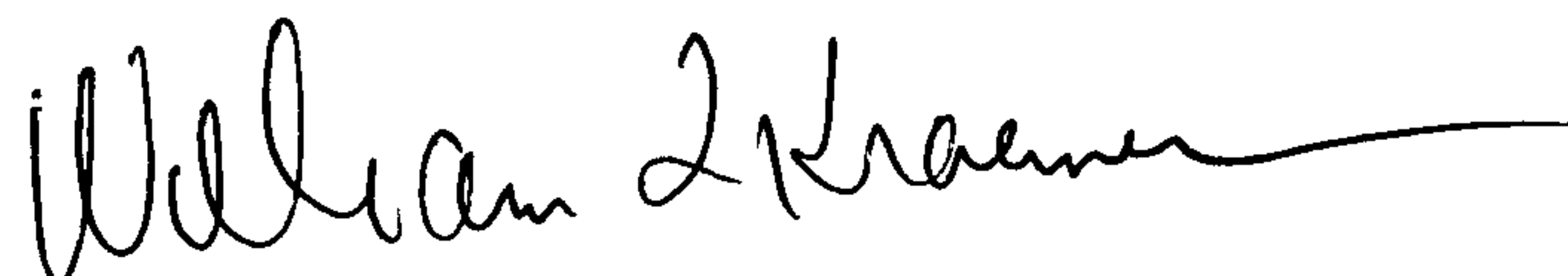
This is a request for vacation of public right-of-way; specifically the sixty foot (60') right of way of High Street SE starting at the north right of way line of Cromwell Street SE extending north a distance of one hundred and fifty feet (150'). This request is filed pursuant to Section 14-14-7-1 et.seq. City of Albuquerque, Subdivision Ordinance. The applicant, Greater Albuquerque Habitat for Humanity, a New Mexico non-profit Corporation, is the owner of Lot 6B, Block 2, Eastern Addition, the only privately owned property adjacent to the public property sought to be vacated.

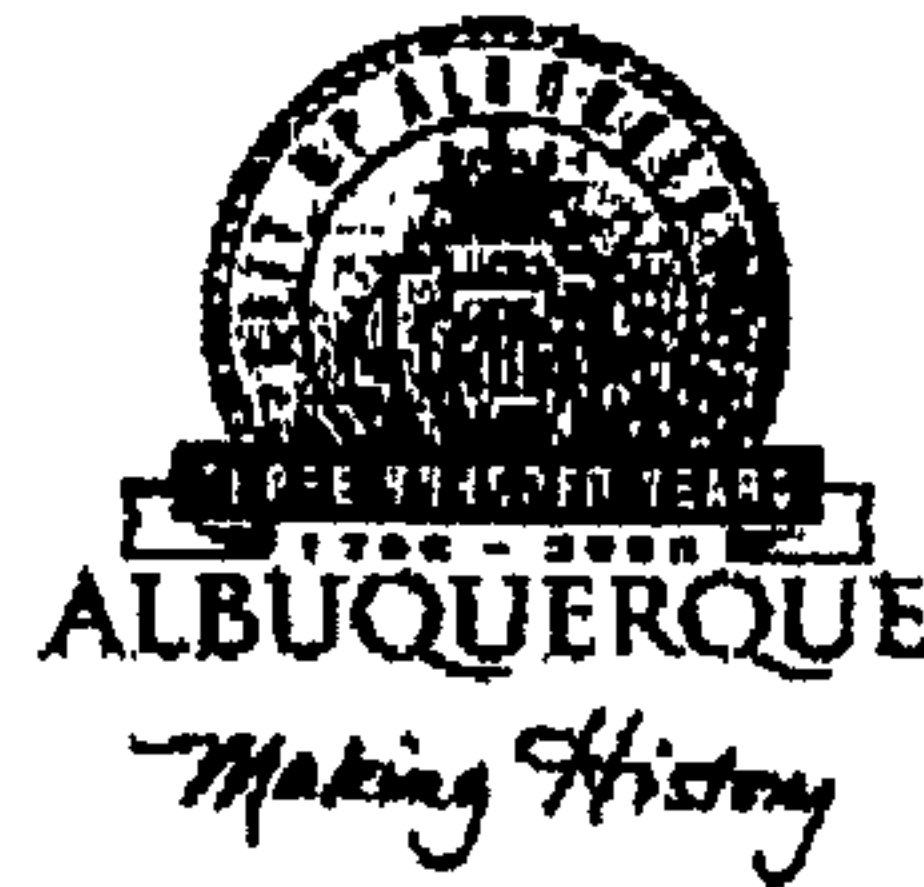
This portion of High Street abuts the publicly owned right of way for Interstate 25 on the east. High Street is built south of Cromwell, but there is curb and gutter along the north right of way line on Cromwell. The segment north to Pacific has never been built, and the right of way terminates at Pacific.

In 2004, Habitat purchased three vacant lots which had access to this portion of High Street. Those lots were zoned SU-2/MR under the South Broadway Sector Plan. They were granted approval of CONDITIONAL USES to allow townhouses to be developed. (04ZHE 01162, 01165, 01166) The property was reconfigured and replatted into four (4) townhouse lots with frontage on Cromwell rather than High. (04-DRB-01297) It was always their intent to seek vacation of High so that Lot 6-B could be combined and replatted with the acquired right of way to allow two (2) additional Habitat units. Habitat understands that if this vacation request is granted, they will need to acquire the vacated property from the City and file a replat within one year.

This request meets the statutory vacation criteria as follows:

1. The request is filed by the owners of all of the private property abutting the proposed vacation. Section 14-14-7-2 (A) (1)
2. The public welfare is in no way served by the retention of this portion of High Street SE. Section 14-14-7-2 (B) (1)
3. No substantial property rights will be abridged by the vacation of this right of way. While there is one residence located on combined Lots 1, 2&3 Block 12 Eastern Addition, its primary access is taken from Pacific. In addition legal access to lots 2 & 3 will still be available off High Street from Pacific.





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

March 11, 2005

William Kraemer  
Garcia/Kraemer & Associates  
200 Lomas NW / 87102  
Phone: 242-5566 Fax: 242-9028

Thank you for your inquiry of **March 11, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 6B, BLOCK 12, EASTERN ADDITION, LOCATED ON HIGH STREET SE, BETWEEN CROMWELL STREET SE AND PACIFIC SE, Zone Map K-14**

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

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

Sincerely,

*Julia King*

*Julia King*  
Senior Office Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/27/04)

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



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# "Attachment A"

3/11/05

WILLIAM KRAEMER, GARCIA/KRAEMER & ASSOC.

200 LOMAS NW / 87102

PHONE: 242-5566 FAX: 242-9028

ZONE MAP: K-14

South Broadway NA @

Susan Dixon

1213 Edith SE / 87102 242-4013 (h)

Jessica Rodelas

1719 Walter SE / 87102 261-7085 (h)

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

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

**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

March 11, 2005

Susan Dixon  
1213 Edith SE  
Albuquerque, New Mexico 87102

Jessica Rodelas  
1719 Walter SE  
Albuquerque, New Mexico 87102

RE: Request to Vacate High Street, north of Cromwell SE

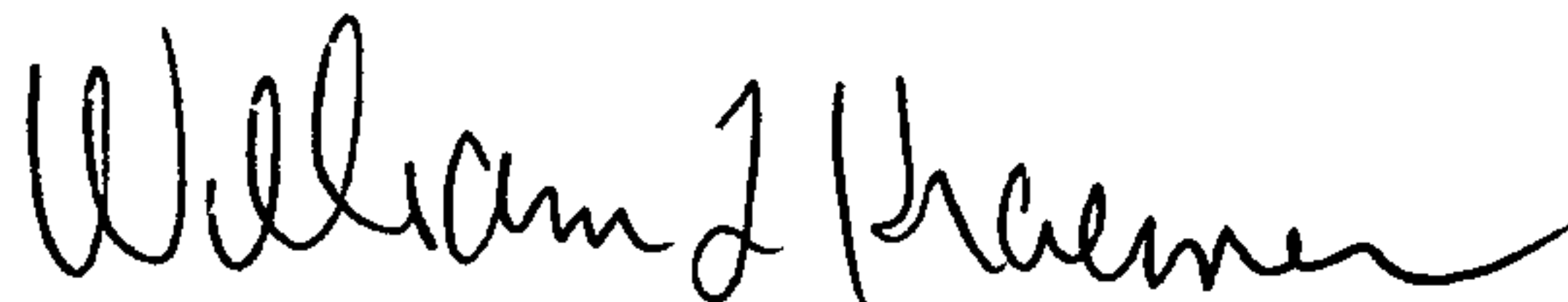
Dear Neighborhood Representatives:

The purpose of this letter is to notify you that we are filing a request to VACATE the sixty foot (60') right of way of High Street SE a distance of one hundred fifty feet (150') north of Cromwell. This street has been platted for years but has never been used or improved, in large part because it abuts Interstate 25. The applicant is the Greater Albuquerque Habitat for Humanity, a New Mexico non-profit corporation.

Habitat acquired the lots on the north side of Cromwell where they have already built two residences for qualified homeowners. They would like to have the city vacate the High St. r-o-w, so that they can acquire it to build two additional residences (for a total of six at this location).

This matter and the amended zoning request will be heard by the Development Review Board (DRB) at a public hearing to insure that no one rights are abridged by the vacation of unnecessary right of way. If you have any questions or concerns, please call.

