



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 8, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:30 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001004**
05DRB-00813 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WEST BLUFF LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 8 & 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 03DRB00521, 03DRB00357, 01DRB00498] (H-11) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001228**
05DRB-00801 Major-Two Year SIA

JANE ALICE BLACK DAVIDSON request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS**, zoned RA-1, located on GABALDON DR NW, between MOUNTAIN RD NW and I-40 containing approximately 4 acre(s). [REF: 03DRB00875, DRB-97-528, DRB-93-136, AX-87-16] (H-12) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1001376**
05DRB-00806 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS NORTH**, zoned RD, located on WYOMING BLVD NE, between BEVERLY HILLS NE and FLORENCE NE containing approximately 33 acre(s). [REF:02DRB01363, 02DRB01965, 02DRB01966, 02DRB01967, 02DRB01968] (B-19) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1001306**
05DRB-00804 Major-Vacation of
Public Easements
05DRB-00805 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE**, zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

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

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 & 5/25/05] (H-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003856**
05DRB-00721 Major-Preliminary Plat
Approval
05DRB-00722 Minor-Subd Design
(DPM) Variance
05DRB-00723 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

05DRB-00827 Minor-SiteDev Plan
Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

7. **Project # 1004184**
05DRB-00810 Major-Bulk Land
Variance
05DRB-00811 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENT LANGUAGE AND AMAFCA CONCURRENCE.**

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

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

8. **Project # 1000651**
05DRB-00910 Minor-SiteDev Plan
BldPermit/EPC

HERMAN HOOD agent(s) for D & B GLASS COMPANY request(s) the above action(s) for Tract(s) A-29-A3, **NORTHEAST UNIT, TOWN OF ATRISCO GRANT**, zoned SU-1/PDA, C, & OFFICE USES, located on COORS BLVD NW, between REDLANDS RD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 05EPC-00585, ZA-88-472] [David Stallworth, EPC Case Planner] (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LABELING DIMENSIONS AND TO PLANNING FOR CASE PLANNERS SIGNATURE AND WALL DESIGN.**

9. **Project # 1004095**
05DRB-00912 Minor-SiteDev Plan
BldPermit/EPC
05DRB-00976 Minor-Site Dev Plan
Subdivision/EPC

ALEX HARRISON ARCHITECT agent(s) for DIONS request(s) the above action(s) for all or a portion of Tract(s) E1, **HUBBELL PLAZA ADDITION**, zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and BLUEWATER RD NW containing approximately 1 acre(s). [REF:DRB-96-221, Z-86-24-1] **[Carmen Marrone, EPC Case Planner] (K-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSION LABELING AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1004237**
05DRB-00913 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for ALBUQUERQUE VAULT COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-2, **ATRISCO BUSINESS PARK , UNIT 1**, zoned SU-1, located on COORS BLVD NW, between CENTRAL NW and BLUEWATER NW containing approximately 3 acre(s). (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan
BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05 & 6/8/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

12. **Project # 1004231**
05DRB-00886 Minor-SiteDev Plan
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] [*Deferred from 6/1/05*] (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DIMENSION LABELING AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1003655**
05DRB-00916 Minor-Subd Design (DPM)
Variance

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17 & PORTION OF Lot 18, NORTH ALBUQUERQUE ACRES, (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] (C-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

14. **Project # 1003057**
05DRB-00893 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A-2-C, **BLOCK 1, UNIT 3, CLIFFORD WEST BUSINESS PARK**, zoned IP industrial park zone, located on UNSER BLVD NW, between OLIVER ROSS DR NW and SAUL BELL RD NW containing approximately 12 acre(s). [REF: 03DRB01903, 01902, 01904] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004159**
05DRB-00891 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between SNAPROLL ST NE and HAWKINS ST NE containing approximately 4 acre(s). [REF: 05DRB00795] *[Listed under Project #1003572 in error]* (D-17) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS/DRAINAGE TO THE EAST LOT 7.**

16. **Project # 1004241**
05DRB-00915 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARRETT SMITH request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 7 & 8, Block(s) C, **HIGHLAND ADDITION SOUTH** and Lot(s) 7, Block(s) 4, **LEWIS & SIMONDS ADDITION**, zoned SU-2, located on HAZELDINE AVE SE, between BROADWAY BLVD SE and SANTA FE SE containing approximately 1 acre(s). [REF: DRB-97-433, ZA-79-148] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002423**
05DRB-00907 Major-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 04DRB00702] (N-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003594**
05DRB-00906 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A thru 113A, Tract(s) N, **VENTANA MESA, UNIT 1**, zoned R-LT, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD and PASEO DEL NORTE BLVD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003821**
05DRB-00897 Minor-Final Plat
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON SOUTH**) zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 05DRB00334, 00335] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003822**
05DRB-00898 Major-Final Plat
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTION II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON NORTH**) zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE N E and COMANCHE NE containing approximately 3 acre(s). [REF: 04DRB01888, 00332, 00333] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003886**
05DRB-00908 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EVERGREEN DEVELOPMENT. LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS AVE NE, between SELLERS DR NE and EASTERLY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENTS, LABELING DIMENSIONS AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

22. **Project # 100635**
05DRB-00917 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 05DRB00547] (E-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT LABELING.**

23. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat
Approval
05DRB-00705 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) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 &*

5/18/05 & 5/25/05) (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: PUBLIC ACCESS EASEMENT WILL BE ADDED TO LOT 1. AN OFFSITE DRAINAGE EASEMENT ON LOT 8 SHALL BE GRANTED TO AMAFCA PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN IS REQUIRED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

24. ~~Project # 1003667~~
04DRB-01406 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). [Indef Deferred 9/22/04, *deferred from-6/1/05*] (F-23) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

25. **Project # 1003102**
05DRB-00911 Minor-Sketch Plat or
Plan

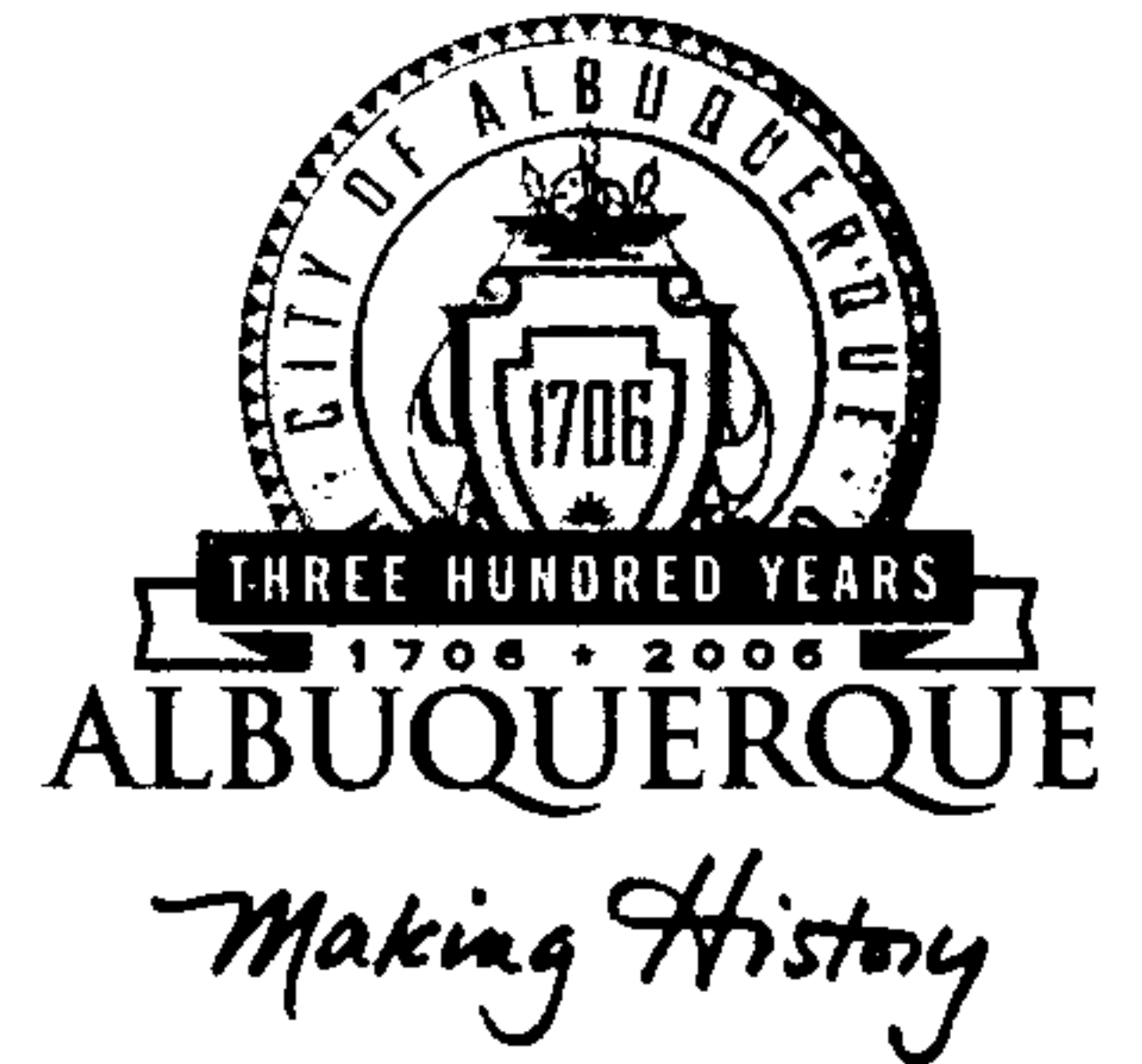
INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **TRAILHEAD COMMONS**) zoned SU-1 PRD, C-1 (22 du acre), located on the southwest corner of LA GRIMA DE ORO RD NE and JUAN TABO BLVD NE containing approximately 2 acre(s). [REF: 04DRB00236] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001304**
05DRB-00909 Minor-Sketch Plat or
Plan

CHRISTOPHER CALOTT request(s) the above
action(s) for all or a portion of Lot(s) 14, 15,16, 17-B
and 17-C, Block(s) 18, **PEREA ADDITION**, zoned SU
- SF, located on the northwest corner of ROMA ST
NW and 14TH ST NW containing approximately 1
acre(s). [REF: 01ZHE1659, 02DRB00493,
02LUCC00450] (J-13) **THE ABOVE REQUEST WAS
REVIEWED AND COMMENTS WERE GIVEN.**

27. ADJOURNED: 12:30 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003667

AGENDA ITEM NO: 24

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Sandia Foothills Area Plan restricted further development in areas exceeding 10%. Need more engineering data to support the suitability of developing building pads as shown on your grading and drainage plan.

Albuquerque

New Mexico 87103

RESOLUTION:

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

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 8, 2005

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Glenwood Hills
Neighborhood Association
Post Office Box 20101
Albuquerque, NM 87154
www.glenwoodhills.net

Glenwood Hills Neighborhood Association

June 7, 2005

Ms. Sheran Matson, DRB Chair
Plaza del Sol Building
600 Second Street N.W.
Albuquerque, NM 87102

Re: DRB Project # 10036687 (04DRB-01406 Minor-Preliminary & Final Plat Approval),
Lobberegt Re-plat of block 11, Tract 25 in Glenwood Hills, Unit 2

Dear Ms. Matson:

The Glenwood Hills Neighborhood Association Board has met with 16 neighbors whose properties would be directly affected by the Re-plat of block 11, Tract 25 in Glenwood Hills, Unit 2. We have heard their concerns regarding this matter and have read the letter addressed to you on May 21, 2005, from Mr. Pete Daskalos and Mr. Leo LaBarge which follows this cover letter.

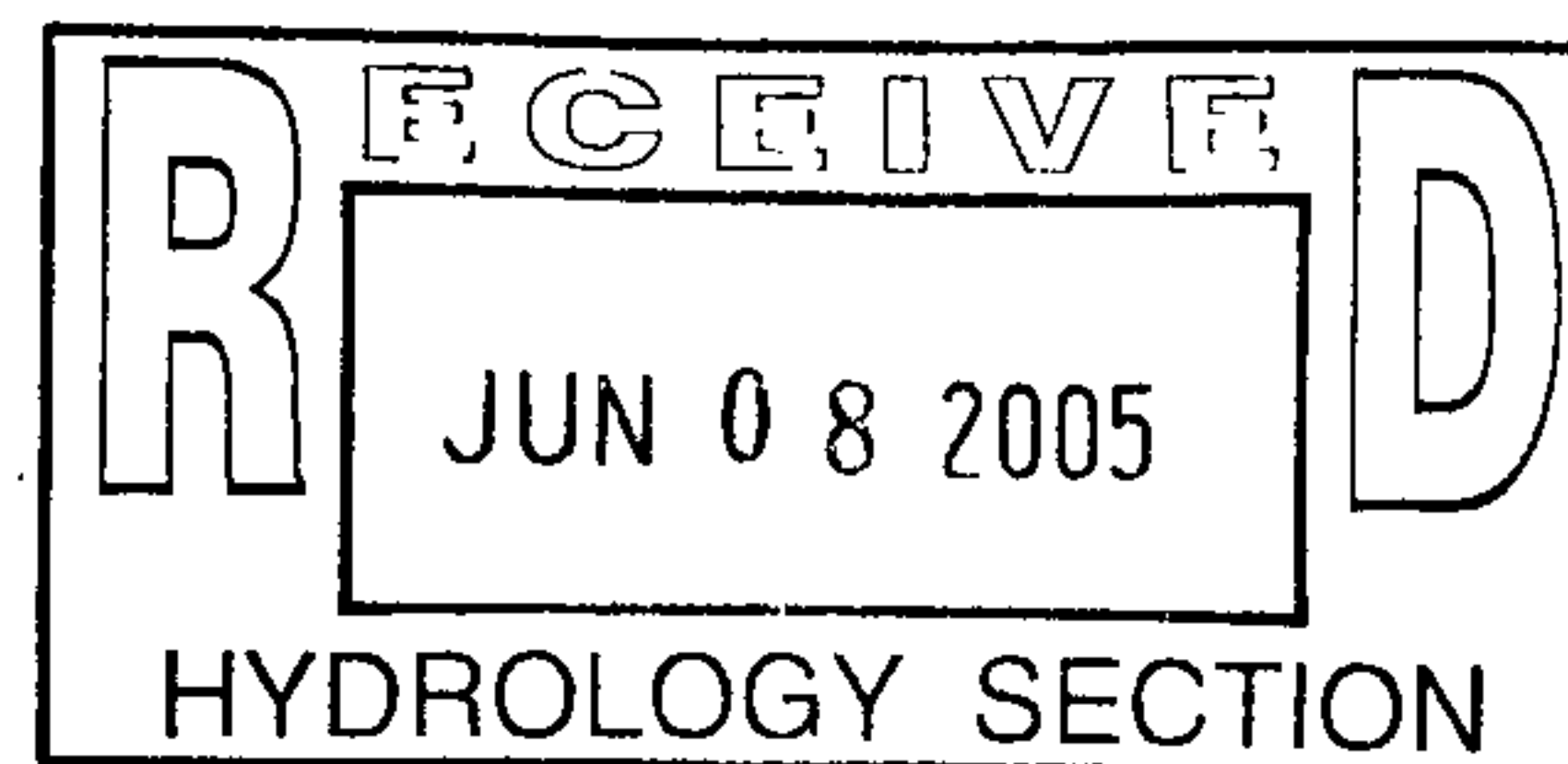
The Glenwood Hills Neighborhood Association agrees and sympathizes with 9 concerns listed in their letter. We, the board, feel that subdividing property here in Glenwood Hills units 1, 2 or 3 and Glenwood Hills North, would be a violation of the covenants. We ask that the DRB deny the Lobberegt's request to re-plat block 11, Tract 25 in Glenwood Hills, unit 2.

Thank you for your consideration. If you have questions you may contact Rick Jackson, President, Glenwood Hills Neighborhood Association, 332-0231.

