

#13



Completed 03-05-07

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00136 (FP)  
Project Name: ANASAZI RIDGE UNIT 2  
Agent: Mark Goodwin & Associates PA

Project # 1003684  
Phone No.: 828-2200

Project Number

1003684

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/21/07 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): record plat  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

X

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

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

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



**UNIT 1**

**DRB CASE ACTION LOG (FINAL PLAT)**

REVISED 9/28/05

Comp # 5 6-29-04

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.: **06DRB-00897 (FP)**  
Project Name **ANASAZI RIDGE, UNIT 1**  
Agent: Mark Goodwin & Associates PA

Project # **1003684**  
Phone No.: 828-2200 / Mike Moran 362-3364

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/28/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): Record plat  
AMAFCA's signature  
Real property signature.

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

Agents P/u 6-29-04

Project Number

1003684



UNIT 1

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00897 (FP)

Project # 1003684

Project Name ANASAZI RIDGE, UNIT 1

Agent: Mark Goodwin & Associates PA

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/28/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): Record plat  
AMAFCA's signature  
Real property signature

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

Project Number

1003684

#15

#2

3684

### DXF Electronic Approval Form

DRB Project Case #: 1003684

Subdivision Name: ANASAZI RIDGE UNIT 1

Surveyor: TIMOTHY ALDRICH

Contact Person: RICHARD QUINTANA

Contact Information: 828-2200

DXF Received: 6/20/2006

Hard Copy Received: 6/20/2006

Coordinate System: NMSP Grid (NAD 83)

  
Approved

06-20-2006  
Date

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

**AGIS Use Only**

Copied fc 3684 to agiscov on 6/20/2006 Contact person notified on 6/20/2006





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 28, 2006 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: 11:13 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 # 1004803**  
06DRB-00771 Major-Vacation of Public Easements  
06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, **TOWN OF ATRISCO GRANT**, zoned R-T residential zone, located on 75<sup>TH</sup> ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1003684**  
06DRB-00776 Major-Preliminary Plat Approval  
06DRB-00779 Major-Vacation of Pub Right-of-Way  
06DRB-00780 Major-Vacation of Public Easements  
06DRB-00781 Minor-Sidewalk Variance  
06DRB-00783 Minor-Temp Defer SDWK  
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/28/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL: THE ROADWAY EASEMENTS ALONG THE SOUTH HALF OF MCMAHON BLVD NW SHALL BE IN PLACE PRIOR TO FINAL PLAT APPROVAL. IF THE FINAL PLAT WAS APPROVED AFTER 10-31-06 THE SUBDIVISION MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING RE-DEVELOPMENT FACILITY FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATIONS WERE 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER (06DRB-00782) WAS WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1003612**  
06DRB-00737 Major-Preliminary Plat Approval  
06DRB-00738 Major-Vacation of Pub Right-of-Way  
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98<sup>TH</sup> ST NW and 94<sup>TH</sup> ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/12/06.**

**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.**

4. **Project # 1002458**  
06DRB-00906 Minor-SiteDev Plan  
BldPermit/EPC
- CLAUDIO VIGIL ARCHITECTS agent(s) for BANK OF OKLAHOMA FINANCIAL CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2, located on CARMEL NE, between WYOMING NE and HOLLY NE containing approximately 2 acre(s). [REF: 06EPC-00467] [**Catalina Lehner, EPC Case Planner**] (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
5. **Project # 1004624**  
06DRB-00872 Minor-SiteDev Plan  
BldPermit/EPC
- DENISH & KLINE ASSOCIATES agent(s) for HUNT UPTOWN III LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, SAINT PIUS X (to be known as **UPTOWN VILLAGE APARTMENTS**) zoned SU-2 FOR R-2 AND O-1, located on INDIAN SCHOOL RD NE, between ESPANOLA NE and UPTOWN LOOP RD NE containing approximately 7 acre(s). [REF: 06EPC00023] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 6/21/06*] (H-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENCROACHMENT AGREEMENT, 3 COPIES OF THE SITE PLAN, HOT TUB ADJUSTMENTS AND LANDSCAPE PLAN (NO TREES IN EASEMENTS) AND TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND ADA RAMPS.**