Sincerely,



WILLIAM L. KRAEMER

7099 3400 0025 6489 9321

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE, NM 87102

Postage	\$ 0.49	UNIT ID: 0101 Postmark Here MAR 11 2005 Clerk: KQYW5V 03/11/05 USPS
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Recipient's Name (Please Print Clearly) (to be completed by mailer)  
 JESSICA RODRIGAS  
 Street, Apt. No., or PO Box No.  
 1719 WINTER SE  
 City, State, ZIP+4  
 ALB NM 87102

7099 3400 0025 6489 9338

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE, NM 87102

Postage	\$ 0.49	UNIT ID: 0101 Postmark Here MAR 11 2005 Clerk: KQYW5V 03/11/05 USPS
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Recipient's Name (Please Print Clearly) (to be completed by mailer)  
 SUSAN DIXON  
 Street, Apt. No., or PO Box No.  
 1213 EDITH SE  
 City, State, ZIP+4  
 ALBUQ NM 87102



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

**PAID RECEIPT**

APPLICANT NAME

*Habitat for Humanity*

AGENT

*Lucia Kramer*

ADDRESS

*1003634 / OSDRB00409*

PROJECT & APP #

PROJECT NAME

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 300.00 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision     Site Development Plan     Bldg Permit  
 Letter of Map Revision     Conditional Letter of Map Revision  
 Traffic Impact Study

\$ 395.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

3/11/2005 1:25PM LOC: ANNX  
 RECEIPT# 00036635 WSH 006 TRANSH 0011  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEJA  
 Trans Amt \$395.00  
 J24 Misc \$75.00  
 VI \$395.00  
 CHANGE \$0.00

Thank You

3/11/2005 1:25PM LOC: ANNX  
 RECEIPT# 00036636 WSH 006 TRANS 0011  
 Account 441006 Fund 0110  
 Activity 4983000 TRSEJA  
 Trans Amt \$395.00  
 J24 Misc \$20.00  
 Counterreceipt.doc 6/21/04

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division

3/11/2005 1:25PM LOC: ANNX  
 RECEIPT# 00036635 WSH 006 TRASH 0011  
 Account 441032 Fund 0110  
 Activity 3424000 TRSEJA  
 Trans Amt \$395.00  
 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 \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from March 22, 2005 To April 6, 2005

5. REMOVAL

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

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

William Z. Brown 03/11/05  
 (Applicant or Agent) (Date)

I issued 1 signs for this application, 3-11-05, A. Garcia  
 (Date) (Staff Member)

**DRB PROJECT NUMBER:** 1003634

Red-w to be vacated

Zone No. Address CR Lot Area Parcel No.



518
PAR
CR11
ZON
MS
CR1
SEW
519
ZON
LOT
ZIP
CON
HSL
PAN
CR1
SEW
RUP
CON
PAR
PUB
520

ReDraw Screen

EXHIBIT B  
Date 4/06/05

Selected Address:

Zoning: Lot/Block, Subd

Council District/Row:

County Commission:

Rep District/Rep District:

MR: Assessor:

Sector/Flot:

Comp. #/00:

Water Pct:

High school District:

High Sch District:

High Sch District:

Zoning Map:

jurisdiction:

Public Book:

Final Area:



16' ALLEY

(150.00')  
150.07'

N 01° 21' 02" W

N 88° 36' 18" E

33.60'

33.27'

LOT 4-A-P1  
(0.1152 ac.)

150.02'

N 01° 28' 31" W

S 88° 31' 29" W

33.60'

33.60'

LOT 5-A-P1  
(0.1157 ac.)

149.98'

N 01° 28' 31" W

LOT 6

LOT 5

LOT 4

LOT LINE ELIMINATED BY THIS PLAT

LOT LINE ELIMINATED BY THIS PLAT

33.60'

33.60'

LOT 6-A-P1  
(0.1157 ac.)

149.93'

N 01° 28' 31" W

CROMWELL ST SE

41.35'

41.43'

LOT 6-B-P1  
(0.1424 ac.)

149.87'  
(150.00')

S 01° 26' 48" E

HIGH STREET, S.E.

(60' R.O.W.)

to be vacated

N 69° 28' 22"

#22



Complete 12-1-04 RR

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

REVISED 2/5/04

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

DRB Application No.: 04DRB-01297 (P&F)

Project #: 1003634

Project Name: EASTERN ADDITION

Agent: Wayjohn Surveying Inc.

Phone No.: 255-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 11/17/04 by the DRB with delegation of signature(s) to the following departments.

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- 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: 12-1-04
  - 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

1003634



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

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

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

1003634

*Handwritten scribbles and marks in the top left corner.*





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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 17, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M.      Adjourned: 11:55 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000029**  
04DRB-01650 Major-Vacation of Public Easements  
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

2. **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) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1003420**  
04DRB-01657 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 04DRB-01508 Major-Preliminary Plat Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [*Deferred from 10/27/04 & 11/11/04*] (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **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<sup>th</sup>, 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 97<sup>TH</sup> 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) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
5. **Project # 1003238**  
04DRB-01569 Major-Preliminary Plat Approval  
04DRB-01573 Minor-Vacation of Private Easements  
04DRB-01571 Minor-Sidewalk Waiver  
04DRB-01572 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] [Deferred from 11/3/04] (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
6. **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 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04 & 11/17/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**



**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.**

7. **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) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
  
8. **Project # 1003671**  
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98<sup>TH</sup> ST NW containing approximately 3 acre(s). [REF: 04DRB01422] **[Russell Brito for Lola Bird, EPC Case Planner]** (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**
  
9. **Project # 1001946**  
04DRB-01670 Minor-SiteDev Plan  
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] [Makita Hill, EPC Case Planner] (J-13) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.**

11. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.**

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

12. **Project # 1003236**  
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1**, zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**

13. **Project # 1001463**  
04DRB-01736 Minor-Prelim&Final Plat  
Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**  
04DRB-01744 Minor-Amended Prelim&Final  
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**  
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72<sup>ND</sup> PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] *[Final Plat was Indefinitely Deferred for SIA on 10/13/04].* (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**



16. **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) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

17. **Project # 1003231**  
04DRB-01743 Minor-Amnd Prelim Plat  
Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD**, zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98<sup>TH</sup> STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**

18. **Project # 1003774**  
04DRB-01742 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION**, zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 *NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat Approval  
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval -

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]**[Deferred from 11/17/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**



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

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1001685**  
04DRB-01741 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

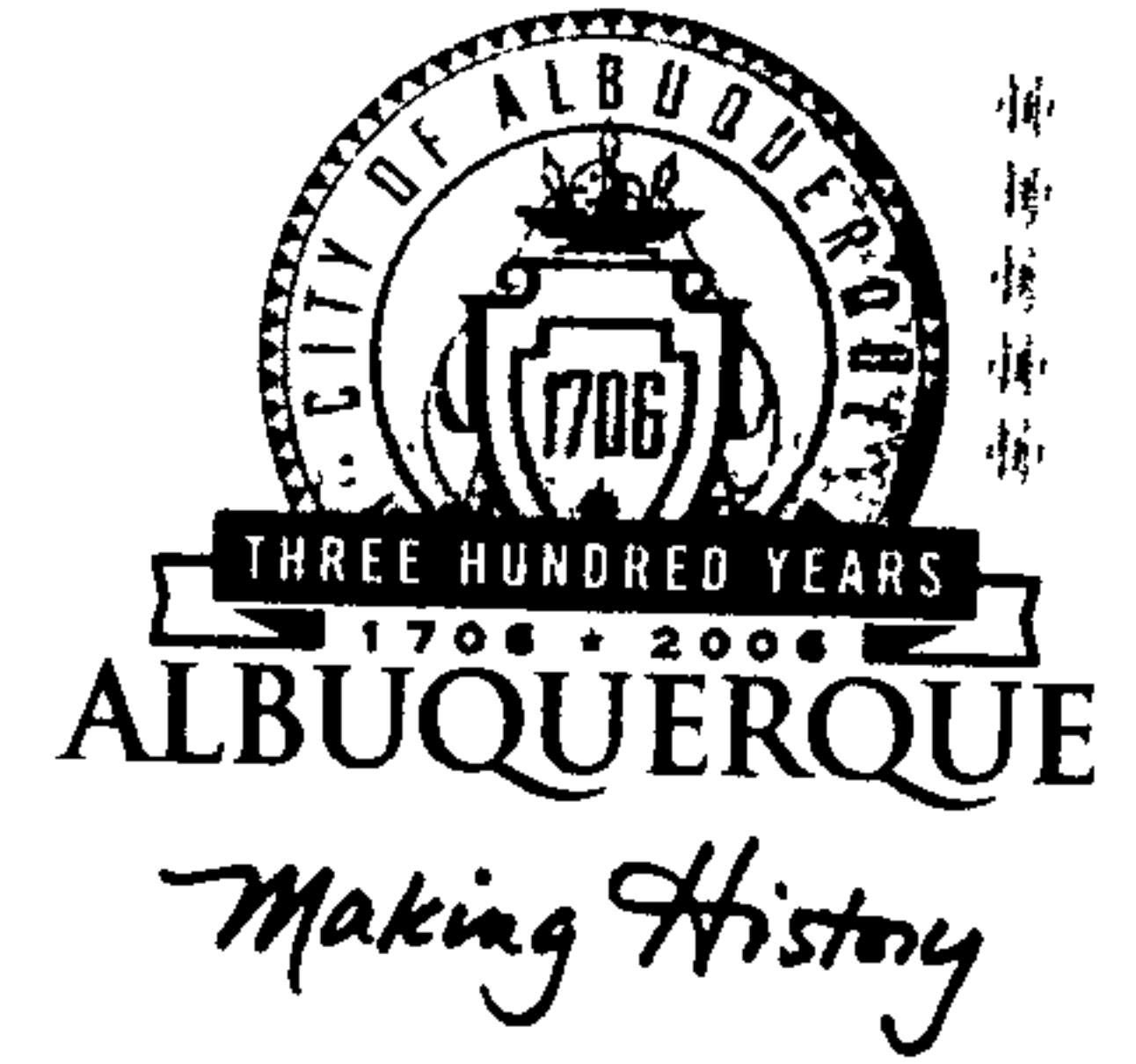
25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003634**

**AGENDA ITEM NO: 22**

**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 | <b>(08)</b> 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 executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

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

**DATE:** November 17, 2004



11/10/04

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 10, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 9:25 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1002092**  
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**



2. **Project # 1002464**  
04DRB-01576 Major-Vacation of Pub  
Right-of-Way
- PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1003420**  
04DRB-01508 Major-Preliminary Plat  
Approval  
04DRB-01509 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [*Deferred from 10/27/04 & 11/17/04*] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
4. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat  
Approval  
03DRB-02009 Major-Vacation of Public  
Easements  
03DRB-02010 Minor-Vacation of Private  
Easements  
03DRB-02011 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04*] [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

5. **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 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
6. **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 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04 & 11/10/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
7. **Project # 1003705**  
04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: V-78-38] *[Deferred from 11/3/04]* (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003125**  
04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

- 04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] *[Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* (F-5/G-6) **DEFERRED TO 12/8/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

9. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**



10. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan  
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**  
04DRB-01700 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **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 94<sup>TH</sup> STREET SW and 98<sup>TH</sup> STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] [11/10/04 *NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT*] (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**  
04DRB-01698 Minor-Vacation of Private Easements
- 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-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
14. **Project # 1002405**  
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) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
15. **Project # 1002858**  
04DRB-01683 Minor-Amnd Prelim Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK
- ABQ ENGINEERING INC agent(s) for AMERICAN CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **DEFERRED TO 11/17/04.**
17. **Project # 1003467**  
04DRB-01706 Minor-Prelim&Final Plat Approval
- WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
18. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat Approval  
04DRB-01638 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**



19. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**

20. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**

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

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

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

11/10/04  
11/10/04  
11/10/04  
11/10/04

22. **Project # 1003759**  
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [INDEF. DEFERRED ON A NO SHOW 11/10/04] (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

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

11/10/04

PAID RECEIPT

APPLICANT NAME HABITAT FOR HUMANITY  
AGENT WAY JOHN SURVEYING  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1003634  
PROJECT NAME EASTERN ADDN.