Sincerely,


Rick Jackson, President
Glenwood Hills Neighborhood Association

cc: Pete Daskalos
Leo LaBarge



#24

Pete Daskalos
4728 Paso del Puma
Albuquerque, New Mexico 87111
Leo LaBarge
4725 Paso del Puma
Albuquerque, New Mexico 87111

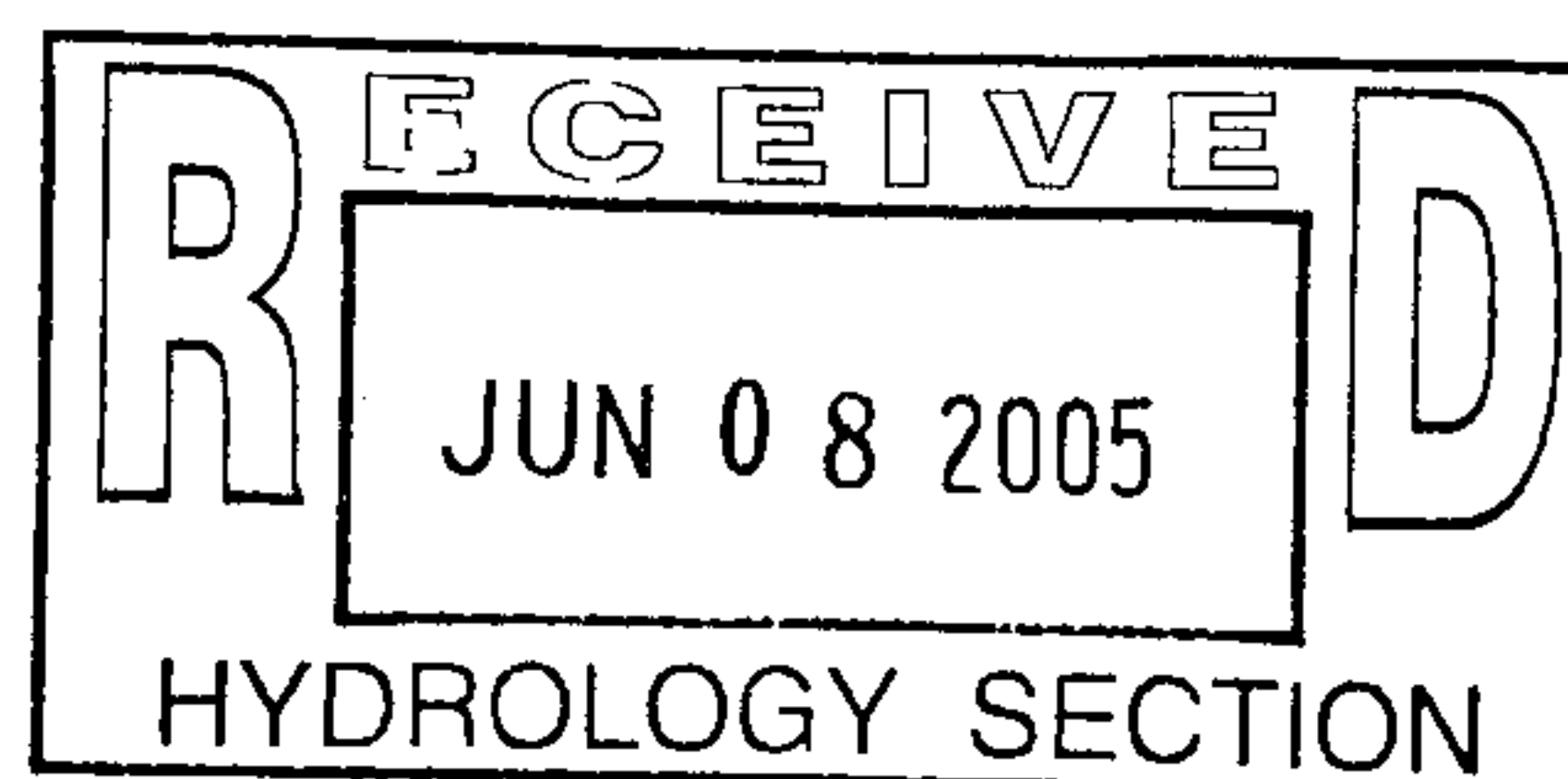
May 21, 2005

Ms. Sheran Matson, DRB Chair
Plaza del Sol Building
600 2nd St. NW
Albuquerque, New Mexico 87102

Re: DRB Project #1003667 (04DRB-01406 Minor-Preliminary & Final Plat Approval), Lobberegt Re-plat of block 11, Tract 25 in Glenwood Hills, Unit 2

Dear Ms. Matson,

We are submitting this letter to formally object to the above referenced DRB action to be heard on June 1, 2005. We have contacted all of the adjacent property owners on Paso del Puma, all property owners within 100 feet of the subject property and the Glenwood Hills Neighborhood Association to make them aware of the proposed subdivision action. Since becoming aware of this DRB action on May 17, 2005, two meetings have been held. The first meeting was with adjacent property owners and the second meeting was with the Glenwood Hills Neighborhood Association. Both meetings discussed the action in detail and both outcomes were the same, **“unanimously opposed to the above referenced action and ask denial”**.



Our reasons are as follows:

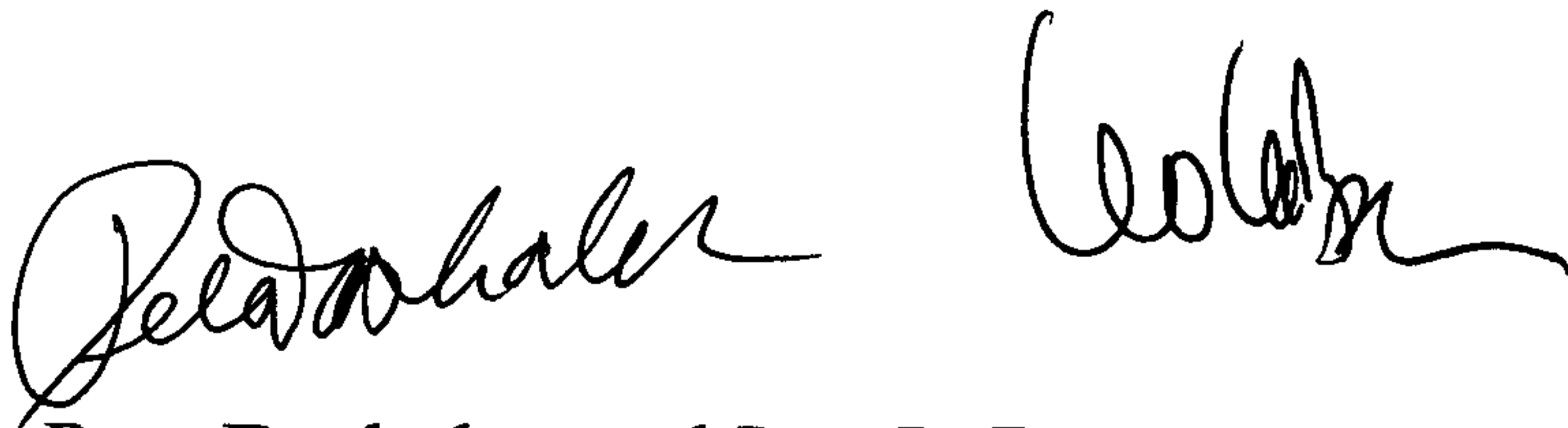
1. The additional two lots will **create an increase in traffic flow by approximately 20 vehicles daily on an already narrow 20 foot wide public street (Paso del Puma) with a grade of twenty percent plus.** Per City of Albuquerque Standards, this existing street is substandard even if an infrequent parking design is used (24' wide face to face with a maximum grade of 12 percent). We believe this **increase in traffic to be inappropriate and unsafe** for Paso del Puma that exists today.
2. The **existing private access/street** that will serve the proposed **three lots**, varies in width from **11 to 14 feet**. Per City of Albuquerque Standards, this too is substandard. **Private access/streets serving three lots** should have an **easement width of 22 feet** and a surface width of 22 feet. **This will in effect be impossible to achieve, based on the solid rock formations and boulders throughout the mountain. Currently, the grades vary from 20 to 35 percent along the existing private way. At best, the grades should be 12 percent maximum.** The reason for these standards is to provide for adequate access and **proper fire protection for the proposed subdivision.** We believe the **existing widths and grades to be extremely dangerous** and do not provide for either adequate access or proper fire protection. **The issue of proper fire protection is not only an issue for the proposed subdivision but also to the safety and welfare of the adjoining homeowners and forest service lands.**
3. The additional two lots will create a **severe drainage and erosion** issue, which will affect the **residents** below. There is already a drainage problem currently with the existing homes that are in place.

4. The **homeowners** below the proposed subdivision are **extremely concerned** that once **development** begins on the **two additional lots**, an **avalanche** with **hundreds of boulders** and **debris** could occur due to the **50% plus slope** on the mountain. No **provisions** or **explanation of construction** in this **environment** has been made. **Again**, another **potentially unsafe** and **dangerous** condition.
5. The entire **mountain**, which we are aware of from our own experiences in building our homes, is **solid rock** and **excavation** is extremely difficult. In other words, a substantial amount of fill will be required. After reviewing the subdivision re-plat, it appears that the developer will be forced to construct **several extremely high retaining walls** to accommodate the **finished floor** elevations. The height and addition of retaining walls is totally unacceptable to the existing homeowners in and around the proposed subdivision.
6. Currently, the water pressure at the end of the line in Paso del Puma is **30 psi maximum** per the **City's Utility Development Section**. In addition, the water pressure is **20 psi maximum** to the existing **home** contained in the proposed subdivision action and requires its own pump. This just meets the **minimum water pressure** requirement of the City. The additional two homes will create an overall decrease in water pressure, which will affect all the **property owners adjacent** to the **proposed subdivision**.
7. The additional two lots will disturb the **natural landscaping**, **wildlife habitats** and the **views** that we have all enjoyed by living in this area.
8. Per the **existing Glenwood Hills Subdivision Covenants and Deed Restrictions**, there is only **one home per lot** allowed with **no further subdivision of individual lots** to be added into the **existing subdivision**. When we moved into Glenwood Hills there was an expectation that we would see only one home on one lot with no further subdivision.

9. We understand, as a neighborhood association, that the City does not enforce subdivision covenants. However, we believe that the City can consider this covenant in making its decision.

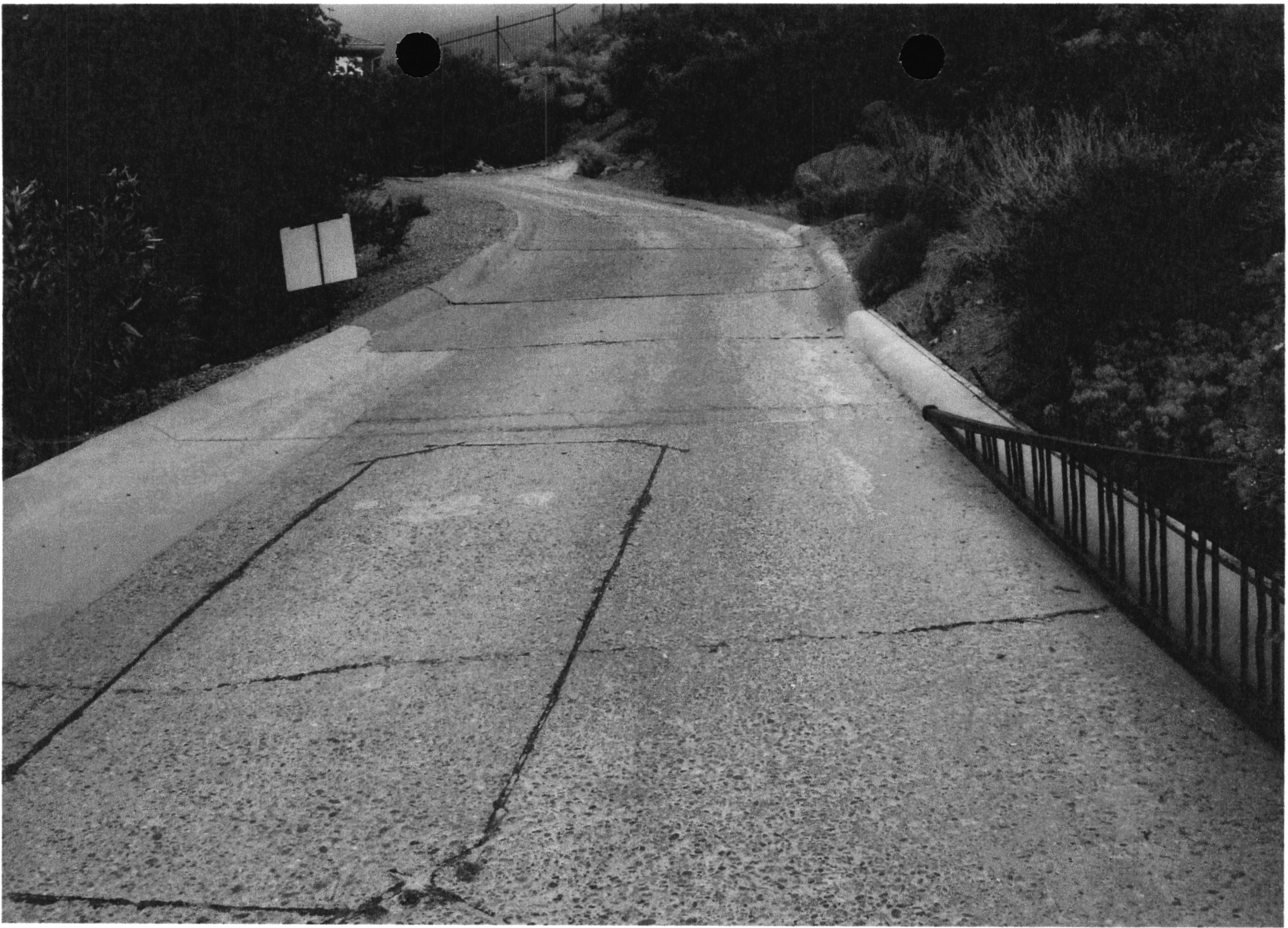
Therefore, based on the reasons above, we are asking the DRB to deny the above referenced request.