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

6. **Project # 1004977**  
06DRB-00898 Minor-Vacation of Private Easements  
06DRB-00899 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B, **AIRPORT TECHNICAL CENTER**, zoned M-2, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and I-25 containing approximately 11 acre(s). [SP-88-43]



(N-15) THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

7. **Project # 1002134**  
06DRB-00883 Minor-Prelim&Final Plat  
Approval

JENNIFER SMITH agent(s) for BOLTON, BUSH, DOLAN AND WILSON LLC request(s) the above action(s) for all or a portion of Tract(s) 13 & 14, **LOS LOMITAS BUSINESS PARK**, zoned SU-1 for IP, located on LAS LOMITAS NE, between EL PUEBLO NE and OSUNA NE containing approximately 2 acre(s). (D-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ORIGINAL COPY OF SITE PLAN SIGNATURE AND TO RECORD THE PLAT.**

8. **Project # 1004980**  
06DRB-00905 Minor-Prelim&Final Plat  
Approval

MARYELLEN HENNESSY request(s) the above action(s) for all or a portion of Lot(s) C, **WITH ADDITION**, zoned S-MRN, located on MOUNTAIN RD NW, between 8<sup>TH</sup> ST NW and FORRESTER NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 4-FOOT ALLEY DEDICATION AND CROSS ACCESS EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

9. **Project # 1003057**  
06DRB-00877 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893]



*[Indef Deferred from 6/28/06]* (K-9/K-10) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

10. **Project # 1004979**  
06DRB-00904 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOE GONZALES request(s) the above action(s) for all or a portion of LOTS 5, 6, 7, 9-A & the south 1/2 of the vacated alley, Block(s) 1, **LUNA PLACE ADDITION**, zoned SU-2 - HDA special neighborhood zone, located on TIJERAS AVE NW, between 9<sup>TH</sup> ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004829**  
06DRB-00900 Minor-Prelim&Final Plat  
Approval

PLAZA SURVEYS LLC agent(s) for JOHN & JEAN BLOCK request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **VOLCANO CLIFF SUBDIVISION**, zoned R-1, located on POPO DR NW, between CLIFF RD NW and MAUNA LOA DR NW containing approximately 1 acre(s). [REF: 06DRB-00486] (E-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project # 1004978**  
06DRB-00901 Minor-Prelim&Final Plat  
Approval

JACKS HIGH COUNTRY agent(s) for FRANK & KAREN CREAMER, ISMAEL CREAMER AND TONY & FELICA MALDONADO, request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF CHARLES GRANDE**, zoned R-1, located on SAN LORENZO NW, between GRANDE DR NW and the GRIEGOS LATERAL containing approximately 1 acre(s). [REF: ZA-84-243] (G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT-OF-**

**WAY DEDICATION ALONG LORENZO AVE NW AND  
PLANNING FOR AGIS DXF FILE AND TO RECORD THE  
PLAT.**

- 13. Project # 1001164**  
06DRB-00219 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] *[Deferred from 2/22/06, Indef deferred on 3/15/06]* (H-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS, DEFINE EASEMENTS AND PLANNING TO RECORD THE PLAT.**

- 14. Project # 1004909**  
06DRB-00717 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06 & 6/28/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

- 15. Project # 1003684**  
06DRB-00897 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for Tract(s) P, Q & R, **SALTILLO UNIT 1**, Lot(s) 1 thru 3, Block(s) 7, Lot(s) 1 thru 8 and 14 thru 20, Block(s)8, Lot(s) 1 thru 10 and 13 thru 22, Block(s) 9, Lot(s) 1 thru 9 and 18 thru 25, Block(s) 10, Lot(s) 1 thru 10 and 16 thru 24, Block(s) 11, Lot(s) 1 thru 16 and 19 thru

27, Block(s) 12 and Lot(s) 1 thru 22, Block(s) 13, PARADISE HEIGHTS, UNIT 5 (to be known as **ANASAZI RIDGE, UNIT 1**) zoned R-1, located on Westside Blvd NW between Universe NW and Kayenta NW, containing approximately 41 acre(s) (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

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

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

- 16. Project # 1004972**  
06DRB-00879 Minor-Sketch Plat or Plan

ROBERT WESTFALL request(s) the above action(s) for all or a portion of Block(s) 27, **COUNTRY CLUB ADDITION, UNIT 1**, zoned R-1, located on SIGMA CHI RD NE, between ENCINO NE and UNIVERSITY BLVD NE. (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