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 50.00 441006/4983000 DRB Actions Deferral Fee  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 50.00 TOTAL AMOUNT DUE

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

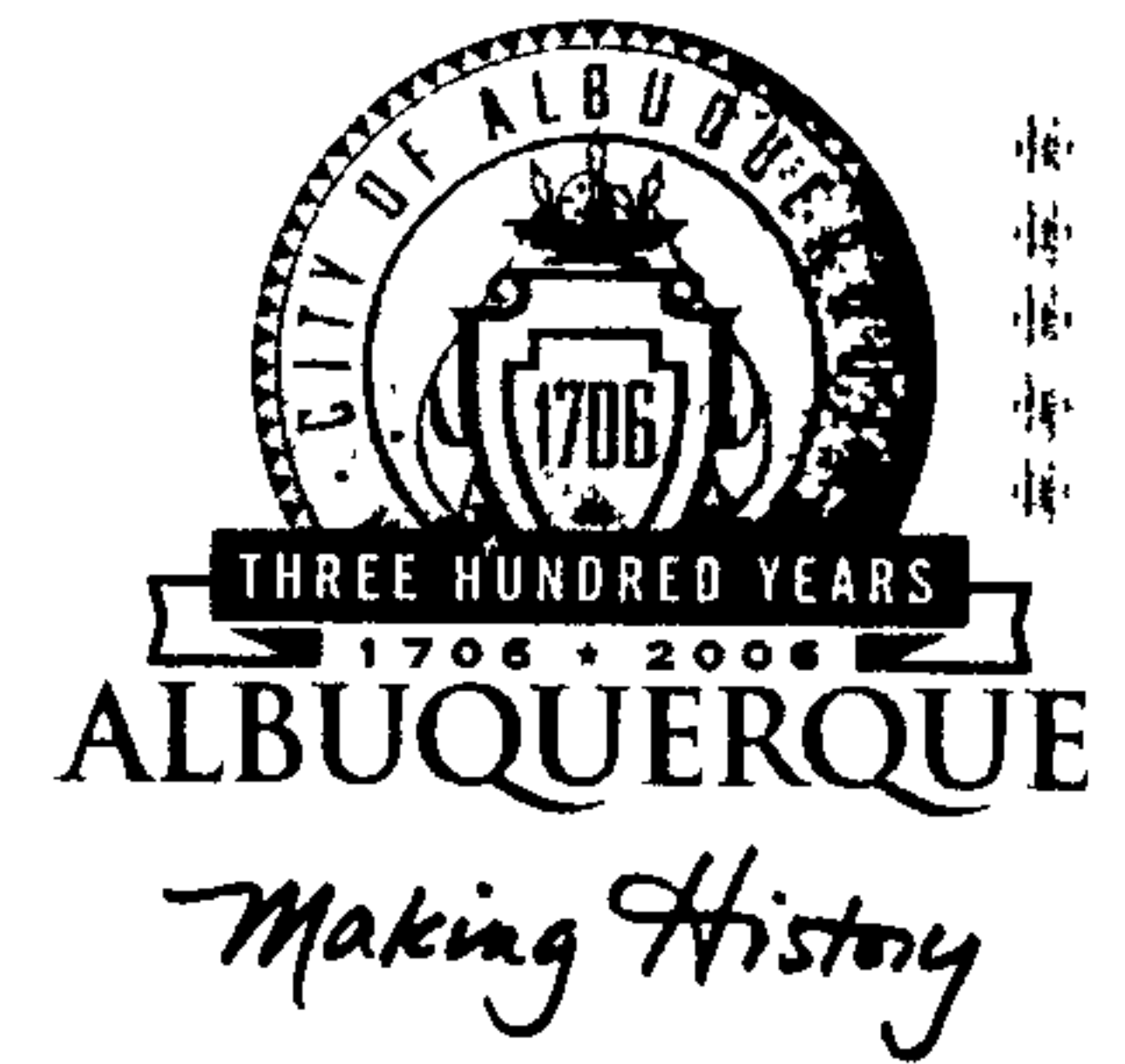
\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

11/10/2004 10:50AM LOC: ANN  
X  
RECEIPT# 00031681 WS# 008 TRANS# 0016  
Account 441006 Fund 0110  
Activity 4983000 TRSKAL  
Trans Amt \$50.00  
J24 Misc \$50.00  
CA \$50.00  
CHANGE \$0.00

Thank You



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003634**

**AGENDA ITEM NO: 20**

**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 | <b>(08)</b> 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 executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** November 10, 2004



16  
15  
14  
13  
12

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 8, 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: 10:35 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 # 1003610**  
04DRB-01251 Major-Preliminary Plat Approval  
04DRB-01252 Minor-Temp Defer SDWK  
WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/22/04.**

2. **Project # 1002473**  
04DRB-01258 Major-Vacation of Pub  
Right-of-Way  
04DRB-01254 Major-Preliminary Plat  
Approval  
04DRB-01257 Minor-Temp Defer  
SDWK
- TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] *[Deferred from 9/8/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**
3. **Project # 1003237**  
04DRB-01249 Major-Preliminary Plat  
Approval  
04DRB-01250 Minor-Temp Defer  
SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86<sup>TH</sup> ST SW and 90<sup>TH</sup> ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, O4EPC00152, 04EPC 00151, 04DRB00766] *[Deferred from 9/8/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**
4. **Project # 1001946**  
04DRB-01177 Major-Vacation of Pub  
Right-of-Way  
04DRB-01178 Major-Preliminary Plat  
Approval  
04DRB-01176 Minor-Vacation of Private  
Easements
- BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] *[Deferred from 8/25/04]* (D-18) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT.**



5. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan to  
Determine the Cost Allocation for Storm  
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04 & 9/8/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.

**SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS.** 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 # 1002855**  
04DRB-01327 Minor-SiteDev Plan  
BldPermit/EPC

VAN H GILBERT, ARCHITECT agent(s) for ETG PROPERTIES LLC, EDWARD GARCIA request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 24, **EAST END ADDITION**, zoned R-1 residential zone, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 03EPC-00979, 03EPC-00981, 01EPC-01777, 01EPC-01778] (Juanita Garcia, EPC Case Planner) (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-01326 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8, 13-16, Block(s) 24 & 25, **EAST END ADDITION**, zoned P, C-2, SU-1, AUTO SALES & STORAGE, located on LOMAS BLVD NE, between VERMONT AVE NE and UTAH AVE NE containing approximately 4 acre(s). [REF: 03EPC000979, 03EPC-00981, 03DRB-01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AGIS DXF FILE.**

7. **Project # 1003170**  
04DRB-01330 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-01329 Minor-Prelim&Final Plat  
Approval
- SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE, WATER RESOURCES DEPARTMENT, request(s) the above action(s) for ELENA GALLEGOS GRANT, (to be known as **TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY**, zoned SU-1 for M-1, sand and gravel Extraction & related act. located on MISSION AVE NE, between TOKAY ST NE and CHAPPELL DR NE containing approximately 162 acre(s). [REF: 03EPC-02194, AX-87-20, Z-87-23, Z-97-114, Z-98-51, DRB-96-316, DRB-98-165, S-99-94] **(Chris Hyer, EPC Case Planner) (E-16/F-16) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT. PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
8. **Project # 1003262**  
04DRB-01328 Minor-Amnd SiteDev Plan  
Subd
- TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 30A, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215, 04DRB-00216] [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**
9. **Project # 1003372**  
04DRB-01234 Minor-SiteDev Plan Subd
- DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] [*Deferred from 8/18/04*] (The site plan for building permit was withdrawn at the agent's request.) [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**

10. **Project # 1003371**  
04DRB-01184 Minor-SiteDev Plan  
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] [Deferred from 8/11/04 & 8/25/04] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR SIGN PERMIT AND ZONING VARIANCE.**

04DRB-01325 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531, 04DRB-01184] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

11. **Project # 1003637**  
04DRB-01302 Minor-SiteDev Plan  
BldPermit

OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [Deferred from 9/1/04] [Deferred on 9/8/04 on a no show] (D-17) **INDEFINITELY DEFERRED ON A NO SHOW.**



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

12. **Project # 1003469**  
04DRB-00891 Minor- Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04 & 6/30/04*)(Final Plat was indefinitely deferred for SIA) (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR AGIS DXF FILE.**
13. ~~**Project # 1003634**~~  
04DRB-01297 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). [*Deferred from 9/1/04*] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/6/04 THE PRELIMINARY PLAT WS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
14. **Project # 1002022**  
04DRB-01308 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] [*Final Plat deferred from 9/1/04 & 9/8/04*] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

15. **Project # 1003543**  
04DRB-01275 Minor-Prelim&Final Plat  
Approval

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS** and the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] *[Deferred from 9/1/04]* (K-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