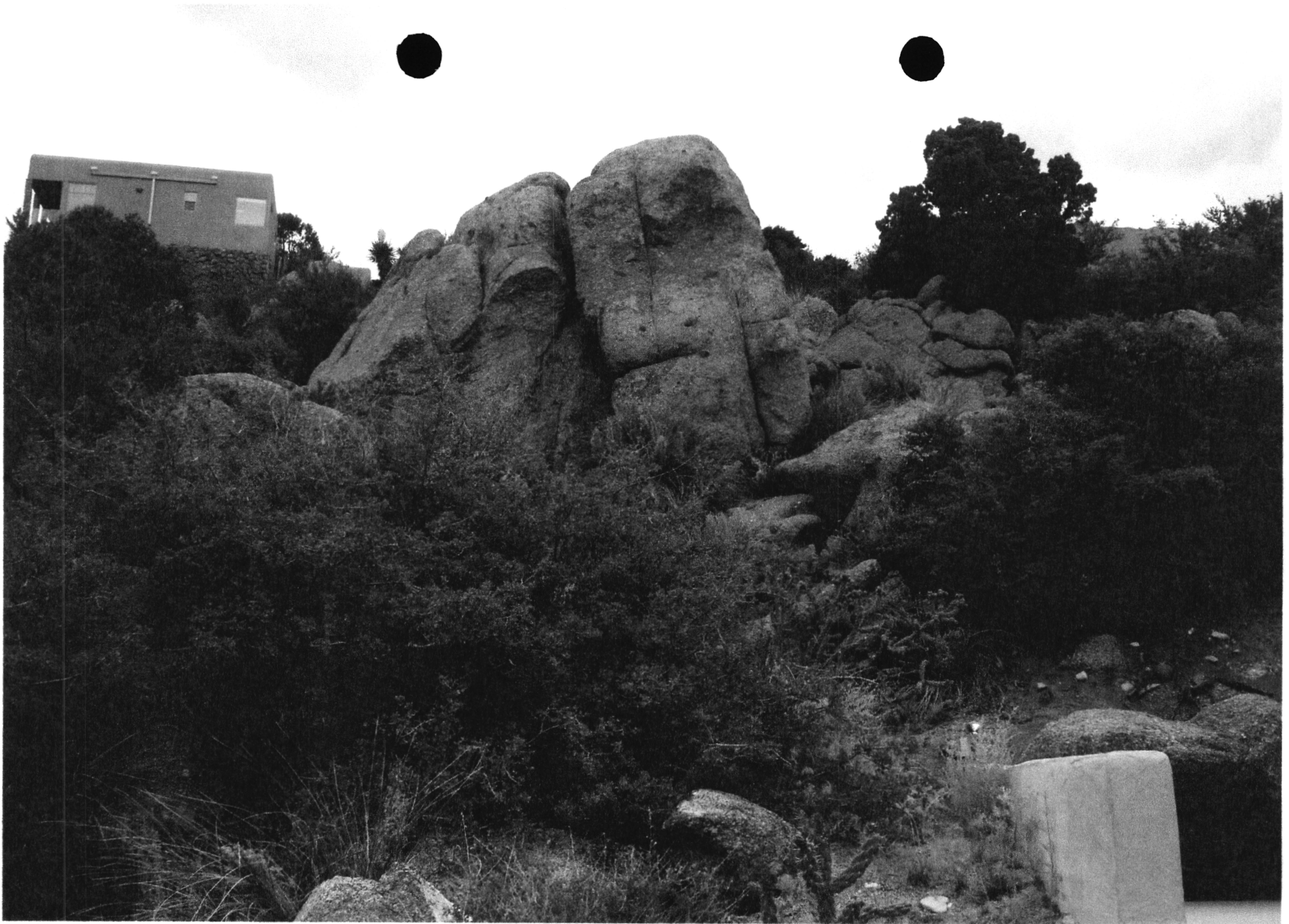
Sincerely yours,

The image shows two handwritten signatures in black ink. The signature on the left is 'Pete Daskalos' and the signature on the right is 'Leo LaBarge'. Both are written in a cursive, flowing style.

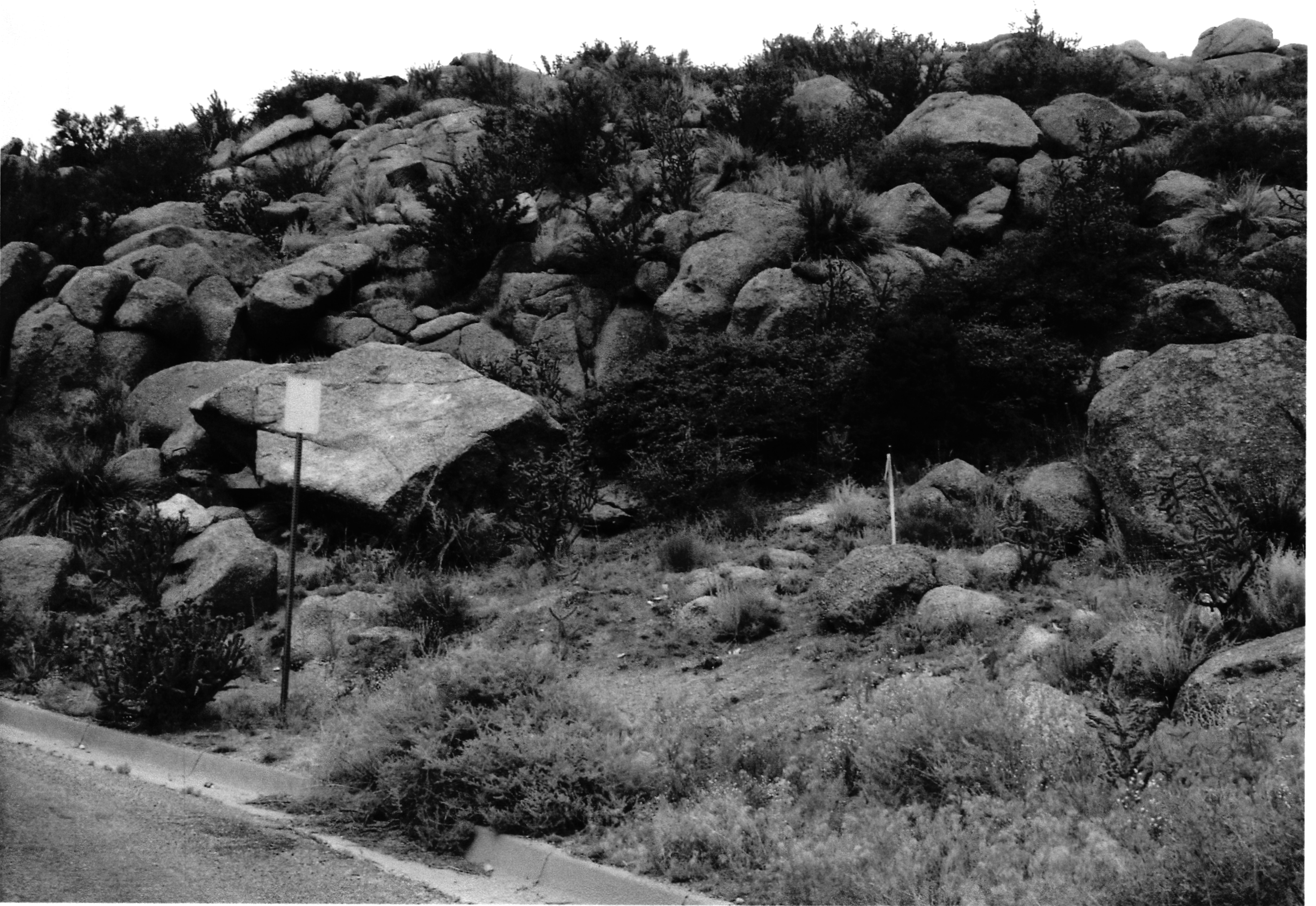
Pete Daskalos and Leo LaBarge

cc: Glenwood Hills Neighborhood Association
Debbie Lobberegt
Wayjohn Surveying





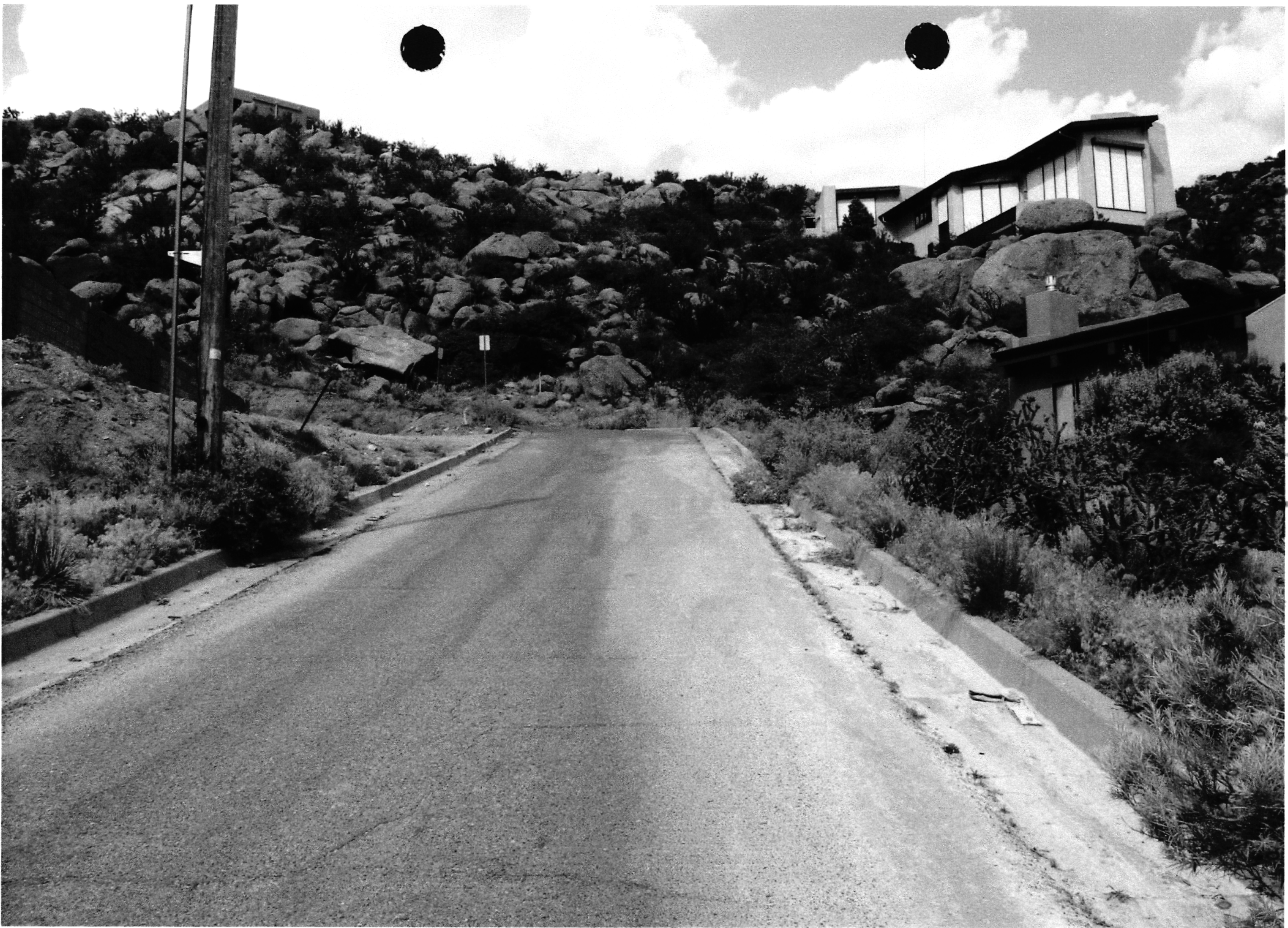






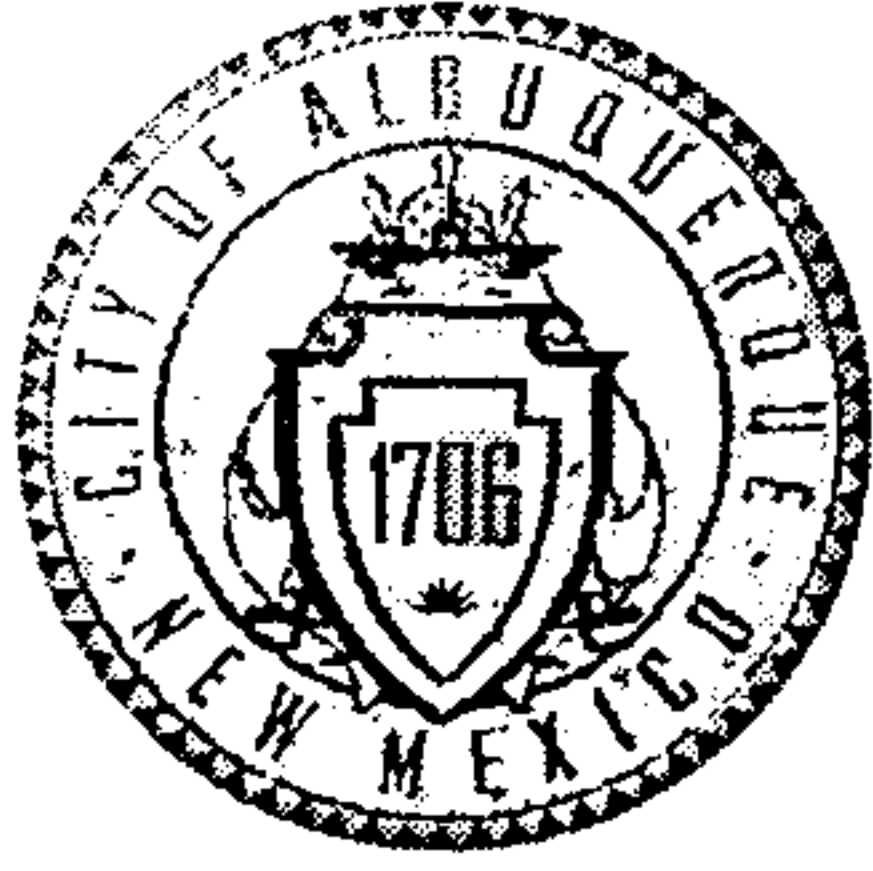












City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003667
Application Number: 04DRB-01406

DRB Date: 6/1/2005
Item Number: 15

Subdivision: Glenwood Hills, Unit 2
Block 11, Tract 25, Glenwood Hills, Unit 2

Zoning: R-1

Zone Page: F-23

New Lots (or units) : 2

Request for:

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

Parks and Recreation Comments:

This subdivision will pay Parks, Recreation, Trails and Open Space Impact Fees for each building permit pulled.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 1, 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: 11:15 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000983**
05DRB-00773 Major-Two Year SIA
Procedure B

JAMES F. & DIANA K. CRABTREE request(s) the above action(s) for all or a portion of Lot(s) A through H, Block(s) 10, Unit 3, **MOJAVE TOWNHOMES**, zoned RT, located on UNSER NW, between MOJAVE NW and SANTO DOMINGO NW containing approximately 1 acre(s). **(E-10) A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003080**
05DRB-00765 Major-Vacation of
Public Easements

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**) zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 5 acre(s). [REF: 04DRB-00591, 03EPC-01851, 05DRB00701, 04DRB01146, 04DRB01147, 04DRB01148, 04DRB01149] (D-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00701 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**, zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] (*Deferred from 5/4/05*) (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND A PEDESTRIAN EASEMENT ACROSS LOT 8-P1 WITH MAINTENANCE AND BENEFICIARY NOTE.**

3. **Project # 1003273**
05DRB-00764 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A through 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB00338, 04ZHE01933, 05ZHE00383] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00671 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW

containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00279, 04DRB00338, 04ZHE01933, 05ZHE00383] (*Deferred from 5/4/05*) (K-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

4. **Project # 1004160**
05DRB-00739 Major-Vacation of Pub
Right-of-Way

PETRONELLA J POUTSMA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 3, **GRANT TRACT**, zoned SU-3, located on 6TH ST NW, between MARBLE AVENUE NW and SLATE ST NW (J-14) **VACATION DENIED BASED ON THE SUBDIVISION ORDINANCE.**

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) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of

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,**

Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

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 & 6/1/05] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/22/05.**

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 # 1000985**
05DRB-00883 Minor-SiteDev Plan
Subd

SMPC ARCHITECTS agent(s) for ASPEN INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 12, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, (to be known as **PALOMAS PLAZA**) zoned SU-2/C-1, located on SAN PEDRO NE, between PALOMAS NE and SAN BERNADINO NE containing approximately 3 acre(s). [REF: DRB-96-412] (D-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan
BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). [Deferred from 6/1/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

9. **Project # 1004231**
05DRB-00886 Minor-SiteDev Plan
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] [*Deferred from 6/1/05*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

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

10. **Project # 1001101**
05DRB-00868 Minor-Ext of SIA for Temp
Defer SDWK

SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 24, **VISTA DE ARENAL SUBDIVISION @ VENTANA RANCH**, zoned RLT, located on SIROCCO PL NW, between LAS VENTANAS RD NW and KHAMSIN DR NW [REF: DRB-98-225, V-98-68, 02DRB00619, 02DRB00604, 02DRB00603] (B-9) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project # 1001096**
05DRB-00878 Major-Final Plat Approval