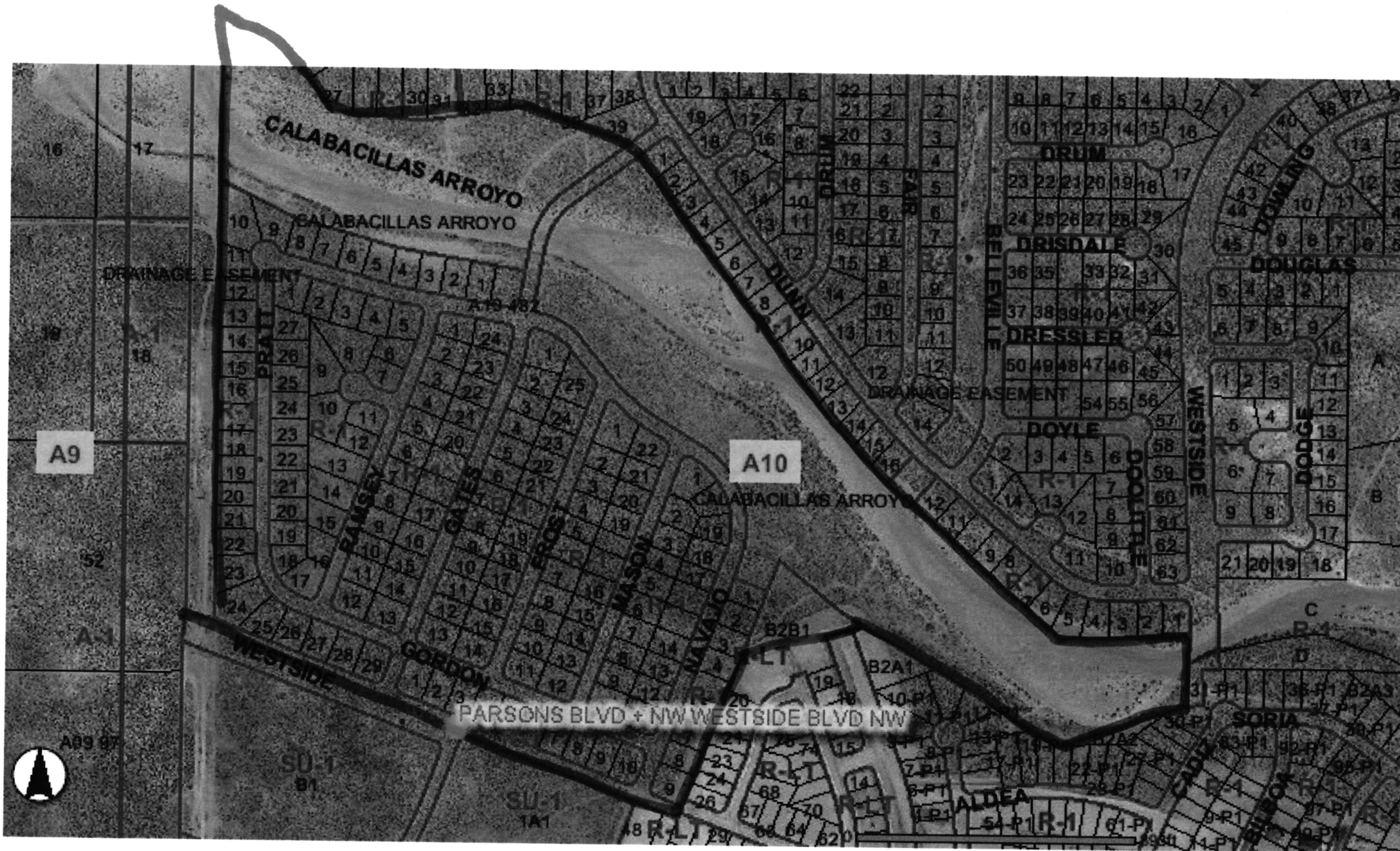
- 17. Project # 1004981**  
06DRB-00907 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for DAVID HOUCK request(s) the above action(s) for all or a portion of Lot(s) 3A, Block(s) 1, **FALE ADDITION**, zoned R-2, located on WENONAH AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 2 acre(s). [REF: Z-85-89] (L-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 18. Approval of the Development Review Board Minutes for June 14 and June 21, 2006. THE DRB MINUTES FOR 6/14/06 AND 6/21/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:13 A.M.









## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 3, 2006

### 7. Project # 1003684

06DRB-00325 Major-Preliminary Plat Approval  
06DRB-00326 Major-Vacation of Pub Right-of-Way  
06DRB-00327 Major-Vacation of Public Easements  
06DRB-00329 Minor-Sidewalk Waiver  
06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] [*Deferred from 4/26/06*] (A-10)

At the May 3, 2006, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

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

### CONDITIONS:

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



## OFFICIAL NOTICE OF DECISION

PAGE 2

With the signing of the infrastructure list dated 5/3/06 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved with the following condition of final plat:

*no longer in effect*  
In accordance with City Council Resolution R-05-297 each subdivision and its effect on the design capacity of APS area schools must be resolved prior to final plat approval.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Capital Alliance Investments LLC, 6300 Jefferson NE, Suite 102, 87109  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003684 AGENDA#: 7 DATE: 5.3.06

1. Name: Billy Godsby Address: m, GA Assoc Zip: 817199  
*PO Box 490606*

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: \_\_\_\_\_



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 26, 2006

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: Adjourned:  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

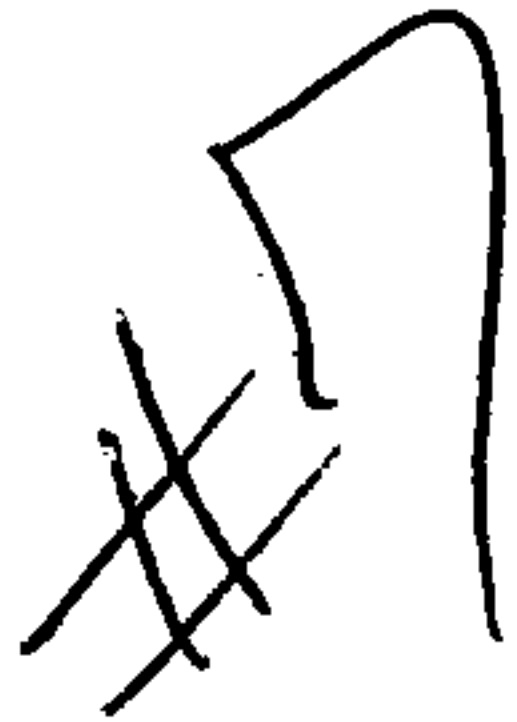
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000332**  
06DRB-00419 Major-Two Year SIA

SMITH ENGINEERING COMPANY agent(s) for PRAXAIR INC request(s) the above action(s) for all or a portion of Lot(s) 28A, Block(s) B, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP, located on SAN DIEGO NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 3 acre(s). [REF: 00DRB-00318, 04DRB-00576, 02DRB-00340, DRB-96-526, DRB-96-528] (B-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**



2. ~~Project # 1003684~~  
06DRB-00325 Major-Preliminary Plat Approval  
06DRB-00326 Major-Vacation of Pub Right-of-Way  
06DRB-00327 Major-Vacation of Public Easements  
06DRB-00329 Minor-Sidewalk Waiver  
06DRB-00331 Minor-Temp Defer SDWK



MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] (A-10) **DEFERRED TO 5/3/6.**

3. **Project # 1004793**  
06DRB-00416 Major-Preliminary Plat Approval  
06DRB-00417 Major-Vacation of Public Easements  
06DRB-00418 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for T S MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on ELIZABETH ST SE and SOUTHERN AVE SE and containing approximately 2 acre(s). (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/26/06, AND THE GRADING AND DRAINAGE PLAN DATED MAY 3/16/06, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS. THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN IN EXHIBIT B. THE TEMPORARY DEFERRAL OF SIDEWALK WAS APPROVED AS SHOWN IN EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1004779**  
06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential

zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] [Deferred from 4/19/06] (K-17) THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN IN EXHIBIT B IN THE PLANNING FILE AND WITH THE FOLLOWING CONDITION(S): (1) EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.