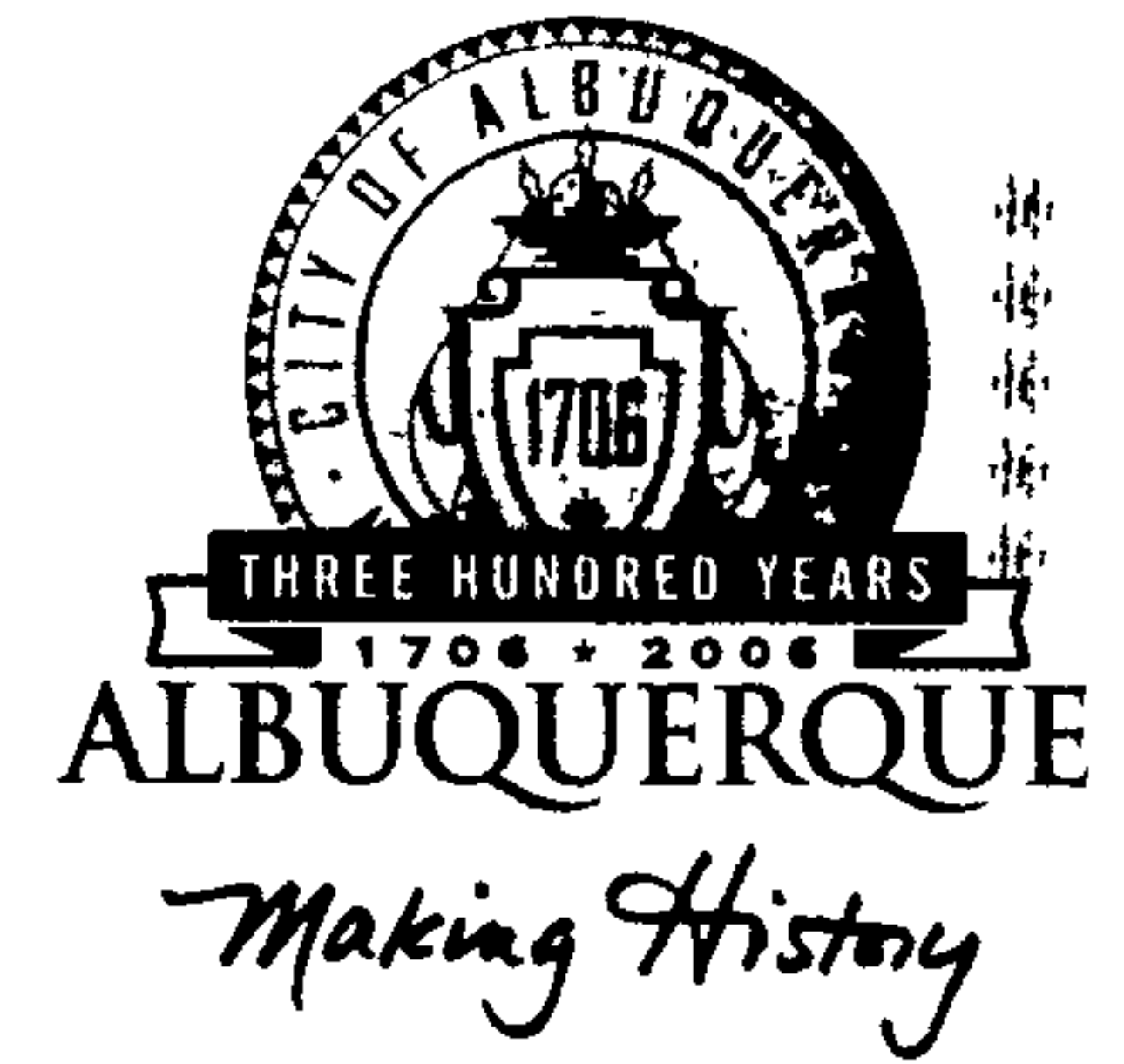
16. **Project # 1003641**  
04DRB-01311 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, **BACA ADDITION**, zoned R-G residential garden apartment zone, located on 2<sup>ND</sup> ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for August 25, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 8/25/04 WERE APPROVED.**

ADJOURNED: 10:35 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003634**

**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:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage plan dated 9-6-04 is on file for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:**

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:** September 8, 2004





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 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: 11:30 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 # 1003471**  
04DRB-01224 Major-Amnd Prelim Plat  
Approval  
04DRB-01225 Minor-Temp Defer  
SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION**, zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 04DRB-00826, 04DRB-00827, 02DRB-01791, 02DRB-01250] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/1/04 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 5/22/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: LANGUAGE SHALL BE ADDED THAT STATES MINIMUM LOT WIDTH SHALL BE 50 FEET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1000464**  
04DRB-01226 Major-Vacation of  
Public Easements

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 ADDITION**, zoned SU-1, IP Uses with exceptions, 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] (C-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003238**  
04DRB-01227 Major-Vacation of Pub  
Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTROYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: PRIOR TO FINAL PLAT APPROVAL, EITHER THE EASEMENTS BE RETAINED OR EXISTING LINES RELOCATED.**

4. **Project # 1003226**  
04DRB-00909 Major-Vacation of  
Public Easements  
04DRB-00908 Minor-Prelim&Final Plat  
Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] [*Deferred from 7/14/04 & Indefinitely deferred on 7/21/04*] (K-10) [NO NEW SUBMITTAL] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/1/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



**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.

5. **Project # 1003637**  
04DRB-01302 Minor-SiteDev Plan  
BldPermit
- OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [*Deferred from 9/1/04*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**
6. **Project # 1003421**  
04DRB-01266 Minor-SiteDev Plan  
BldPermit/EPC
- 04DRB-01306 Minor-Prelim&Final Plat  
Approval
- CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 8/25/04*] (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- PRECISION SURVEYS INC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, NM request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **RENAISSANCE CENTER**, zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION RD NE containing approximately 13 acre(s). [REF: 04EPC00684, 04EPC00685, 04DRB01266, 04DRB00207, 04DRB00997, 04DRB00998, 03DRB00590, 02DRB01532, 02AA00814, 1000419] (F-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITION OF AN EXISTING SANITARY SEWER EASEMENT ON THE PLAT OR RELEASE OF THAT EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1000560**  
04DRB-01273 Minor-Amnd SiteDev  
Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] *[Deferred from 8/25/04]* (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72<sup>nd</sup> ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

9. **Project # 1001562**  
04DRB-01301 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 36, (TRACT A, BLOCK 28, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT, to be known as **RESERVE @ FOUR HILLS SUBDIVISION**) zoned R-1 residential zone, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 04DRB-01103, 04DRB-01105, 01DRB-01531, 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263, 02DRB-01660] (M-22) **THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK AS SHOWN ON EXHIBIT C WAS DENIED FOR SAFETY REASONS.**
10. ~~Project # -1003634~~  
04DRB-01297 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). [*Deferred from 9/1/04*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**



11. **Project # 1003635**  
04DRB-01298 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for EASTRIDGE PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, 2B & 3A, **EASTRIDGE PLAZA**, zoned C-2 community commercial zone, located on INDIAN SCHOOL RD NE, between MURIEL ST NE and JUAN TABO BLVD NE containing approximately 3 acre(s). [REF: SP-76-471, SP-78-346] (J-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL OF FIRE PROTECTION FOR THE STORAGE UNITS AND COMMERCIAL BUILDING AND TO PROVIDE FIRE FLOW CALCULATION SHEETS FOR BOTH LOTS.**

12. **Project # 1003636**  
04DRB-01300 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING, INC agent(s) for LOWELL SHARP request(s) the above action(s) for all or a portion of Lot(s) 46 & 47, Block(s) 4, **MESA VERDE ADDITION**, zoned C-2, located on UTAH ST NE, between CENTRAL AVE NE and CHICO RD NE containing approximately 1 acre(s). [REF: ZA-78-267] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002022**  
04DRB-01307 Minor-Extension of Preliminary Plat  
04DRB-01308 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04]* (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**
14. **Project # 1002364**  
04DRB-01303 Minor-Prelim&Final Plat Approval
- PRECISION SURVEYS, INC agent(s) for SAMUEL & MICHELLE DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4-A & 4-B, **RAY PENA SUBDIVISION**, zoned R-D, located on WESTWARD LN NW, between NORTHERN TRAIL NW and LEGENDS AVE NW containing approximately 1 acre(s). [REF: 02DRB-01793] (F-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
15. **Project # 1003280**  
04DRB-01309 Major-Final Plat Approval
- TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 168, TOWN OF ATRISCO GRANT, UNIT 6, (to be known as **VISTA PACIFICA, UNIT 2**, zoned R-1, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568,04DRB00870, 04DRB00835] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

16. **Project # 1003543**  
04DRB-01275 Minor-Prelim&Final Plat  
Approval

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS** and the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] *[Deferred from 9/1/04]* (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

17. **Project # 1003640**  
04DRB-01310 Minor-Prelim&Final Plat  
Approval

WILKS COMPANY agent(s) for ANGELINA CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **HAYES ADDITION**, zoned C-1 neighborhood commercial zone, located on CARLISLE BLVD NE, between CANDELARIA BLVD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). (H-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

18. **Project # 1003291**  
04DRB-00528 Minor- Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04]* *(Indefinitely deferred on 4-21-04)* (Final Plat was deferred from 5-26-04) (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**



19. **Project # 1003112**  
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04, 8/11/04 & 8/18/04*] (F-11/F-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

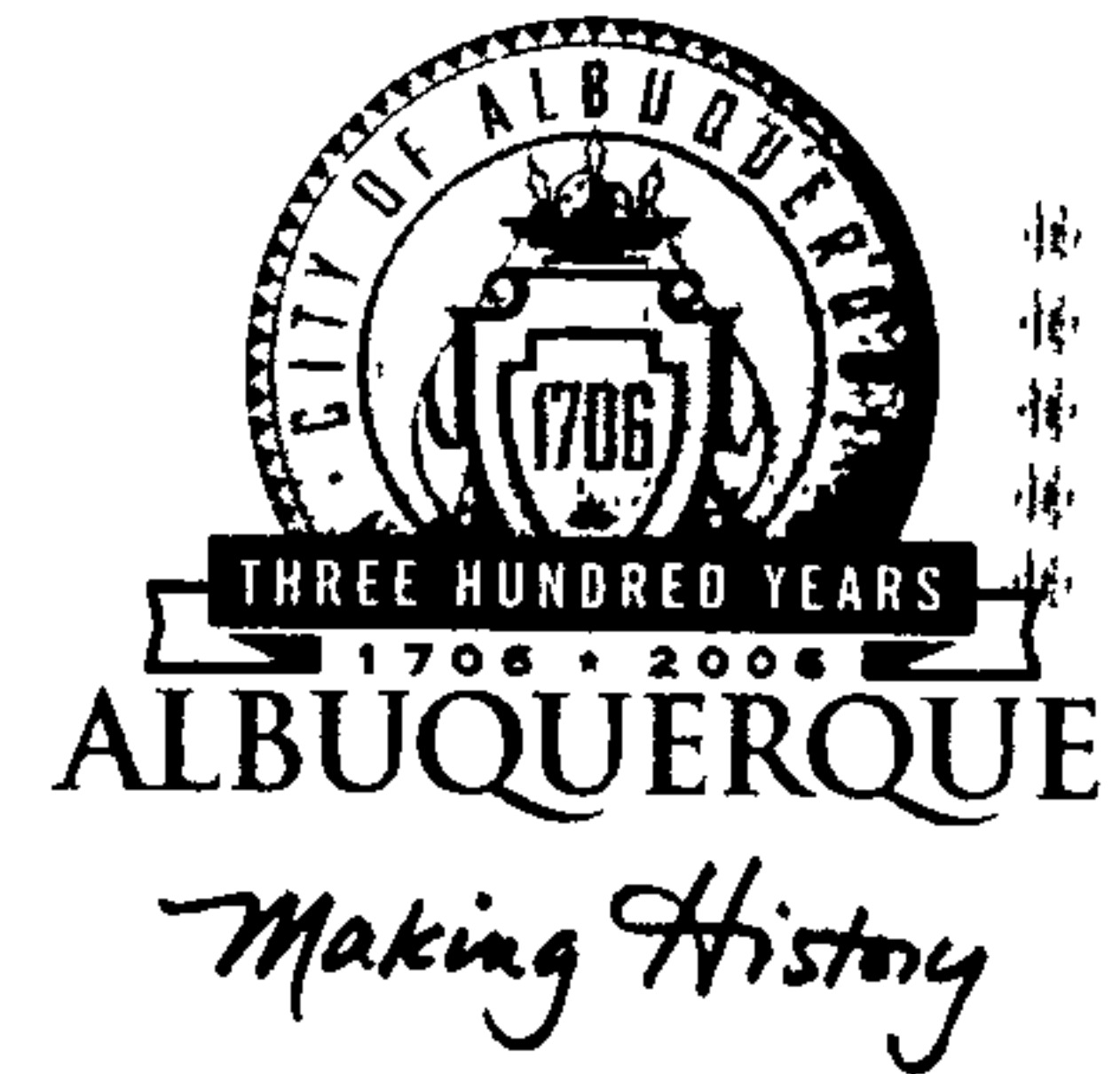
20. **Project # 1003638**  
04DRB-01304 Minor-Sketch Plat or  
Plan