SURV-TEK INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A1 and B2, **LANDS OF LLOYD LOZES GOFF** (to be known as **TRES LAGUNAS SUBDIVISION**) zoned RO-1, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS NE containing approximately 15 acre(s). [REF: 04DRB01127, 03DRB01273, 02DRB01421] (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND AGIS DXF FILE AND UTILITIES DEVELOPMENT FOR SHEET 1 OF 4: DEFINE UNDER NOTE 1A THE PUBLIC WATER AND SAS COMMENTS, GRANT TO COA AND ABC, WUA, SHEET 4 OF 4: GRANT PUBLIC WATER AND/OR SAS COMMENTS TO COA AND ABCWUA.**

12. Project # 1004208
05DRB-00874 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for JOHN J MCMULLEN request(s) the above action(s) for all or a portion of Block(s) B, Tract(s) B-2-1 & C-1, **LOUISIANA SUBDIVISION**, zoned 0-1, SU-2, located on PROSPECT PL NE, between CUTLER AVE NE and PROSPECT AVE NE containing approximately 1 acre(s). [REF: ZA-79-191] (H-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. Project # 1003237
05DRB-00870 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **TORRETTA ESTE SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: 04DRB01249, 04DRB01250] (L-9) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR FEES AND OPEN SPACE NOTE.**

14. Project # 1003790
05DRB-00165 Minor-Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [*Deferred from 2/9/05 & 2/16/05*] [*Final Plat Indef. Deferred for SIA*] (B-18) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND COPY OF FINAL PLAT FOR PLANNING FILE AND PLANNING FOR AGIS DXF FILE.**

15. ~~Project # 1003667~~
04DRB-01406 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). [Indef Deferred 9/22/04, *deferred from 6/1/05*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

16. **Project # 1004183**
05DRB-00809 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for LAURIE HICKS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2, located on 8TH STREET NW and MARQUETTE AVE NW and containing approximately 1 acre(s). [REF: ZA-85-456] [*Deferred from 5/25/05*] (J-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

17. **Project # 1001628**
05DRB-00881 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Lot(s) Z-1, SADDLE RIDGE, UNIT 2 (to be known as **GALISTEO VILLAGE**), zoned SU-1 FOR PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: Z-78-146, Z-79-145] (E-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 18. Project # 1004205**
05DRB-00873 Minor-Sketch Plat or Plan

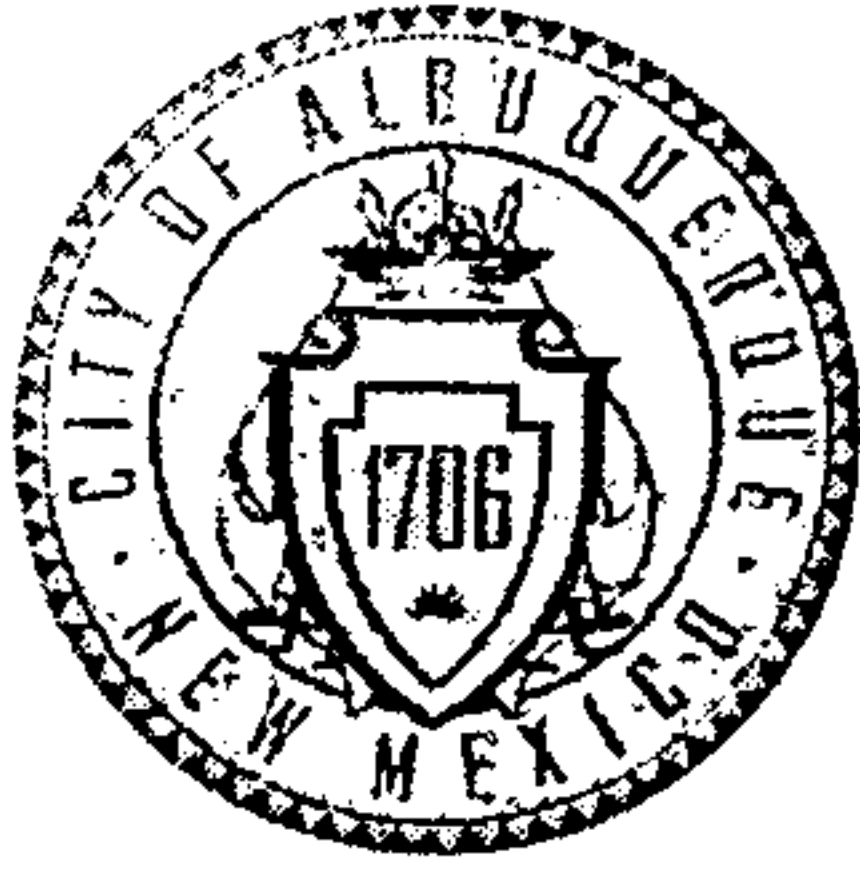
MARK GOODWIN & ASSOCIATES agent(s) for ICDC, LLC request(s) the above action(s) for all or a portion of Lot(s) 1, **LOOP INDUSTRIAL**, zoned SU-1 FOR M-1, located on PASEO DEL NORTE NE and WASHINGTON NE and containing approximately 10 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 19. Project # 1004221**
05DRB-00879 Minor-Sketch Plat or Plan

ISAAC BENTON & ASSOCIATES agent(s) for GEORGE GARZA request(s) the above action(s) for all or a portion of Tract(s) D3, **ACADEMY PLACE**, zoned SU-1 special use zone, located on JUAN TABO NE, between SPAIN NE and OSUNA NE containing approximately 2 acre(s). [REF: DRB-96-133, Z-79-77] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 20. Approval of the Development Review Board Minutes for May 18, 2005. DRB MINUTES FOR MAY 18, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.



Approved 6/3/05 *Referred to 6/8/05*

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

Development Review Board Comments

Project Number: 1003667
Application Number: 04DRB-01406

DRB Date: 6/1/2005
Item Number: 15

Subdivision: Glenwood Hills, Unit 2
 Block 11, Tract 25, Glenwood Hills, Unit 2

Request for:

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

Zoning: R-1

Zone Page: F-23

New Lots (or units) : 2

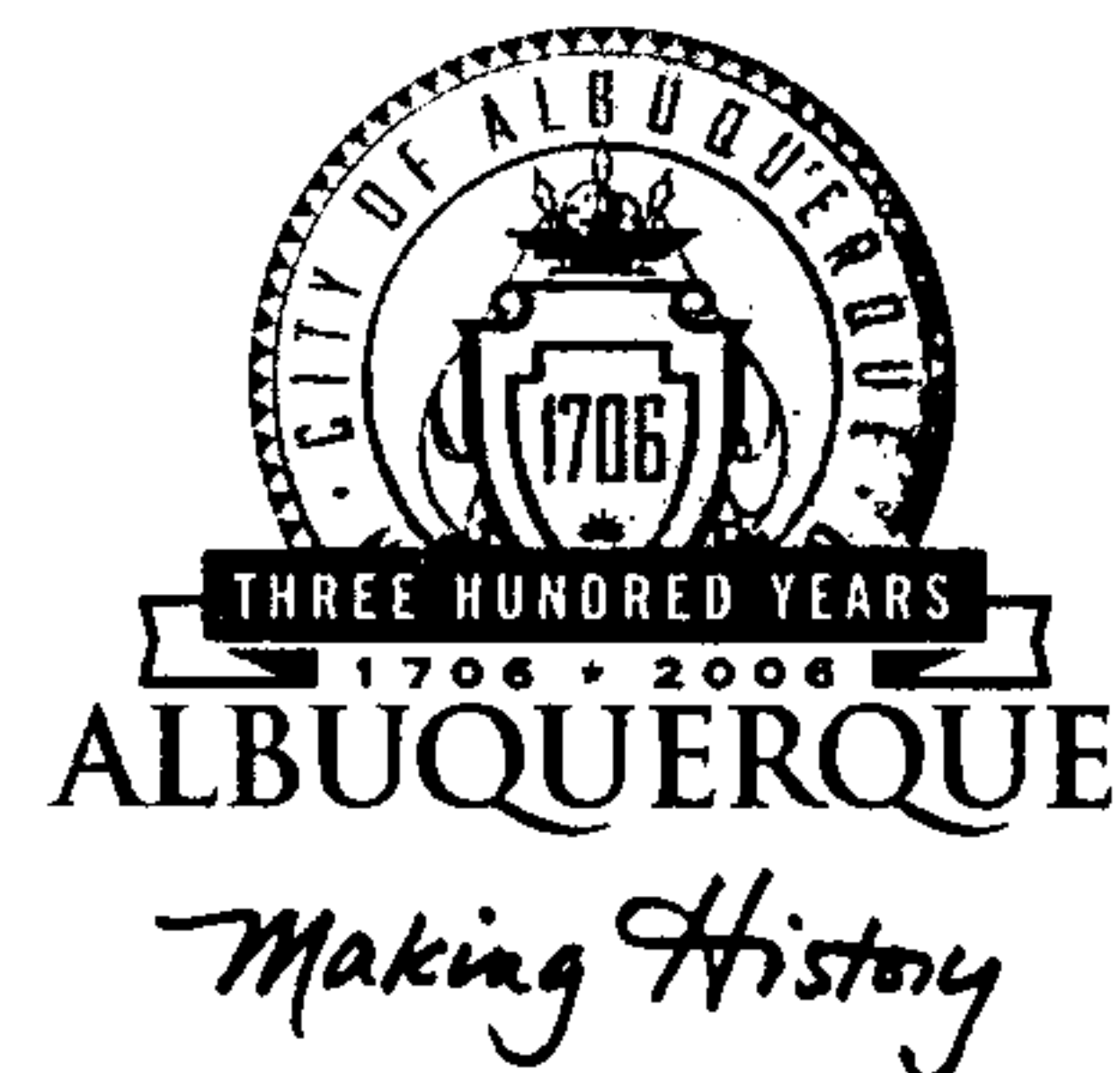
Parks and Recreation Comments:

This subdivision will pay Parks, Recreation, Trails and Open Space Impact Fees for each building permit pulled.

Signed: *CS*
 Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003667

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 1, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 1, 2005 DRB Comments**

ITEM # 15

PROJECT # 1003667

APPLICATION # 05-01406

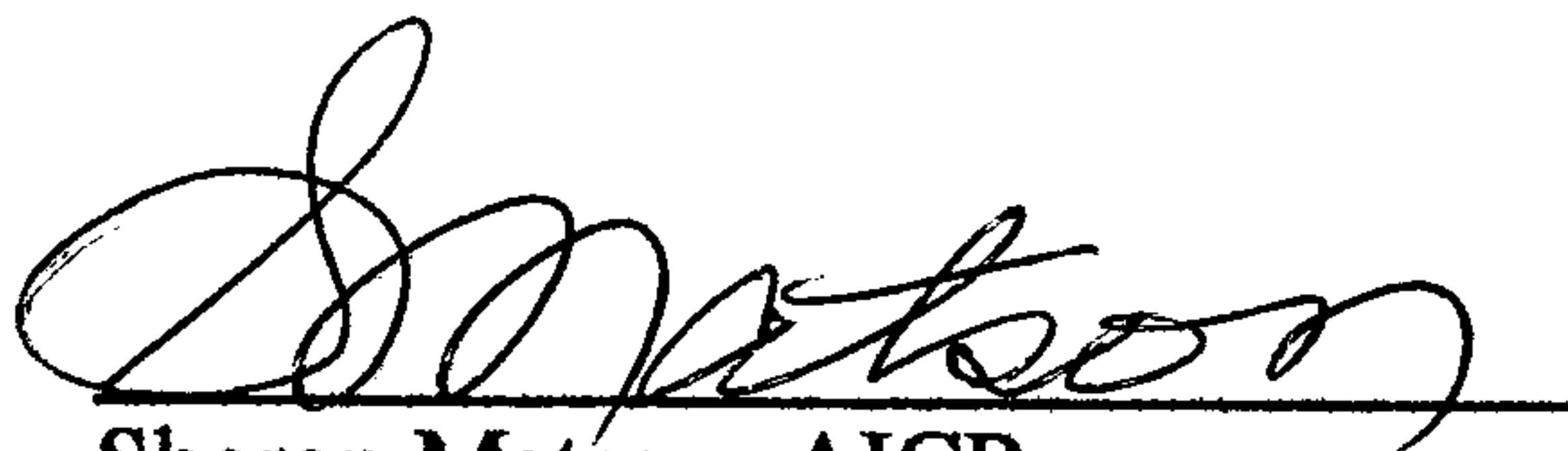
Re: Block 11, Tract 25, Glenwood Hills, Unit 2/minor plat

Applicant has R-1 zoning. The proposed lot sizes meet the minimum requirements for R-1 zoning.

The property lies within the boundaries of the Sandia Foothills Area Plan. Applicant meets the planning related requirements in this plan.

Planning defers to Hydrology, Water Utilities and Traffic.

Attached are comments from the Fire Department.



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

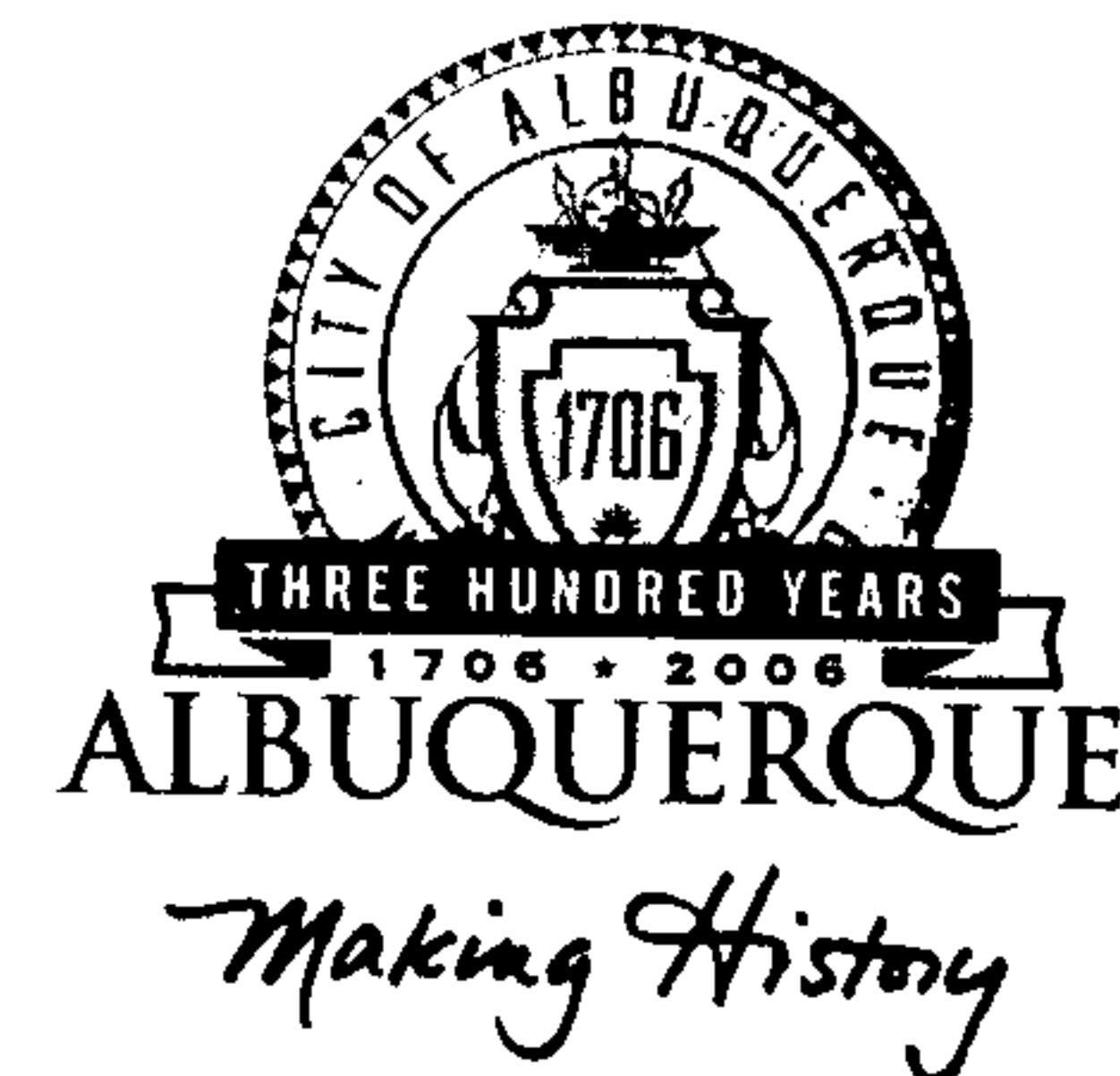
#15

COMMENTS FROM ALBUQUERQUE FIRE DEPARTMENT

This comment is in reference to Project Number 1003667. The Fire Department access for this project is inadequate. Fire Department requires a minimum of 20' in width for access roads. The % of grade leading to the properties is in excess of D.P.M. requirements for Fire Department vehicle access. The radius of the curve in the road is also inadequate

Raymond C. Sanchez
Albuquerque Fire Department

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003667

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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P.O. Box 1293

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Albuquerque

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An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

6-8-05

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 1, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 1, 2005 DRB Comments**

ITEM # 15

PROJECT # 1003667

APPLICATION # 05-01406

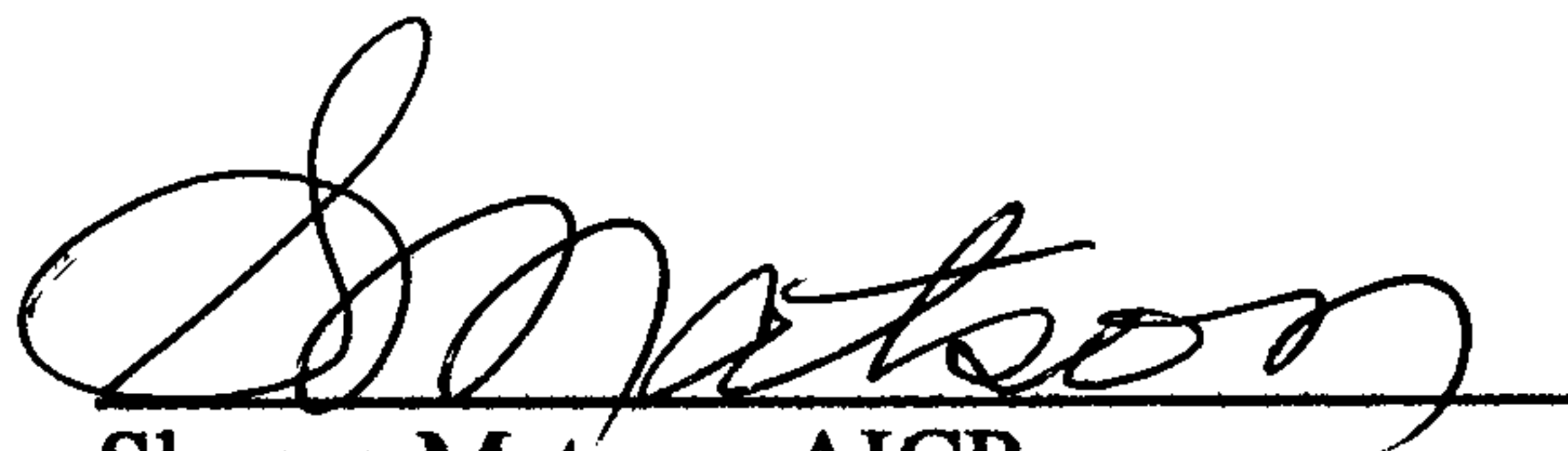
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Sheran Matson, AICP
924-3880 fax 924-3864
smatson@cabq.gov

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Raymond C. Sanchez
Albuquerque Fire Department



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 22, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:30 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002250**
04DRB-01314 Major-Preliminary Plat Approval
04DRB-01315 Major-Vacation of Public Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK

04DRB-01412 Minor- Amended SiteDev Plan Subd
04DRB-01413 Minor-SiteDev Plan BldPermit/EPC
- BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/22/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
- CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1-B, A-1-A, A-1-C AND A-2, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1 FOR R-2, SU-1 FOR CHURCH, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: 04EPC-00926, 04EPC-01046, 04EPC-01045] [Elvira Lopez, EPC Case Planner] (B-10) **AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK COMMENTS FROM EPC CASE PLANNER.**

2. **Project # 1002962**
04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub Right-of-Way
04DRB-01321 Major-Vacation of Public Easements
04DRB-01322 Minor-Prelim&Final Plat Approval
- WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**
3. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK
04DRB-01469 Minor-Sidewalk Waiver
- 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 98TH 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 & 9/22/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**
4. **Project # 1003629**
04DRB-01288 Major-Vacation of Public Easements
- ARMIJO SURVEYING GROUP LLC agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55][Deferred from 9/15/04] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS

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

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan
Subd/EPC
04DRB-01408 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat
Approval
- TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 9/22/04*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
6. **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) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII AND NOTES AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1000658**
04DRB-01421 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A-1, Unit(s) 1, **LOOP INDUSTRIAL DISTRICT**, zoned SU-1, M-1, located on ALAMEDA NE, between JEFFERSON NE and SAN MATEO NE containing approximately 2 acre(s). [*Deferred from 9/22/04*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

8. **Project # 1002668**
04DRB-01419 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Tract(s) C, Block(s) 5, Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT residential zone, located on ATRISCO DR NW, between I-40 and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 02EPC-01089, 03DRB-00811] (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
9. **Project # 1000739**
04DRB-01382 Minor-Ext of SIA for
Temp Defer SDWK
- SANDIA PROPERTIES LTD CO agent(s) for SANDIA PROPERTIES LTD. request(s) the above action(s) for all or a portion of Lot(s) 73, Tract(s) Y-1-B, **MESA VISTA @ VENTANA RANCH**, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between BANYON AVE NW and EAGLE AVE NW. [REF: 01DRB-00529, 01DRB-01478, DRB-95-252, S-98-52, S-95-27, V-98-52, SV-95-39] (B-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
10. **Project # 1003542**
04DRB-01391 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2, TH, located on 15th ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: 04DRB-01081] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CERTIFICATION OF SIDEWALKS AND REAL PROPERTY SIGNATURE.**

11. **Project # 1002322**
04DRB-01396 Minor-Extension of Preliminary Plat
- ANGELO GINERIS agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR IP, located on SUNSET GARDENS SW, between 90th ST SW and SUNSET GARDENS SW containing approximately 9 acre(s). [REF: 02DRB-01666, 03DRB-00420, 03DRB-00349] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project # 1003665**
04DRB-01404 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AMANDA MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on COCHITI RD SE, between SHIRLEY ST SE and JUAN TABO SE containing approximately 2 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES.**
13. **Project # 1003666**
04DRB-01405 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS, SCOTT WHITTINGTON, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF FREEWAY-OLD TOWN LTD**, zoned S-M1, located on 18TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 7 acre(s). [REF: SP-75-44] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). (F-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
15. **Project # 1002511**
04DRB-01380 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Tract(s) A (to be known as **SUNDANCE SUBDIVISION, UNIT 2**) zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and THE UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 04DRB-01118, 01119 & 01120, 03DRB-00858, 03DRB-01578, 03DRB-01805, 04DRB-00358 & 00359] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
16. **Project # 1003353**
04DRB-01415 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, (to be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 03DRB-01528, 04DRB-00452, 04DRB-00453, 04DRB-00454, 04DRB-00456] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003354**
04DRB-01416 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-01528, 04DRB-00457, 04DRB-00458, 04DRB-00459, 04DRB-00461] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002718**
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] [*Deferred from 9/22/04*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
19. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] [*Deferred from 9/22/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

20. **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). **(C-20) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
21. **Project # 1003466**
04DRB-01420 Minor-Prelim&Final Plat
Approval
- CARTESIAN SURVEYS INC agent(s) for H & S INC., SHELDON BROMBERG request(s) the above action(s) for all or a portion of Tract(s) A & B, **EL CAMBIO PLAZA ADDITION**, zoned SU-2, C-2, located on BRIDGE BLVD SW, between 4TH ST SW and 8TH ST SW containing approximately 3 acre(s). **(L-14) PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
22. **Project # 1002002**
04DRB-00805 Minor-Final Plat Approval
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] *(Final Plat was indefinitely deferred)* **(E-17) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

23. **Project # 1001409**
04DRB-01425 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SAIFI TALEBREZE 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 residential zone, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB-01160, 01DRB-01819, 02DRB-01863, 03DRB-02032] (J-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003675**
04DRB-01427 Minor-Sketch Plat or Plan
- AMBROSE CHAVEZ agent(s) for HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) L-8, **ATRISCO GRANT**, zoned R-1 residential zone, located on CENTRAL AVE NW, between 57th ST NW and AVALON NW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1003671**
04DRB-01422 Minor-Sketch Plat or Plan
- KIRA SOWANICK agent(s) for SOUTHWEST GLASS & GLAZING request(s) the above action(s) for Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and 98th ST NW containing approximately 3 acre(s). [REF: PROJECT #1001523] (H-9/H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003669**
04DRB-01418 Minor-Sketch Plat or Plan

MARVIN HARRIS request(s) the above action(s) for all or a portion of Lot(s) 17-20, Block(s) 3, **ROMERO ADDITION**, zoned SR-1, located on KINLEY ST NW, between 5th ST NW and 6th ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003672**
04DRB-01423 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003673**
04DRB-01424 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003674**
04DRB-01426 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25 & 26, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for September 8, 2004. **THE DRB MINUTES FOR SEPTEMBER 8, 2004 WERE APPROVED.**

ADJOURNED: 12:30 P.M.