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between IRVING BLVD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 1002778, 04DRB-00128] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for August 18, 2004. **THE DRB MINUTES FOR AUGUST 18, 2004 WERE APPROVED.**

ADJOURNED: 11:30 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003634**

**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:()

Albuquerque

**ENGINEERING COMMENTS:**

No adverse comments.

New Mexico 87103

**RESOLUTION:**

9-8-04

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)

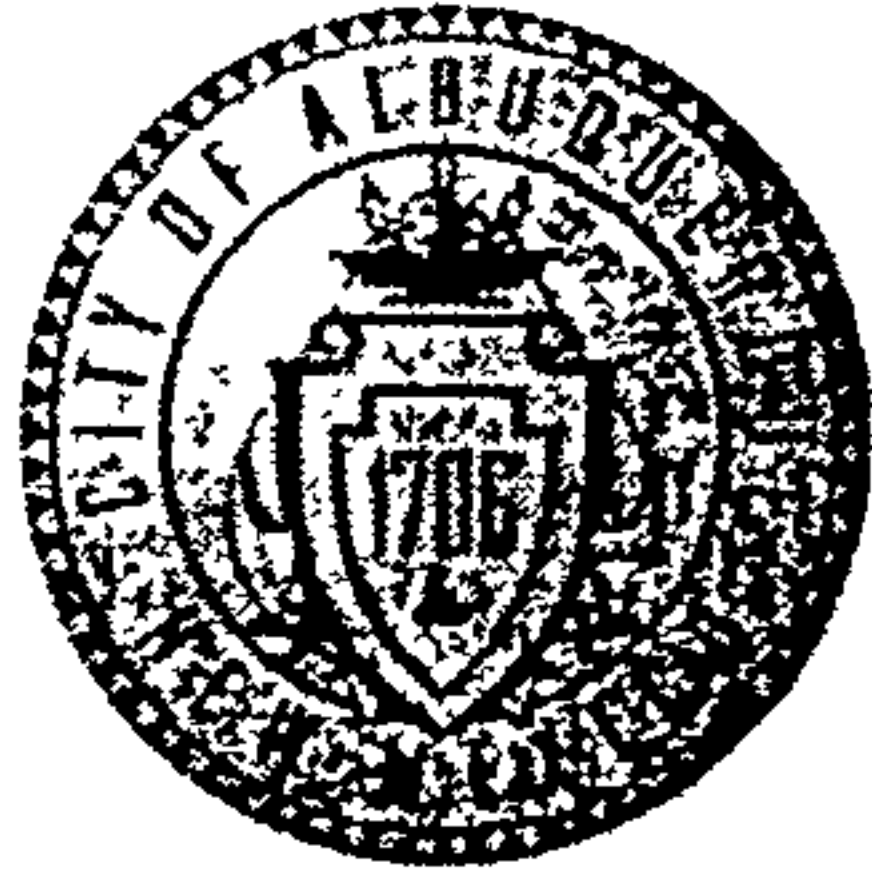
FOR:

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

**DATE:** September 1, 2004







CITY OF ALBUQUERQUE  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

HABITAT FOR HUMANITY request(s) a special exception to Section 14. 16. 2. 23. (A). Reference Section 14. 16. 2. 11. (A). (1): a CONDITIONAL USE to allow townhomes in a SU-2 / MR zone on all or a portion of Lot(s) 4, Block(s) 12, Eastern Addition, zoned SU-2/MR and located at 915 HIGH ST SE (K-14)

Special Exception No:..... **04ZHE - 01162**  
Project No: ..... **1003582**  
Hearing Date: ..... 08-17-04  
Closing of Public Record: ..... 08-17-04  
Date of Decision: ..... 08-31-04

STATEMENT OF FACTS: The applicant requests a conditional use to allow townhomes in a SU-2 / MR zone. This matter was heard in conjunction with 04ZHE-01165 and 04ZHE-01166 as they are for the same requests on the two adjacent lots. The applicant, Habitat For Humanity, was represented by William Kraemer of Garcia/Kraemer and Associates. Mr. Kraemer testified that it is his client's intention to reconfigure these three parcels into five lots for development under the RT zone. A single-family dwelling and four townhouses are proposed at this location that, according to Mr. Kraemer, will require no further variances. Mr. Kraemer submitted a petition of support to the file signed by 13 neighbors. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, September 16, 2004 in the manner described below:

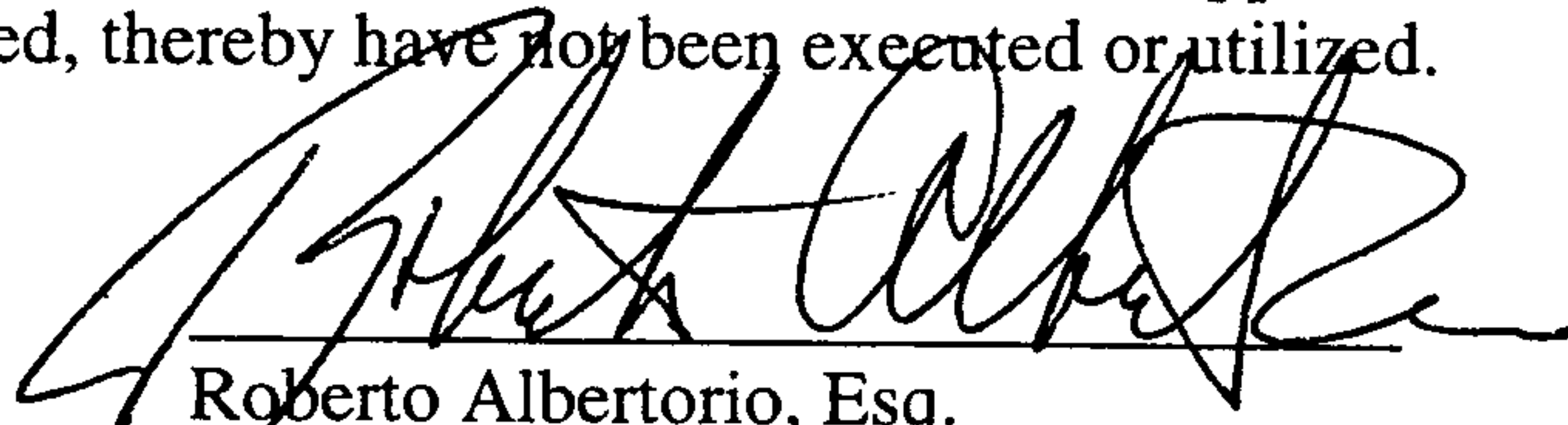
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement (2)  
ZHE File  
Habitat For Humanity % Catherine Woodward, 204 San Mateo SE, Suite E,  
87108  
William Kraemer, 200 Lomas NW, Suite 1111, 87102  
Winnie DeVore, 4020 Avenida La Resolana NE, 87110  
David M. Ericson, 3517 Yosemite Dr. NE, 87111-5451  
JoAnn Albrecht, 512 Carlisle Blvd. NE, 87106

APPENDIX A

ZONING  
South Broadway  
(SU-2)

The South Broadway Neighborhoods Area is zoned SU-2 Special Neighborhood Zone, Redeveloping Area, as provided in the Comprehensive City Zoning Code, Article XIV, Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico, 1974. The land uses in the South Broadway Area are governed by the land uses shown on the attached map.

I. The Mixed Residential /MR land use corresponds to the R-1 Residential Zone in the Comprehensive City Zoning Code with the following exceptions:

A. Conditional Uses:

1. Conditional uses shall include uses listed as conditional in the R-1 zone, and in addition:
  - a. Uses listed as permissive and as regulated in the R-2 Zone and as regulated except Group Training Homes.
  - b. Churches and other places of worship, including incidental recreational and educational facilities.
  - c. Nursing or rest home with a maximum of six people (provided that there is a resident caretaker, and it is licensed by the State).
  - d. Libraries.
  - e. Fire Stations.
2. Group Training Homes as defined for conditional use by the City Zoning Code are not allowed.
3. Existing churches and other places of worship and incidental facilities shall be considered an approved conditional use.

B. Lot Size:

Minimum lot area shall be 6,000 square feet except for lots developed with houses shall be 5,000 square feet per house; a house lot shall have a width of not less than 50 feet.

II. The Limited Commercial Residential/LCR Zone corresponds to the RC /Residential Commercial Zone in the City Zoning Code with the following exceptions.