AGIS ELECTRONIC SUBMITTAL FORM

DRB Project Case #: 1003667

Subdivision Name: Glendwood Hills Unit 2 - Lots 25A, 25B, and 25C, Block 11

Surveyor: Thomas D Johnston

Company/Agent: WayJohn Surveying

Contact Person: _____

E-mail: _____ Phone: 255-2052

DXF Received Date: 9/14/2004

Hard-Copy Date: 9/14/2004

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

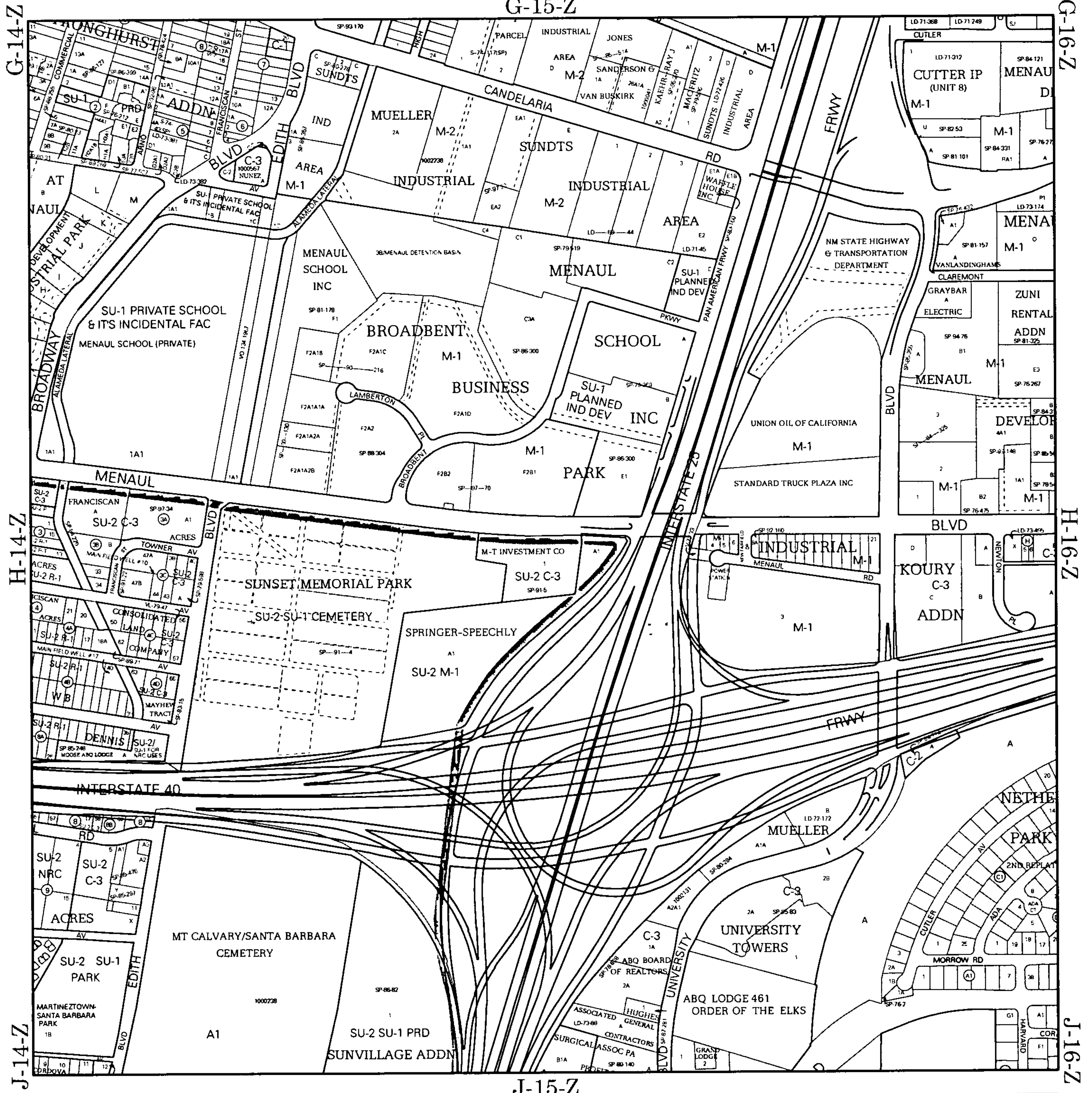
Thomas D Johnston
Approved

9/15/04
Date

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

AGIS Use Only

Copied cov3667 to agiscov on 9/15/2004. Contact person notified on 9/15/2004

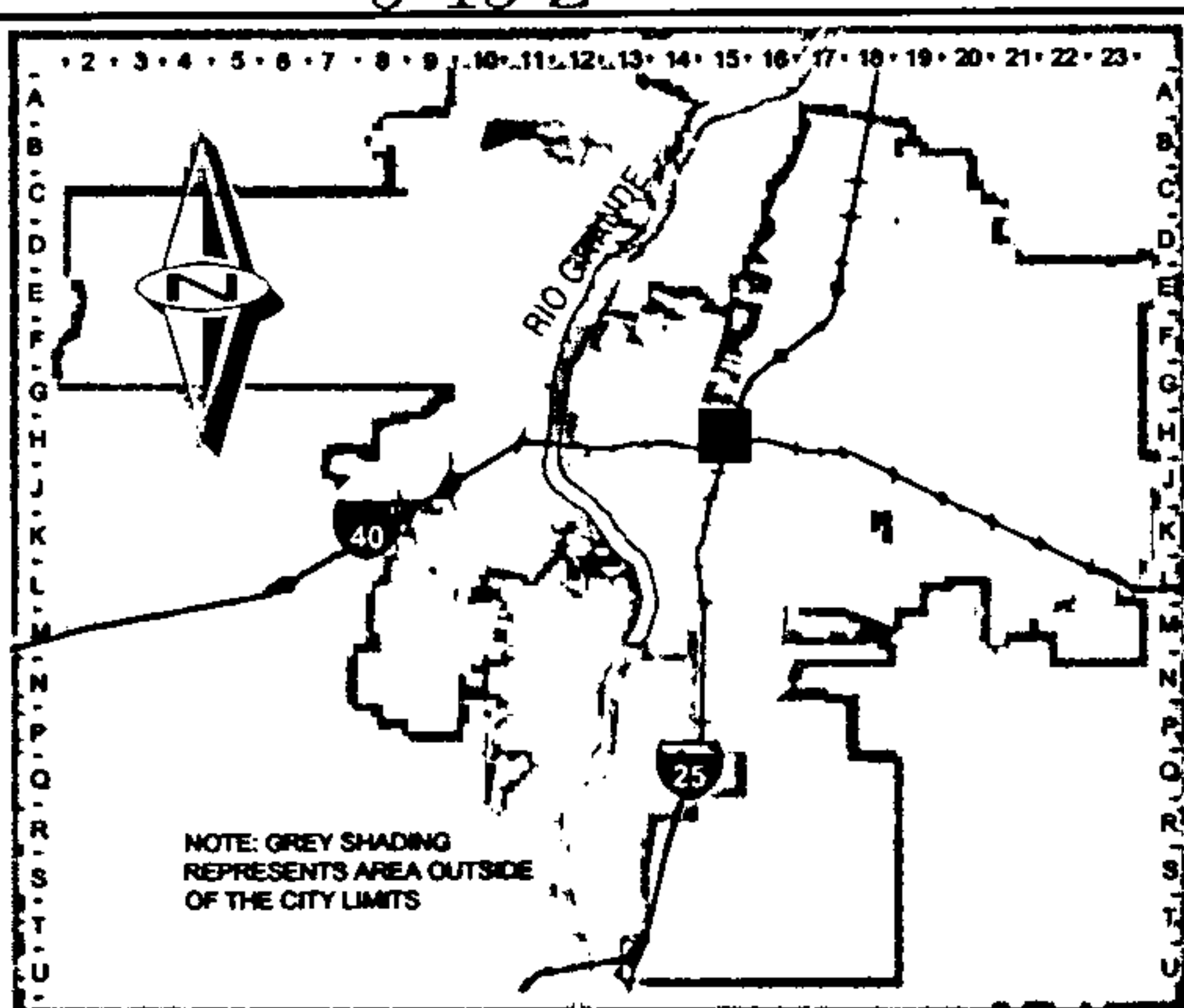
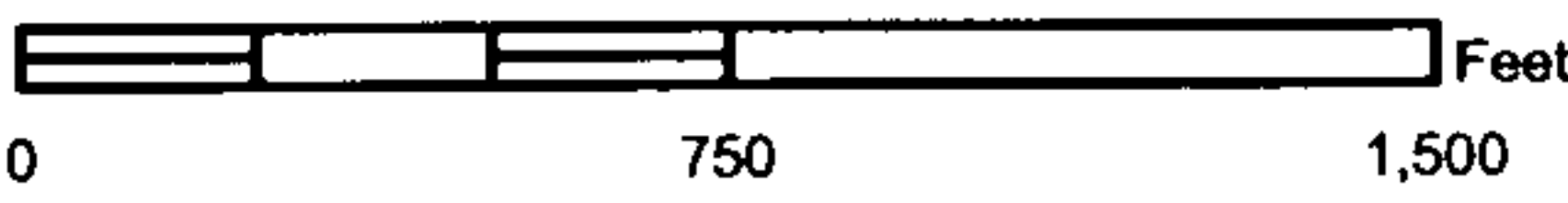


Zone Atlas Page: **H-15-Z**

Map ammended through: **Aug 05, 2004**

Selected Symbols

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



CITY OF ALBUQUERQUE
 1706
THREE HUNDRED YEARS
 1706 • 2006
ALBUQUERQUE
Hacienda Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
9/22/04 DRB
Comments

ITEM # 14

PROJECT # 1003667

APPLICATION # 04-01406

RE: Block 11, Tract 25, Glenwood Hills, Unit 2/minor plat

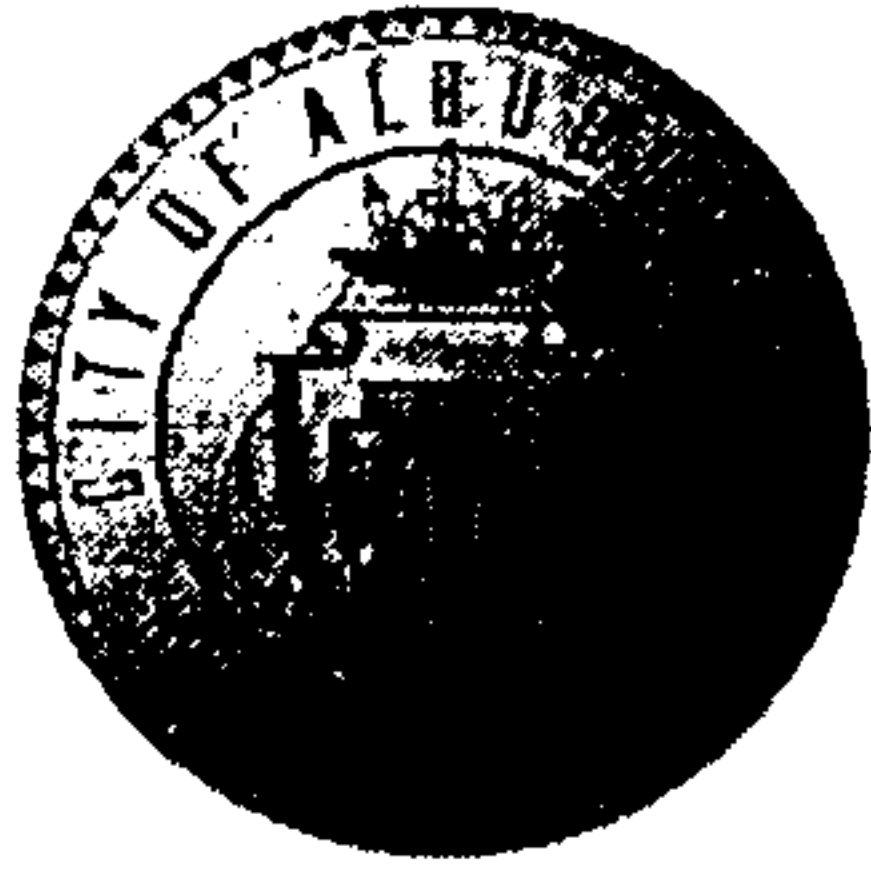
No objection to the replat.

Applicant may file the plat provided Planning receives a recorded copy to close the file.

Deferred for:
Grading + Drainage Plans
Fire Protection Issues



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



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

Development Review Board Comments

Project Number: 1003667
Application Number: 04DRB-01406

DRB Date: 9/22/04
Item Number: 14

Subdivision:

Block 11, Tract 25, Glenwood Hills, Unit 2

Zoning: R-1

Zone Page: F-23

New Lots (or units) : 2

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 2 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

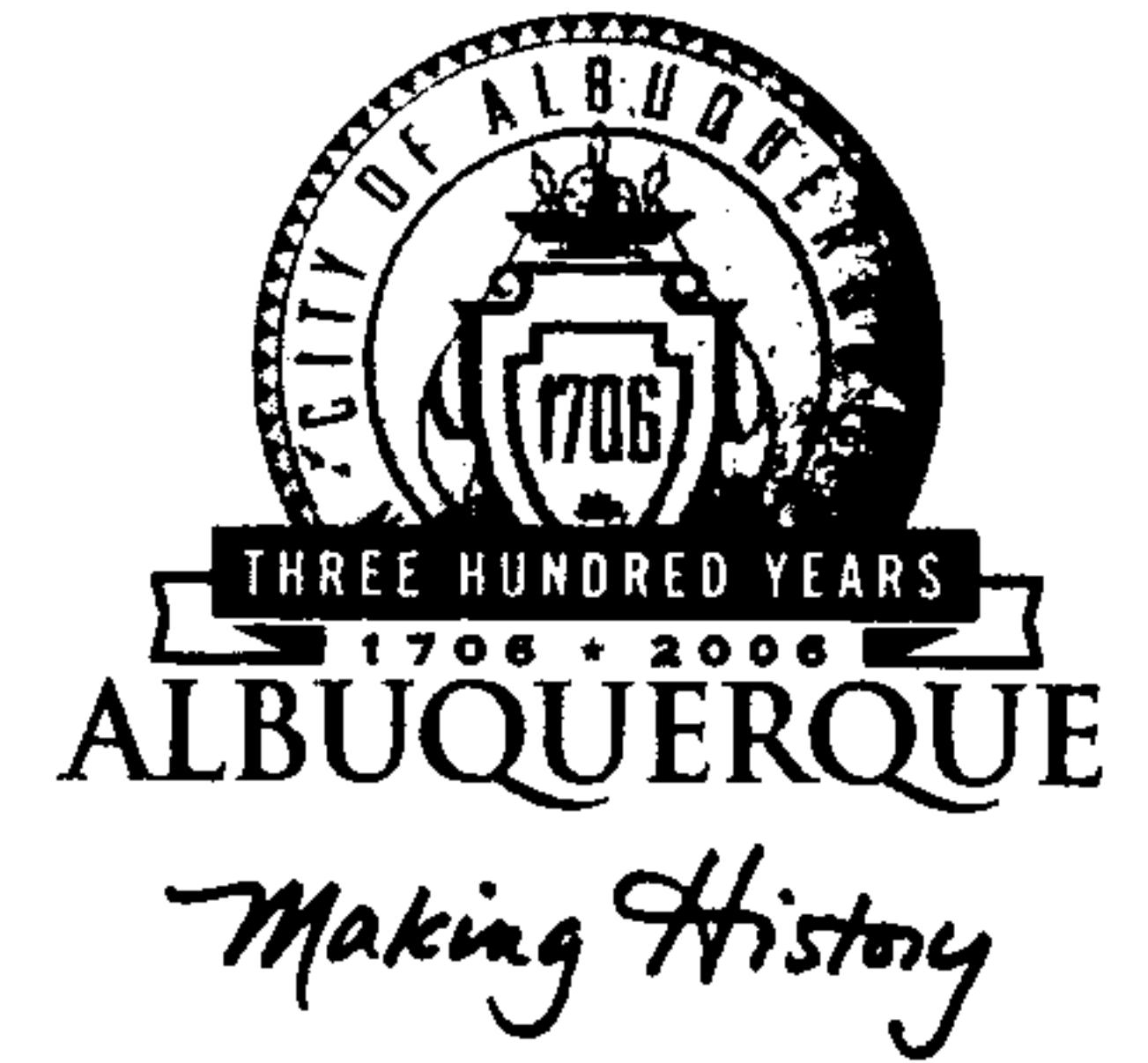
The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003667

AGENDA ITEM NO: 14

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 grading and drainage plan is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED Indef 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 22, 2004



Sheran A. Matson
06/08/2005 04:05 PM

To: dlogothetis@salud.unm.edu
cc:
cc:
Subject: Message for Pete Daskalos

Hello Debbie

I hope you wouldn't mind passing on this message to Pete. We don't have an e-mail address for him. Tony Loyd had your e-mail address.

In the event Ms. Lobberegt chooses to try to replat her property again, the replat will be a minor subdivision. This means that there will be no public notification of neighbors or the neighborhood association. The Subdivision Ordinance does not require public notice of minor subdivision actions. What Pete and the neighbors should do is check the DRB agenda each week to make sure Ms Lobberegt does not apply for a replat.

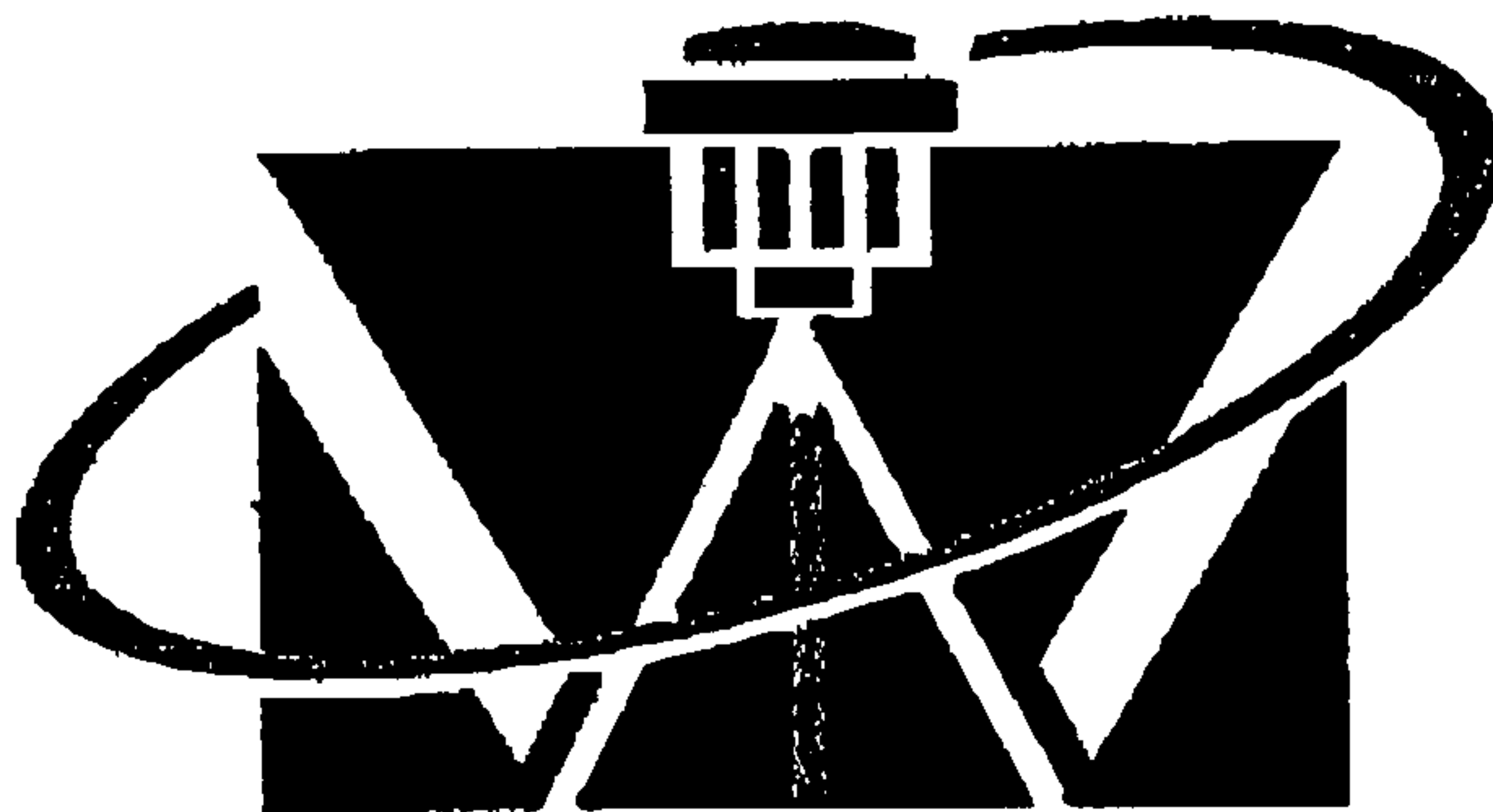
I misinformed Pete this mornig when I spoke with him. I told him the neighbors within 100 feet of her property & the neighborhood association would be notified. I forgot this was a minor subdivision.

Please apologize to him for me.

Thank you for passing this message on to him.

Sheran Matson
DRB Chair

Handwritten scribbles and numbers, possibly '24'.



WAYJOHN SURVEYING INC

330 Louisiana Boulevard, NE • Albuquerque, NM 87108
(505) 255-2052 • Fax: (505) 255-2887
Toll Free: 1-888-212-2052 • email: wayjonsurv@aol.com

“Serving Albuquerque and New Mexico for over 25 years”

Fax Transmittal

From: THOMAS JOHNSTON Date: 6/6/05 Pages: 2
To: CLAIRE SENDA Fax No.: 924-3864
Company: CITY OF ALBUQUERQUE

Urgent For Review Please Comment Please Reply Please Recycle

Message: WITHDRAWAL LETTER PROJECT #1003667

If you have received this transmission in error, or if there were problems in transmission, please contact us at the number(s) above. Thank you and have a great day!



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 256-2887

June 6, 2005

Ms. Claire Senova
DRB
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Plat of Lots 25-A, 25-B, and 25-C, Block 11, Glenwood Hills Unit 2
Project No. 1003667

Dear Claire:

This letter serves as notice that my client would like to permanently withdraw the platting action referenced above.

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 "Thomas D. Johnston". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Thomas D. Johnston, PS
President, Wayjohn Surveying Inc.



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-01406(P&F)

Project # 1003667

Project Name GLENWOOD HILLS, UNIT 2

Agent: Wayjohn Surveying

Phone No.: 255-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/22/04 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: _____
 - 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 1003667



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

May 31, 2005

Ms. Claire Senova
DRB
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

#15

RE: Plat of Lots 25-A, 25-B, and 25-C, Block 11, Glenwood Hills Unit 2
Project No. 1003667

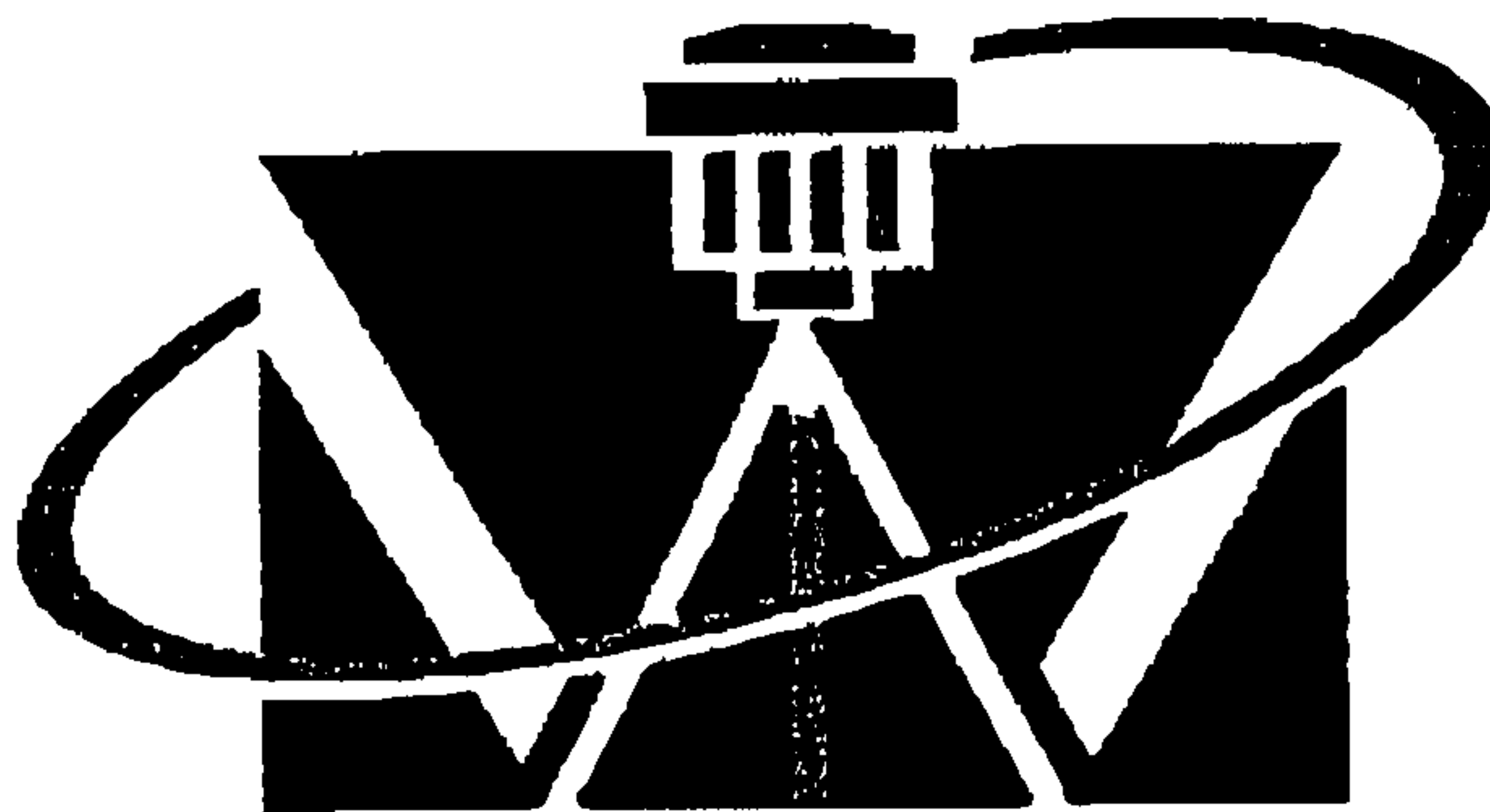
Dear Claire:

I would like to submit a request for a one-week deferral of the above referenced projects due to unavoidable construction delays. We are currently item numbered 15 on tomorrow's agenda. I would like to be deferred to the agenda of June 8, 2005.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS
President, Wayjohn Surveying Inc.



WAYJOHN SURVEYING INC

330 Louisiana Boulevard, NE • Albuquerque, NM 87108
(505) 255-2052 • Fax: (505) 255-2887
Toll Free: 1-888-212-2052 • email: wayjonsurv@aol.com

“Serving Albuquerque and New Mexico for over 25 years”

Fax Transmittal

From: TOM JOHNSTON Date: 5/31 Pages: 2
To: CLAIRE SENDO Fax No.: 924-3864
Company: C.O.D.

Urgent For Review Please Comment Please Reply Please Recycle

Message: REQUEST FOR DEFERRAL PROJECT
1003667

If you have received this transmission in error, or if there were problems in transmission, please contact us at the number(s) above. Thank you and have a great day!

Pete Daskalos
4728 Paso del Puma
Albuquerque, New Mexico 87111
Leo LaBarge
4725 Paso del Puma
Albuquerque, New Mexico 87111

May 21, 2005

Ms. Sheran Matson, DRB Chair
Plaza del Sol Building
600 2nd St. NW
Albuquerque, New Mexico 87102

Re: DRB Project #1003667 (04DRB-01406 Minor-Preliminary & Final Plat Approval),
Lobberegt Re-plat of block 11, Tract 25 in Glenwood Hills, Unit 2

Dear Ms. Matson,

We are submitting this letter to formally object to the above referenced DRB action to be heard on June 1, 2005. We have contacted all of the adjacent property owners on Paso del Puma, all property owners within 100 feet of the subject property and the Glenwood Hills Neighborhood Association to make them aware of the proposed subdivision action. Since becoming aware of this DRB action on May 17, 2005, two meetings have been held. The first meeting was with adjacent property owners and the second meeting was with the Glenwood Hills Neighborhood Association. Both meetings discussed the action in detail and both outcomes were the same, **“unanimously opposed to the above referenced action and ask denial”**.

Our reasons are as follows:

1. The additional two lots will create an increase in traffic flow by approximately 20 vehicles daily on an already narrow 20 foot wide public street (Paso del Puma) with a grade of twenty percent plus. Per City of Albuquerque Standards, this existing street is substandard even if an infrequent parking design is used (24' wide face to face with a maximum grade of 12 percent). We believe this increase in traffic to be inappropriate and unsafe for Paso del Puma that exists today.
2. The existing private access/street that will serve the proposed three lots, varies in width from 11 to 14 feet. Per City of Albuquerque Standards, this too is substandard. Private access/streets serving three lots should have an easement width of 22 feet and a surface width of 22 feet. This will in effect be impossible to achieve, based on the solid rock formations and boulders throughout the mountain. Currently, the grades vary from 20 to 35 percent along the existing private way. At best, the grades should be 12 percent maximum. The reason for these standards is to provide for adequate access and proper fire protection for the proposed subdivision. We believe the existing widths and grades to be extremely dangerous and do not provide for either adequate access or proper fire

protection. The issue of proper fire protection is not only an issue for the proposed subdivision but also to the safety and welfare of the adjoining homeowners and forest service lands.

3. The additional two lots will create a severe drainage and erosion issue, which will affect the residents below. There is already a drainage problem currently with the existing homes that are in place.
4. The homeowners below the proposed subdivision are extremely concerned that once development begins on the two additional lots, an avalanche with hundreds of boulders and debris could occur due to the 50% plus slope on the mountain. No provisions or explanation of construction in this environment has been made. Again, another potentially unsafe and dangerous condition.
5. The entire mountain, which we are aware of from our own experiences in building our homes, is solid rock and excavation is extremely difficult. In other words, a substantial amount of fill will be required. After reviewing the subdivision re-plat, it appears that the developer will be forced to construct several extremely high retaining walls to accommodate the finished floor elevations. The height and addition of retaining walls is totally unacceptable to the existing homeowners in and around the proposed subdivision.
6. Currently, the water pressure at the end of the line in Paso del Puma is 30 psi maximum per the City's Utility Development Section. In addition, the water pressure is 20 psi maximum to the existing home contained in the proposed subdivision action and requires its own pump. This just meets the minimum water pressure requirement of the City. The additional two homes will create an overall decrease in water pressure, which will affect all the property owners adjacent to the proposed subdivision.
7. The additional two lots will disturb the natural landscaping, wildlife habitats and the views that we have all enjoyed by living in this area.
8. Per the existing Glenwood Hills Subdivision Covenants and Deed Restrictions, there is only one home per lot allowed with no further subdivision of individual lots to be added into the existing subdivision. When we moved into Glenwood Hills there was an expectation that we would see only one home on one lot with no further subdivision.
9. We understand, as a neighborhood association, that the City does not enforce subdivision covenants. However, we believe that the City can consider this covenant in making its decision.

Therefore, based on the reasons above, we are asking the DRB to **deny** the above referenced request.

Sincerely yours,

Pete Daskalos and Leo LaBarge

cc: Glenwood Hills Neighborhood Association
Debbie Lobberegt
Wayjohn Surveying



Scott M. Howell

02/23/05 01:50 PM

To: Sheran A. Matson/PLN/CABQ@COA

cc:

Subject: Property Mgt Signature not required, Proposed Plat of Lots 25-a, 25-B, and 25-C, Bl. 11, Glenwood Hills Unit Two, Case No. 04DRB-01406, Project No. 1003667

Sheran,

I just spoke with Thomas Johnson at Wayjohn Surveying regarding the above-referenced proposed plat. I confirmed with him that since the right-of-way vacation is a prior, executed action, versus a current action, no signature from Property Management will be required on the plat. He asked that I send you this note for your file, if you deem it necessary. Give me a call or e-mail me with any questions.

Scott M. Howell
Right-of-Way Supervisor
Legal Department/Real Property
Phone: 505-768-2771
Fax: 505-768-3817

File

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

PAID RECEIPT

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

WAY JOHN Surveying

1003667

LT 25 BR 17 Cleonwood Hills

\$ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions Deferral

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

\$ 441018/4971000 Public Notification

\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- () Major/Minor Subdivision () Site Development Plan () Bldg Permit
- () Letter of Map Revision () Conditional Letter of Map Revision
- () Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

DUPLICATE

City of Albuquerque
Treasury Division

5/24/2005 12:05PM LOC: ANN
RECEIPT# 00040809 WSH 008 TRANSH 0014
Account 441006 Fund 0110 TRSCCS
Activity 4983000
Trans Amt \$50.00
J24 MISC \$50.00
CN \$0.00
CHANGE

Thank You

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

WAYJOHN SURVEYING, INC.
11108 HUME AVE. NE. 505-255-2052
ALBUQUERQUE, NM 87112

11767

DATE 5/24/05 95-32-1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 50.00

FIFTY and no/100 DOLLARS

Bank of America

ACH R/T 107000327

FOR DEFERRED FEE

011767 107000327 000123386377



Supplemental form
SUBDIVISION **S**
 Major Subdivision action
 Minor Subdivision action
 Vacation
 Variance (Non-Zoning)

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

APPLICANT INFORMATION:

NAME: DEBBIE LOBBEREGET PHONE: 798-0700
 ADDRESS: 4722 PASO DEL PUMA NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): WAYSON SURVEYING INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYSONSURV@aol.com

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PRELIMINARY / FINAL PLAT TO DIVIDE ONE LOT INTO THREE 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. 25 Block: 11 Unit: _____
 Subdiv. / Addn. GLENWOOD HILLS UNIT 2
 Current Zoning: R-1 Proposed zoning: SAME
 Zone Atlas page(s): F 23 No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): 2.7351 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.) Within 1000FT of a landfill? NO
 UPC No. 1 023 061 507 097 40608 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: PASO DEL PUMA NE (4722)
 Between: CEDAR BROOK AVE NE and SUNSET CANYON PL NE

CASE HISTORY:
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): V-538

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 DATE 9/13/04

SIGNATURE: [Signature] DATE _____
 (Print) THOMAS D. JOHNSON _____
 _____ Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>04DRB</u>	<u>P&F</u>	<u>5(3)</u>	\$ <u>355</u>
<input type="checkbox"/> All checklists are complete				\$ <u>20</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Sept. 22nd 04</u>			Total \$ <u>375.00</u>

[Signature] 9/14/04
 Planner signature / date

Project # 1003667

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- 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) 375.00
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

THOMAS D. JOHNSTON (AGENT)

Applicant name (print)

[Signature] 9.13.09

Applicant signature / date



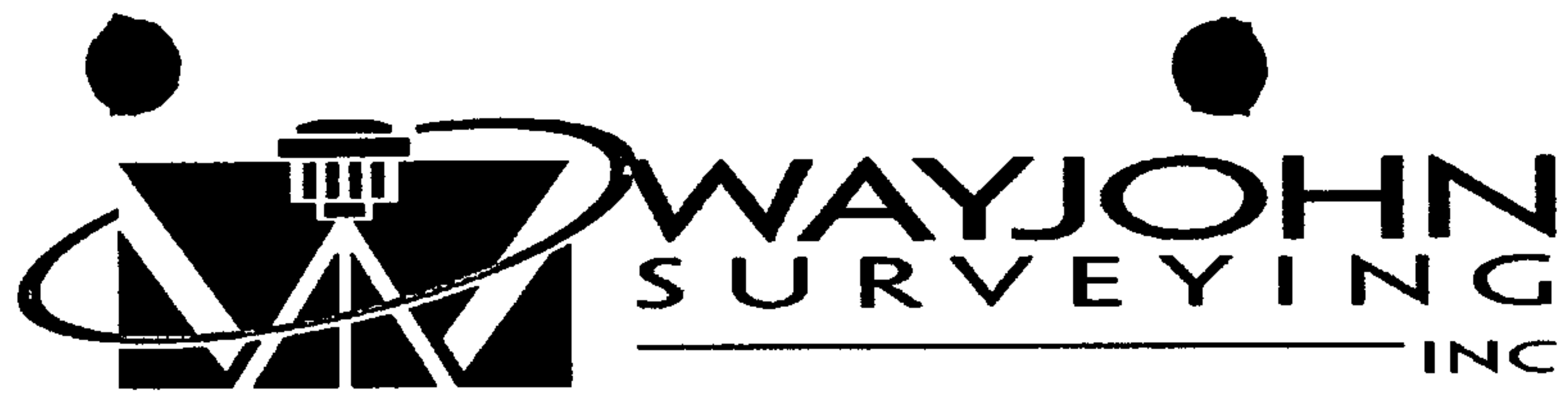
Form revised MARCH 2003

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

Application case numbers
04DRB - 01406

[Signature] 9/14/09
Planner signature / date

Project # 1003667



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

September 13, 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, Debbie Lobberegt. My client seeks to replat one existing lot into three lots. The existing lot contains a residence. My client desires to create two additional residential parcels.