Permissive Uses:

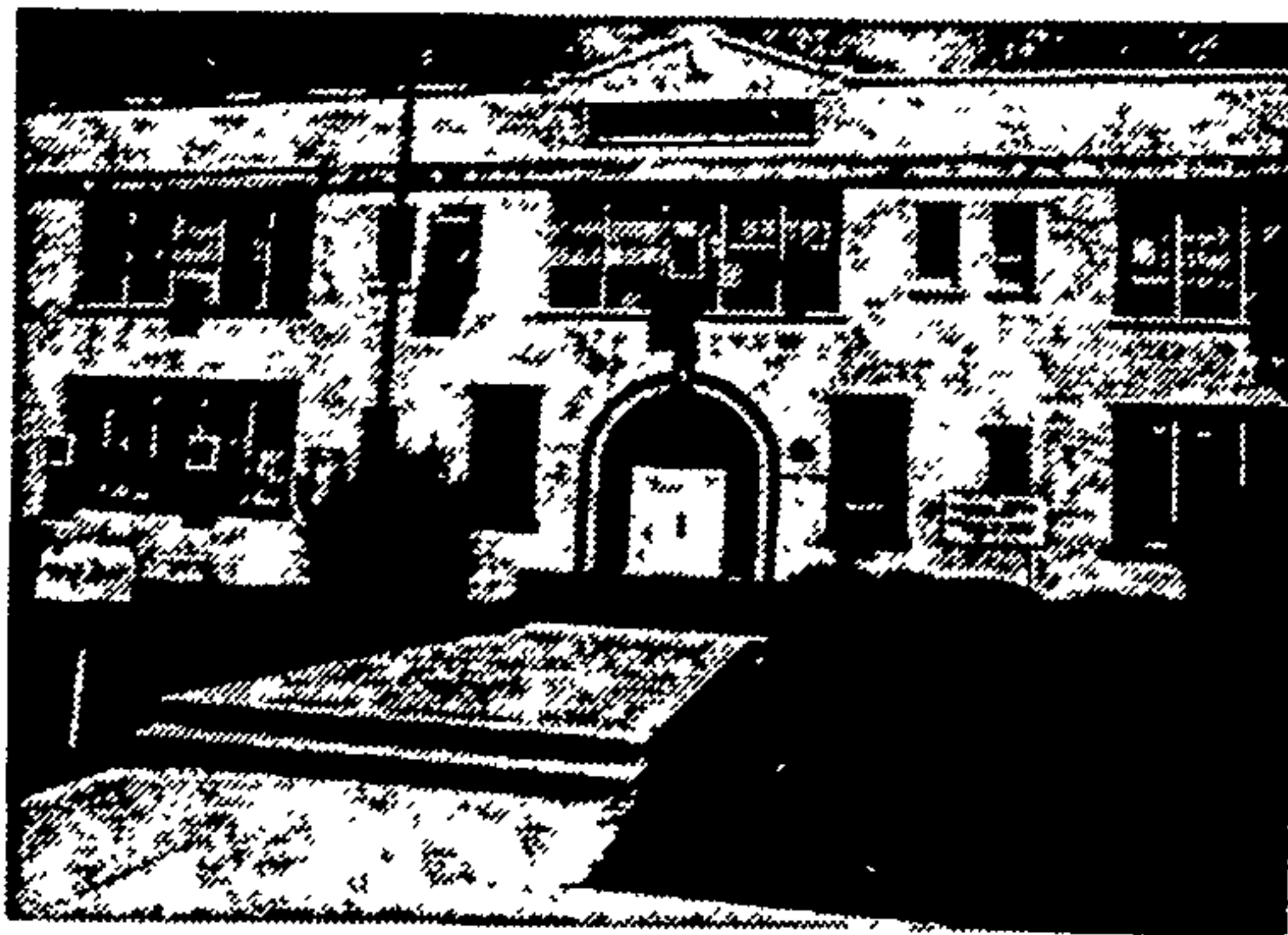
Non-Residential uses listed as permissive are not limited by floor area.

Conditional Uses:

1. Existing legal non-conforming uses or uses which become non-conforming upon adoption of this plan are approved conditional uses (see text, page 41, "EXISTING USES").



# South Broadway Neighborhoods Sector Development Plan



City of Albuquerque  
Planning Department/Redevelopment Division

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 1, 2004  
DRB Comments

11  
11  
11  
11

ITEM # 10

PROJECT # 1003634

APPLICATION # 04-01297

RE: Lots 4-6, Block 12, Eastern Addition/minor plat

*Handwritten note:*  
Planning has no objection once the requested lot size variance from South Broadway Neighborhoods Sector Plan requirements is approved. DRB cannot act on the plat until we have an official written decision on this issue.

Planning has no objection once the requested lot size variance from South Broadway Neighborhoods Sector Plan requirements is approved. DRB cannot act on the plat until we have an official written decision on this issue.

If the variance is granted and the plat approved by DRB, the applicant may file the plat provided one hard copy is provided to Planning after it is filed.

AGIS dxf is approved.



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

#10

3634

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 100 3634

Subdivision Name Eastern Addn 12 4A 5A 6A 6B

Surveyor Thomas Johnston

Company/Agent Wayjohn

Contact Person TJ Phone # \_\_\_\_\_ email \_\_\_\_\_

DXF Received Date: 8/24/04

Hard-Copy Date: 8/24/04

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

Neal Weinberg 8/25/04

Approved Date

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

\_\_\_\_\_

\_\_\_\_\_

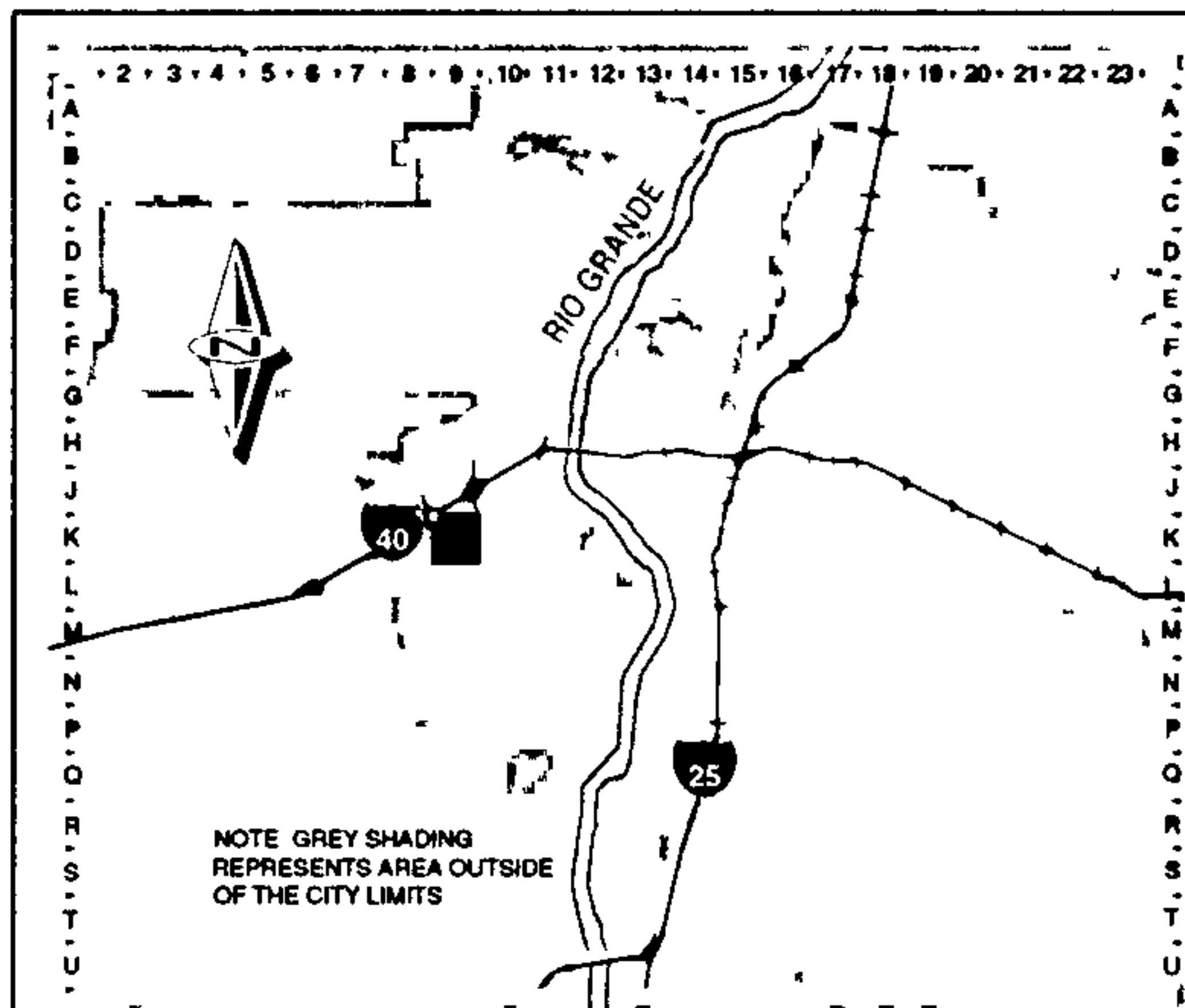
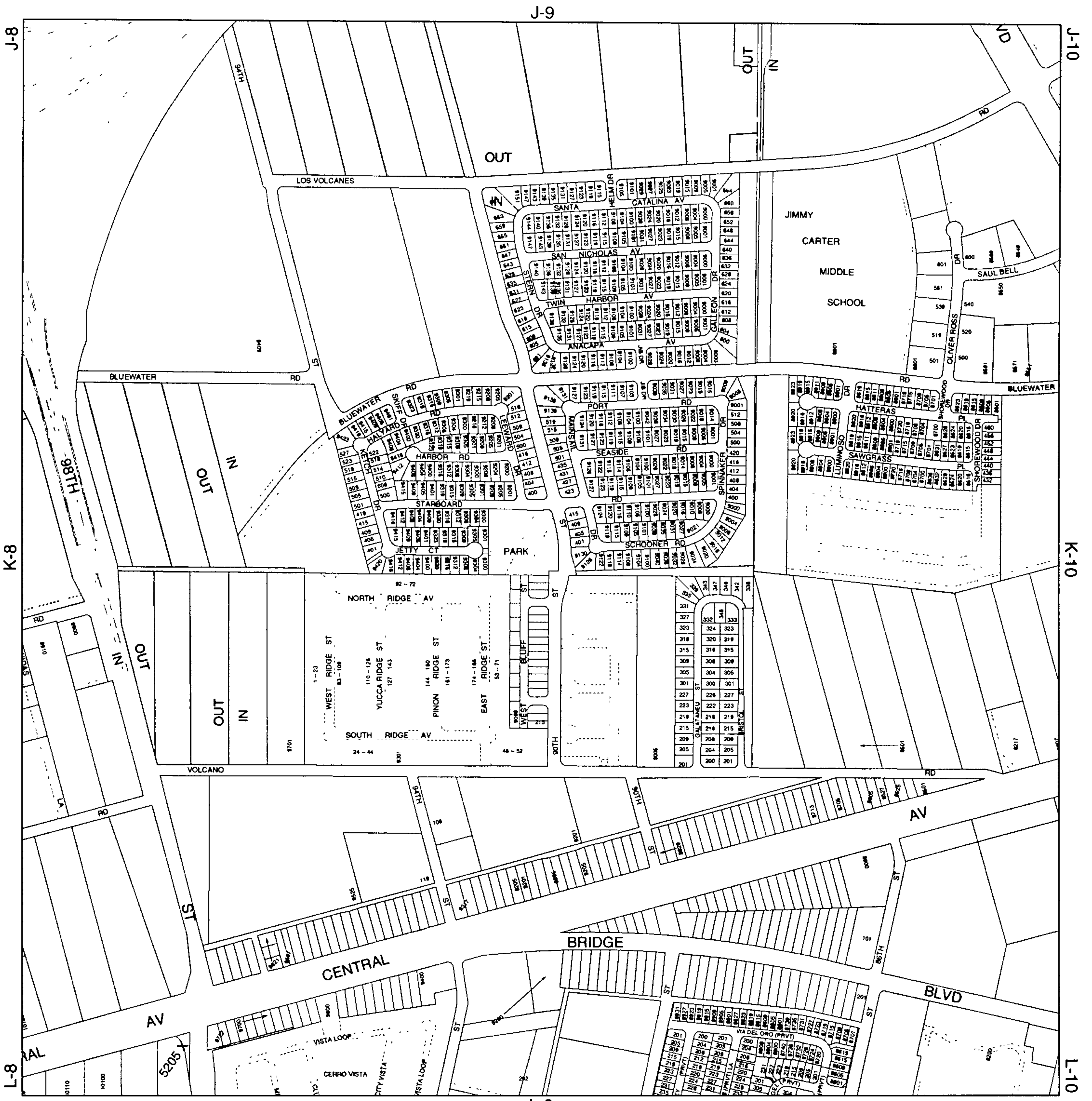
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

AGIS Use Only Copied cov <u>3634</u> to agiscov.	Date: <u>8/25</u>	Contact person Notified on: _____
---	-------------------	--------------------------------------





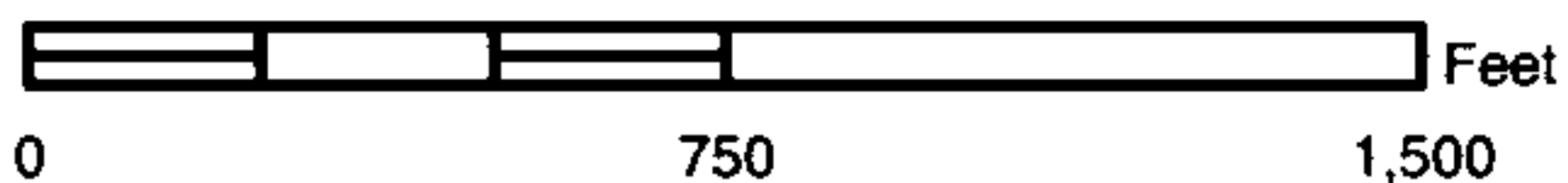
NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

Address Map Page:

**K-9**

Symbol Legend

- Unincorporated Areas
- Parcel Boundaries
- Easement Lines
- Freeway Lanes



These addresses are for information purposes only and are not intended for address verification.



THREE HUNDRED YEARS  
1706 • 2006  
**ALBUQUERQUE**

*Hacienda Historia*

**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

© Copyright 2004

Map amended through: July, 2004

# ORIGINAL

### INFRASTRUCTURE LIST

EXHIBIT "A"

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

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

LOTS 4-A, 5-A, 6-A; 6-B, BLOCK 12, EASTERN ADDITION

LOTS 4, 5, 6, BLOCK 12, EASTERN ADDITION

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 DRG Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRG Chair may include those items in the listing and related financial guarantee. Likewise, if the DRG 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 DRG 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 DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		5 FOOT	SIDEWALK	CROMWELL ST	ALLEY	HIGH ST.	1	1	1
		4 FOOT	SIDEWALK	HIGH ST	CROMWELL	N. PROP LINE	1	1	1
		C	CURB AND GUTTER	HIGH ST	CROMWELL	N. PROP LINE	1	1	1
		24'	HALF SECTION PAVING	HIGH ST	CROMWELL	N. PROP LINE	1	1	1
		6"	WATER LINE	HIGH ST	CROMWELL	N. PROP LINE	1	1	1
		8"	SEWER LINE	HIGH ST	CROMWELL	N. PROP LINE	1	1	1

Date Submitted: 9/8/04  
Date Site Plan Approved: 9/8/04  
Date Preliminary Plat Approved: 9/8/04  
Date Preliminary Plat Expires: 9/8/05  
DRB Project No.: 1003634  
DRB Application No.: 04043-01297



ORIGINAL

SIA Sequence #	COA DRG Project #

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Civil Engineer

NOTES

- 1
- 2
- 3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

THOMAS D. HUNTER (Agent)  
NAME (print)

*Thomas D. Hunter*  
DRB CHAIR - date

*Christina Sandorac* 9/8/04  
PARKS & GENERAL SERVICES - date

WATSON SUEVERING, INC.  
FIRM

*Miss [Signature]* 9/8/04  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*[Signature]* 9.7.04  
SIGNATURE - date

*Henry [Signature]* 9/8/04  
UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

*Bradley D. Bingham* 9/8/04  
CITY ENGINEER - date

- date

EXTENSION: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form  
**SUBDIVISION** **S**  
 Major Subdivision action  
 Minor Subdivision action  
 Vacation  
 Variance (Non-Zoning)  
**V**

Supplemental form  
**ZONING** **Z**  
 Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

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

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

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

**APPLICANT INFORMATION:**

NAME: HABITAT FOR HUMANITY PHONE: 265-0057  
 ADDRESS: 204 SAN MATEO SE SUITE E FAX: 255-0937  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): WAYJOHN SURVEYING, INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURV@aol.com

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PLAT REPEAT 3 LOTS INTO 4 LOTS

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

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

Lot or Tract No. 4, 5 AND 6 Block: 12 Unit: \_\_\_\_\_  
 Subdiv. / Addn. EASTERN ADDITION  
 Current Zoning: SU2-MR Proposed zoning: SAME  
 Zone Atlas page(s): K-14 No. of existing lots: 3 No. of proposed lots: 4  
 Total area of site (acres): 0.4890 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA  
 Within city limits?  Yes.  No, but site is within 5 miles of the city limits (DRB jurisdiction.)  
 UPC No. 101405748004041404, 101405748003041402, 101405747903541403 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: CROMWELL AVE SE  
 Between: HIGH ST SE and WALTER ST SE

**CASE HISTORY:**

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

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

SIGNATURE Thomas D. Johnston DATE 8-24-04  
 (Print) THOMAS D. JOHNSTON  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Application case numbers	Action	S.F.	Fees
<u>04DR12 - 01297</u>	<u>P &amp; F</u>	<u>5(3)</u>	<u>\$ 425.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 445.00</u>

- 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

Hearing date 9-1-04

Thomas D. Johnston 8-24-04  
 Planner signature / date

Project # 1003634



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

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

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - 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. Pending.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

THOMAS D. JOHNSTON (AGENT)  
Applicant name (print)