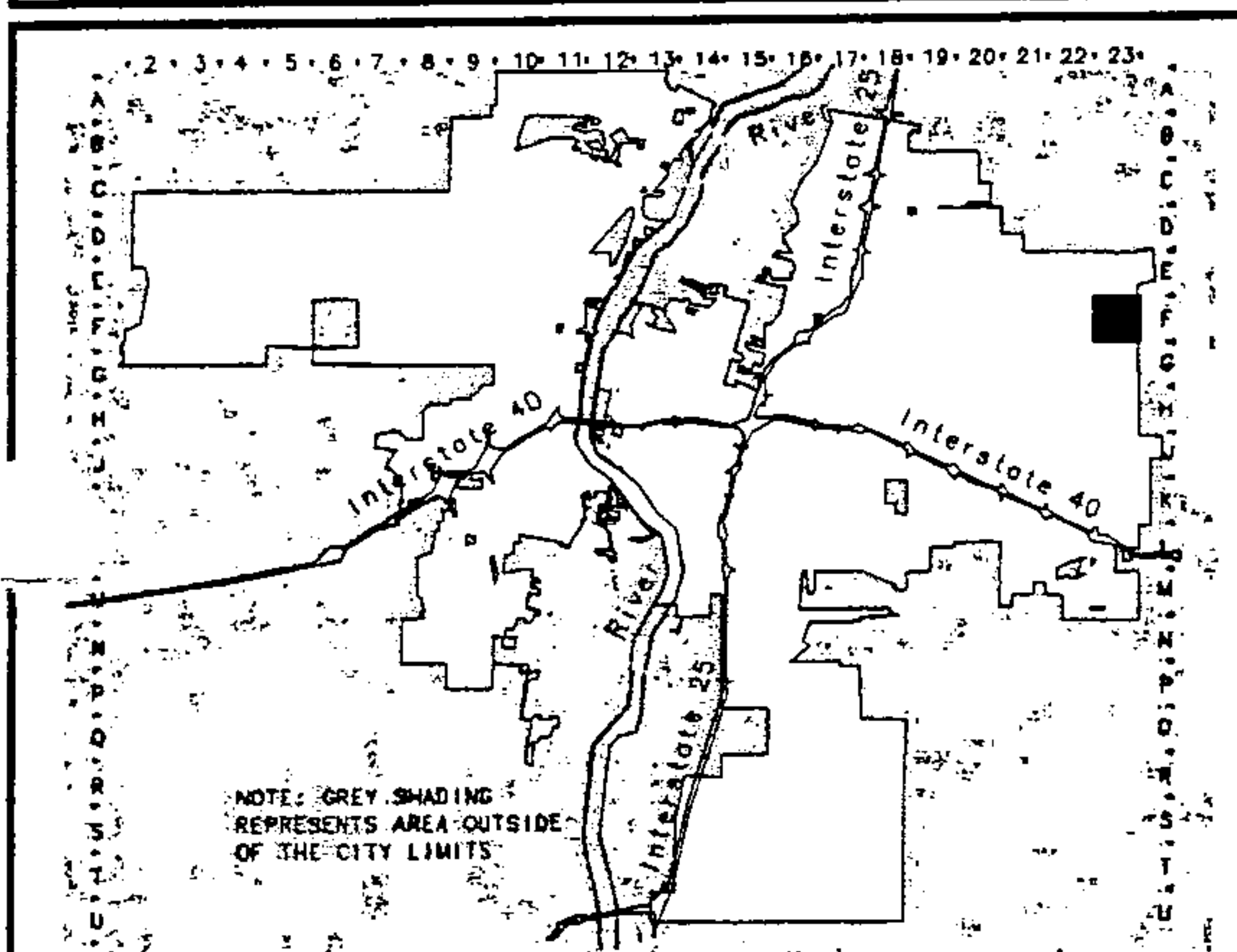
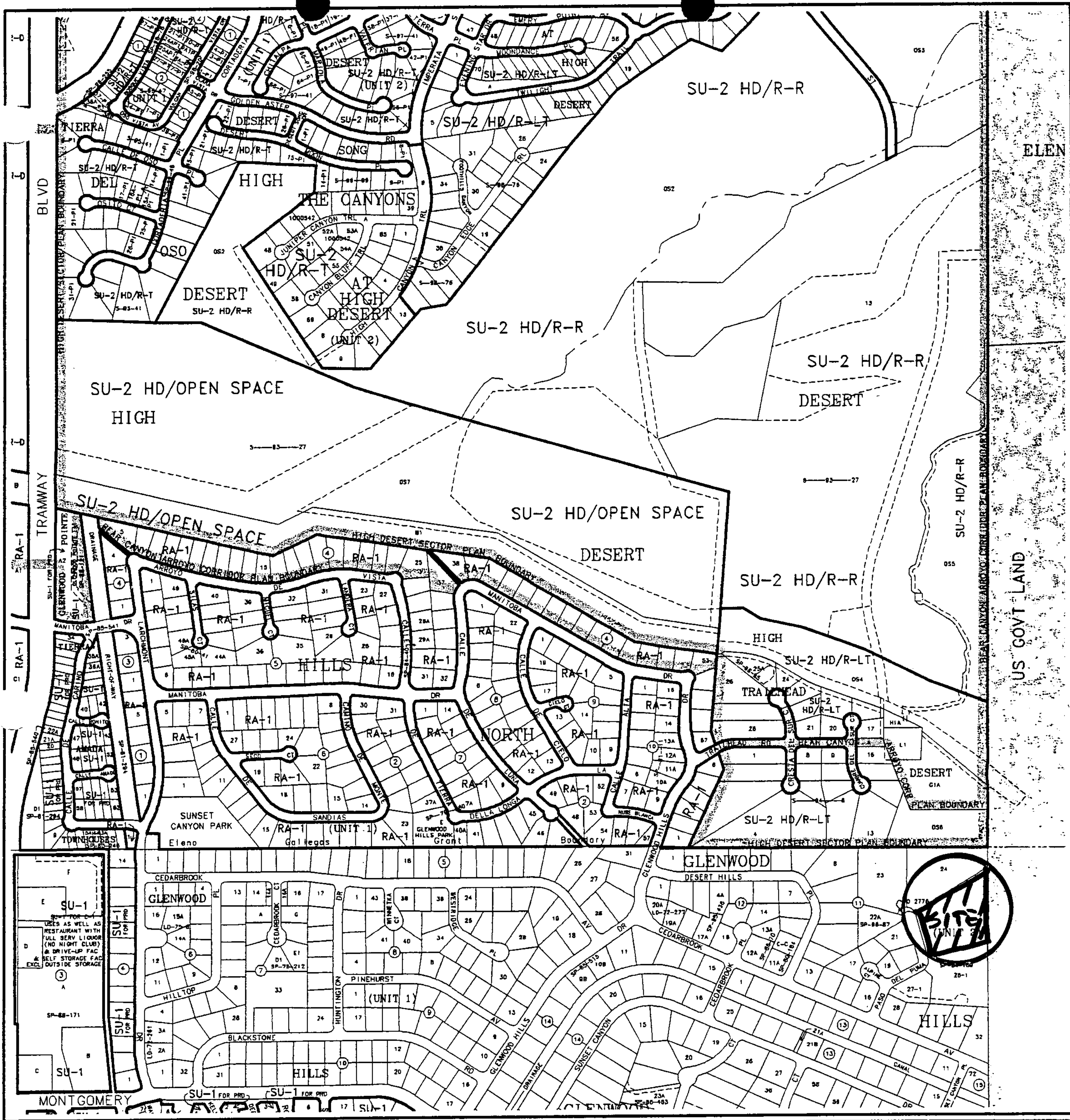
Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston".

Thomas D. Johnston, PS

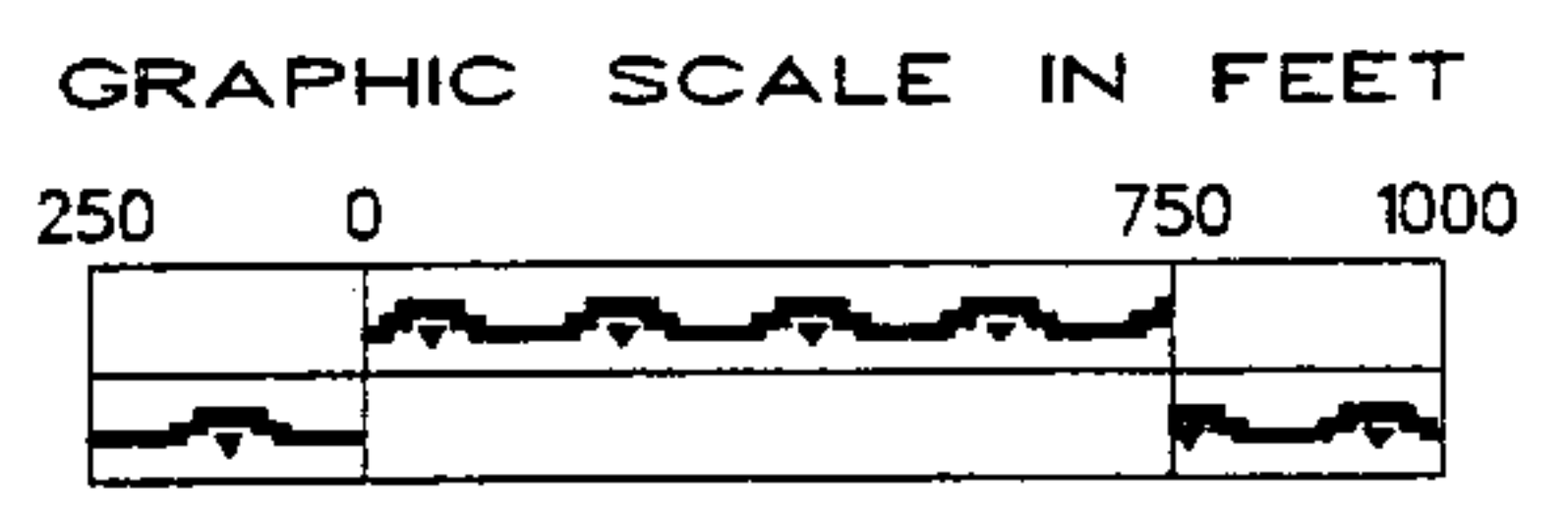
enc.



proj. # 1003667



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

F-23-Z

Map Amended through April 03, 2002

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

PAID RECEIPT

APPLICANT NAME Debbie Lobberg
 AGENT Way John Survey
 ADDRESS 330 LOUISIANA NE
 PROJECT & APP # 1003667/04DRB01406
 PROJECT NAME Glenwood Hills Unit 2

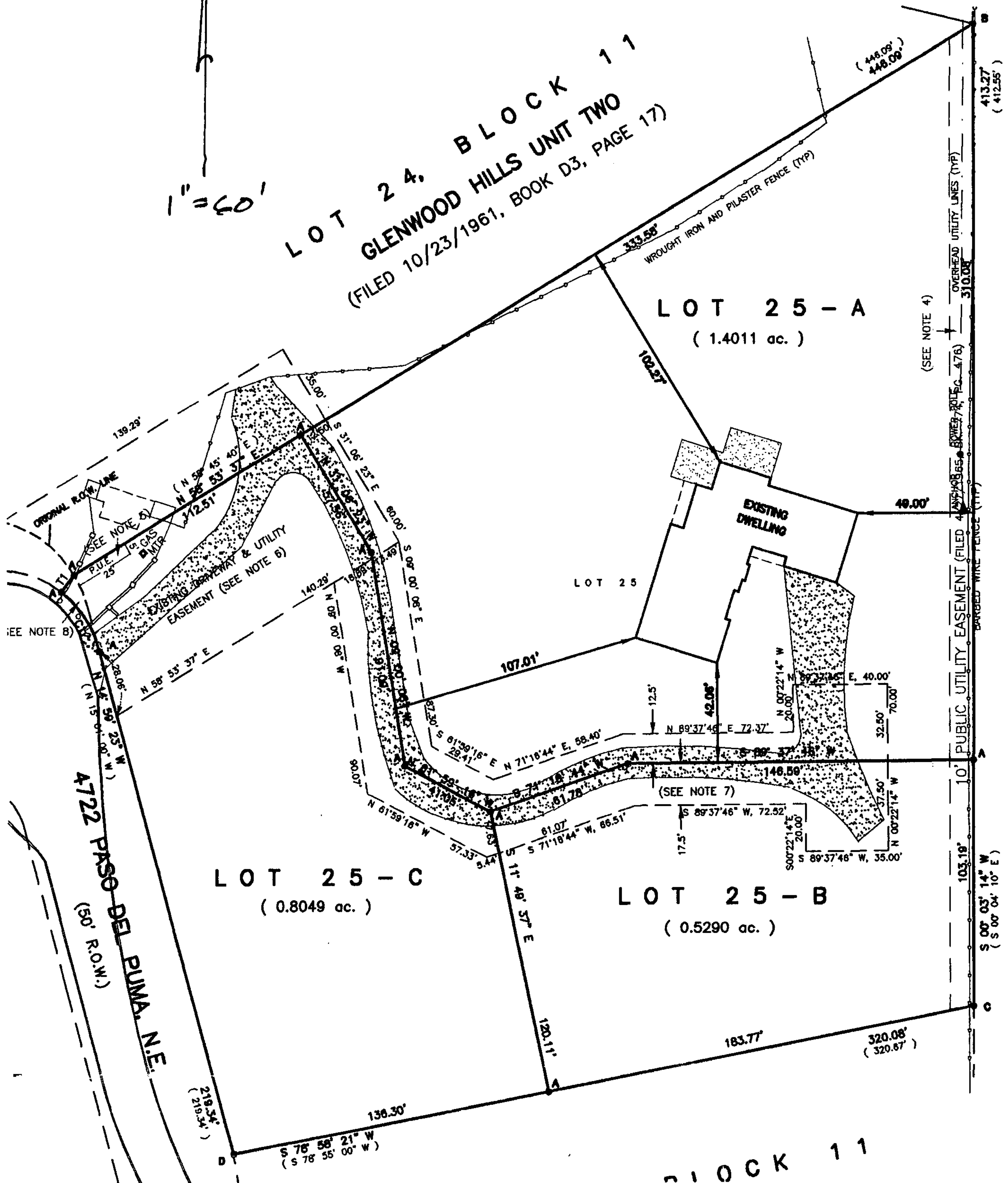
\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 355.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 375.00 TOTAL AMOUNT DUE

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

WAYJOHN SURVEYING, INC.		11296
11108 HUME AVE. NE. 505-255-2052 ALBUQUERQUE, NM 87112		
DUPLICATE		
PAY TO THE ORDER OF	CITY OF ALBUQUERQUE	DATE <u>9/14/2004</u> City of Albuquerque Treasury Division
City of Albuquerque Treasury Division		\$ <u>375.00</u>
9/14/2004	THREE HUNDRED LEO ANNUITY FIVE AND	9/14/2004 9:35AM LOC: ANNX
RECEIPT# 00028929 WSH 008 TRANSH 0009		RECEIPT# 00028930 WSH DOBLANSH 0009
Account 441032 Bank of AMERICA		Account 441006 Fund 0110
Activity 3424000 01111 TRSDMM		Activity 4983000 TRSDMM
Trans Amt \$375.00		Trans Amt \$375.00
J24 MIBOR <u>PLAT SUBMITTAL</u>		J24 Misc \$355.00
		CK \$375.00
		\$0.00
Thank You	000123386 CHANGE	Thank You

1" = 60'

LOT 24, BLOCK 11
GLENWOOD HILLS UNIT TWO
(FILED 10/23/1961, BOOK D3, PAGE 17)



BLOCK 11