[Signature] 8.24.04  
Applicant signature / date



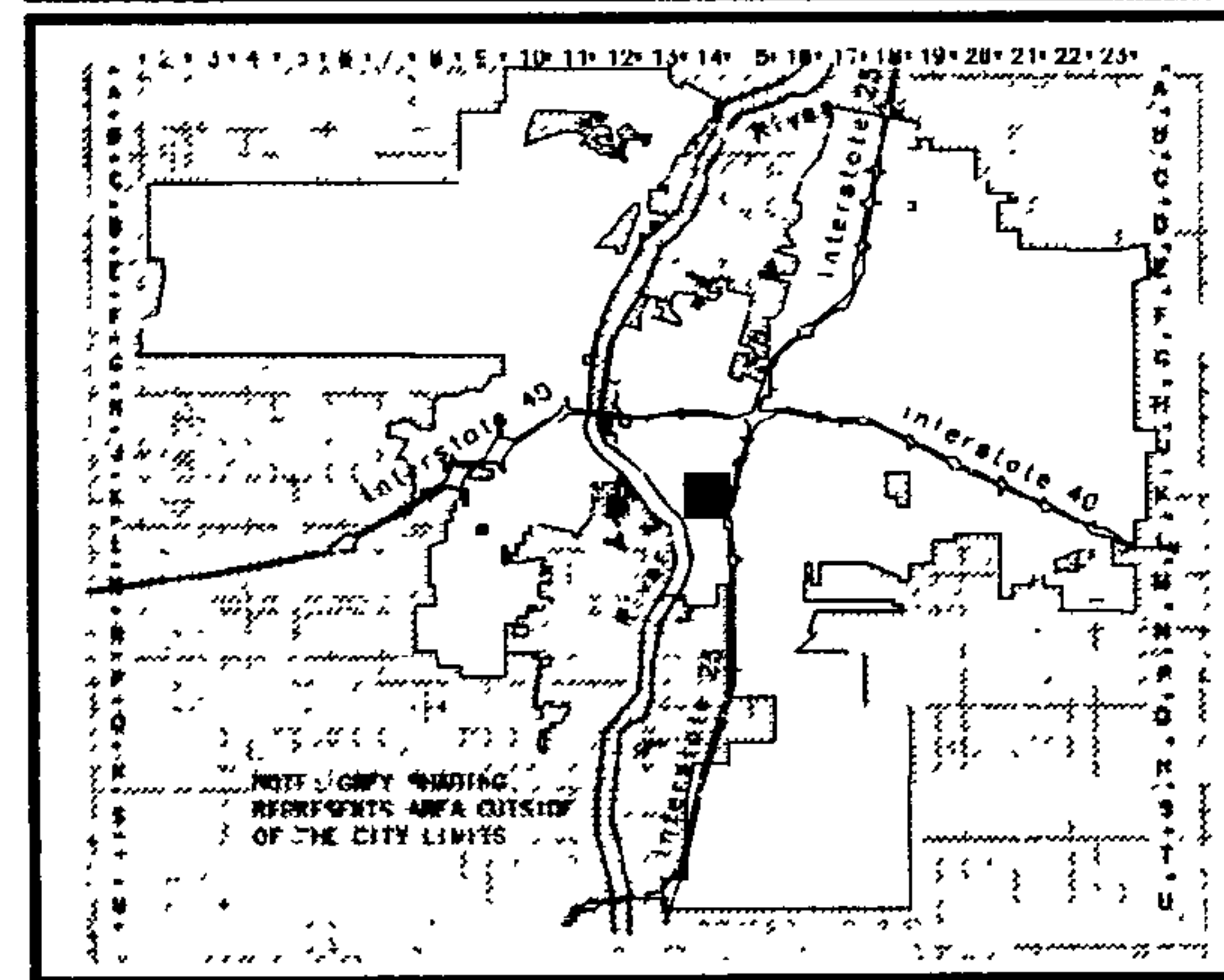
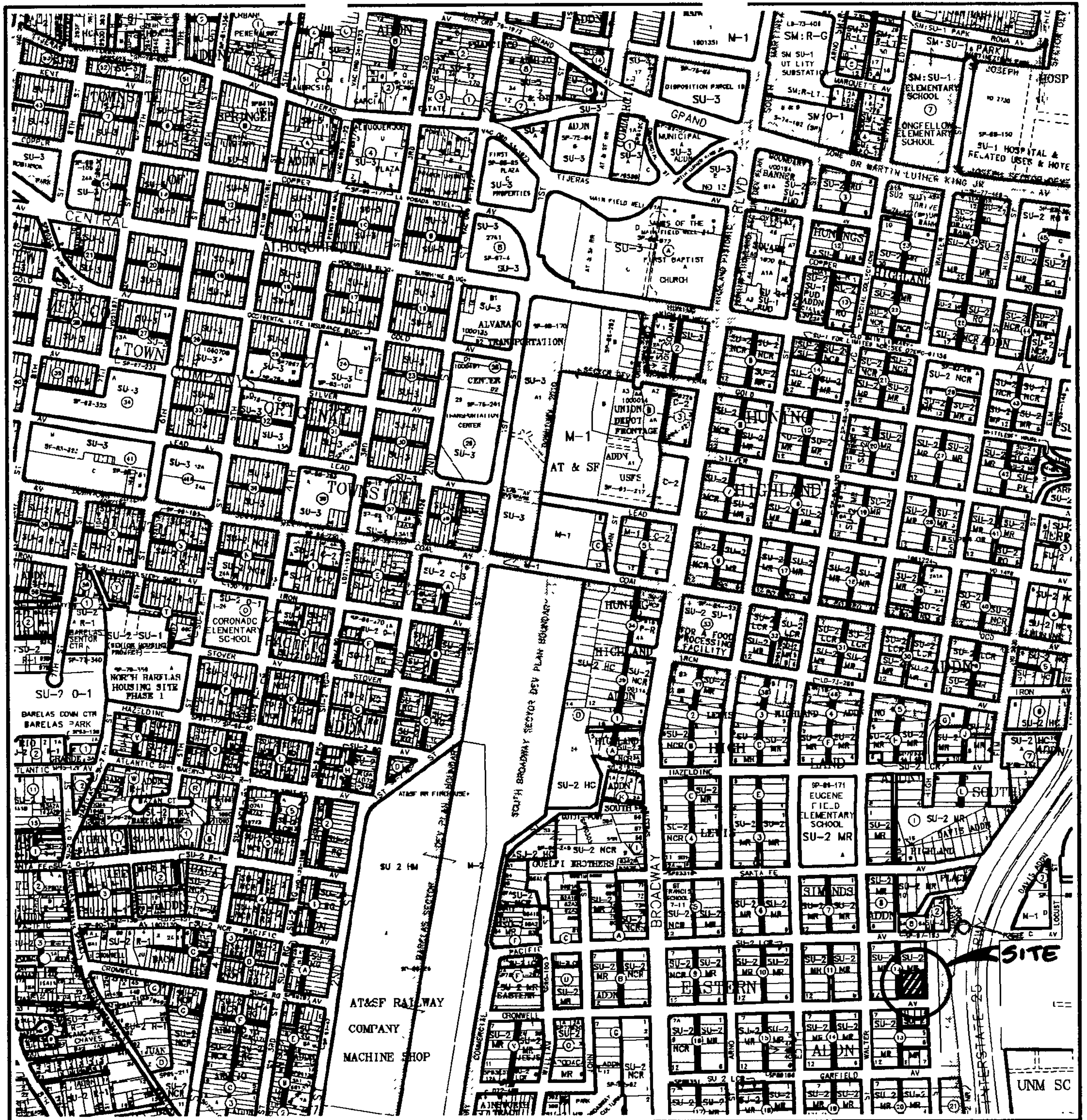
Form revised MARCH 2003

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

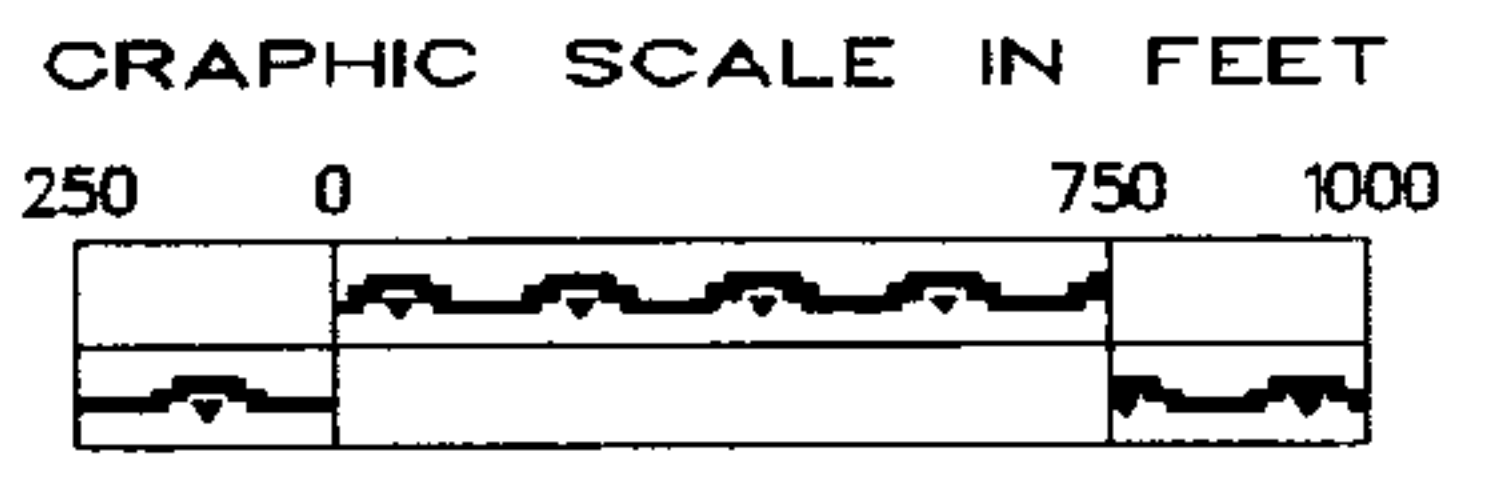
Application case numbers  
04DRB-01297  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 8-24-04  
 Planner signature / date  
**Project # 100363 y**





CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page

**K-14-Z**

Map Amended through August 01, 2003





4  
4  
4  
4

**330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887**

August 24, 2004

Ms. Sheran Matson  
Development Services  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Dear Ms. Matson:

I am submitting a preliminary and final minor subdivision plat on behalf of my client, Habitat for Humanity. My client seeks to replat three existing lots into four lots. The existing lots are vacant. There has been a concurrent lot size waiver request submitted under separate cover by Garcia and Kramer. This lot size waiver request is due to be heard on August 30, 2004. This minor subdivision plat request is being submitted in anticipation of a positive review hearing to expedite the process for Habitat for Humanity.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', written over a horizontal line.

Thomas D. Johnston, PS

enc.

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

**PAID RECEIPT**

APPLICANT NAME HABITAT FOR HUMANITY  
 AGENT WAY JOHN SURVEYING  
 ADDRESS 330 LOUISIANA BLVD NE  
 PROJECT & APP # 1003634/04DRB01297  
 PROJECT NAME EASTERN ADDN BK 12

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 425.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 445.00 TOTAL AMOUNT DUE

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

<b>WAYJOHN SURVEYING, INC.</b> 11108 HUME AVE. NE. 505-255-2052 ALBUQUERQUE, NM 87112		11256 95-32-1070
PAY TO THE ORDER OF <u>City of Albuquerque</u> Treasury Division		DATE <u>8-24-04</u> <b>***DUPLICATE***</b> City of Albuquerque Treasury Division
<u>four hundred &amp; forty five dollars &amp; 100/100</u>		\$ <u>445.00</u>
8/24/2004 10:55AM CUC: ANNX RECEIPT# 00028328 BANK OF AMERICA 0015 Account 441006 FID# 1010NM Activity 4983000 TRSEJA TRANSFER \$445.00	8/24/2004 10:55AM DOLLARS RECEIPT# 00028327 WSH 006 TRANS# 0015 Account 441032 FUND 0110 Activity 362200 TRSEJA TRANS AMT	Security Fund Details on Back
J24-Misc 001125600 1070000327 000123386377		J24-MISC 001125600 1070000327 000123386377





**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

July 23, 2004

**REASON FOR REQUEST  
Habitat For Humanity  
Conditional Use**

This is a request for a Conditional Use, a special exception to the provisions of the zoning on the property. The subject property is currently three (3) lots zoned SU-2 MR under the South Broadway Sector Development Plan. Each current lot is 50' x 142' with frontage on High Street and access to a 16' public alley at the rear of the lot. The owner of these lots is Habitat For Humanity. Their intent is to reconfigure the property into five (5) lots (see attached) which will be developed under the provisions of the RT zone.

The SU-2 MR zone corresponds to the R-1 zone. However, "Uses listed as permissive and as regulated in the R-2 zone..." are provided as additional Conditional Uses under the terms of the Sector Plan. The R-2 zone allows RT uses as permissive. The RT zone allows both houses and townhouses to be developed with respective lot size requirements of 3600 and 2200 square feet.

If this Conditional Use is approved, the subject property may be developed with the proposed five (5) units. One of those units will definitely be a detached single-family unit and the other four (4) may be townhouses or detached units depending on whether the alley is vacated, allowing the lot sizes to reach the required minimums.

Under either scenario, the development that will be permitted by approval of the requested Conditional Use will be beneficial to the neighborhood and the community. These lots have remained vacant for many years. The resulting infill development of owner occupied residences under the Habitat for Humanity Program will not be injurious to adjacent property, the neighborhood or the community. In fact, they will be a valuable asset. These units will fit in well with this neighborhood and will not be damaged by surrounding structures or activities. We expect neighborhood acceptance and support.

Wherefore, we respectfully request approval of a Conditional Use to allow permissive RT uses (houses and/or townhouses) on the subject property.