**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 # 1003116**  
06DRB-00558 Minor-SiteDev Plan  
Subd/EPC  
06DRB-00559 Minor-SiteDev Plan  
BldPermit/EPC
- ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION**, zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] [David Stallworth, EPC Case Planner] (L-22/M-22) DEFERRED TO 5/3/6.
6. **Project # 1004725**  
06DRB-00429 Minor-SiteDev Plan  
BldPermit
- RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4**, zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-

00278] [Was Indef deferred on a no show 4/12/06](J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN, AND TO TRANSPORTATION DEVELOPMENT FOR CURB OPENINGS ON COORS, AND 24' ACCESS EASEMENT.**

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

- 7. Project # 1000922**  
06DRB-00555 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829] (C-10/10 & D-10 & 11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
  
- 8. Project # 1004851**  
06DRB-00556 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for CHARLES & JO ANN MCCLAIN request(s) the above action(s) for **M.R.G.C.D. TRACT 340A2A1A1**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19<sup>TH</sup> ST NW containing approximately 3 acre(s)[REF:DRB-92-177](H-13/J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ENCROACHMENTS.**

9. **Project # 1004849**  
06DRB-00552 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for SOUTHWEST CAPITAL PROJECTS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **GLOBE**, zoned C-2, SC, located on LOMAS BLVD NE, between LOUISIANA BLVD NE and CHAMA ST NE containing approximately 10 acre(s). [REF: Z-1364, S-1306, ZA-81-33, ZA-77-272] (K-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR STATEMENT FROM GEORGE RAINHART STATING THAT THERE IS ADEQUATE PARKING FOR EACH LOT AND TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF RIGHT-OF-WAY DEDICATION.**

10. **Project # 1004707**  
06DRB-00210 Minor-Prelim&Final Plat  
Approval  
06DRB-00211 Minor-Vacation of  
Private Easements

SURVEYS SOUTHWEST agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270, **TOWN OF ATRISCO GRANT TOGETHER WITH 68<sup>TH</sup> STREET TRACT**, zoned C-2, located on INTERSTATE 40 NW, between HANOVER RD NW and 68<sup>TH</sup> ST NW containing approximately 5 acre(s). [*Indef deferred on 2/22/06*] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/26/06 AND THE GRADING AND DRAINAGE PLAN DATED 4/17/06, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT APPROVAL WAS DEFERRED INDEFINITELY. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

11. **Project # 1004852**  
06DRB-00560 Minor-Prelim&Final Plat  
Approval

ABQ ENGINEERING INC agent(s) for INTERSTATE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 6, **ROMEO ADDITION**, zoned C-2, S-R, located on 4<sup>TH</sup> ST NW, between ROSEMONT AVE NW and MOUNTAIN RD



NW containing approximately 1 acre(s). (J-14)  
**PRELIMINARY PLAT WAS APPROVED WITH  
FINAL PLAT SIGN OFF DELEGATED TO  
PLANNING FOR LETTER FROM JACK BASYE –  
ZONING APPROVAL AND RECORDING OF PLAT.**

- 12. Project # 1003285**  
06DRB-00426 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for  
WESTLAND DEVELOPMENT CO request(s) the  
above action(s) for all or a portion of Lot(s) 1, 2 & 4,  
Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**,  
zoned SU-2/R-LT, located on SILICA AVE NW,  
between 94<sup>TH</sup> ST NW and TUMULUS NW containing  
approximately 2 acre(s). [REF: 05DRB-01296,  
05DRB-00106, 05DRB-00107] [Listed as Project  
#1004797 in error] [*Deferred from 4/12/06*] (J-9)  
**DEFERRED TO 5/10/06.**

- 13. Project # 1003655**  
05DRB-01833 Minor-Final Plat  
Approval

ADIL RIZVI request(s) the above action(s) for all or a  
portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2,  
NORTH ALBUQUERQUE ACRES, UNIT 3, (to be  
known as **LA VISTA AT DESERT RIDGE TRAILS**)  
zoned RD, located on WYOMING BLVD NE, between  
EAGLE ROCK AVE NE and MODESTO AVE NE  
containing approximately 3 acre(s). [REF:  
04DRB01373] [*Deferred from 12/14/05 & 1/11/06 &  
2/22/06*] (C-19) **DEFERRED TO 6/21/06.**

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

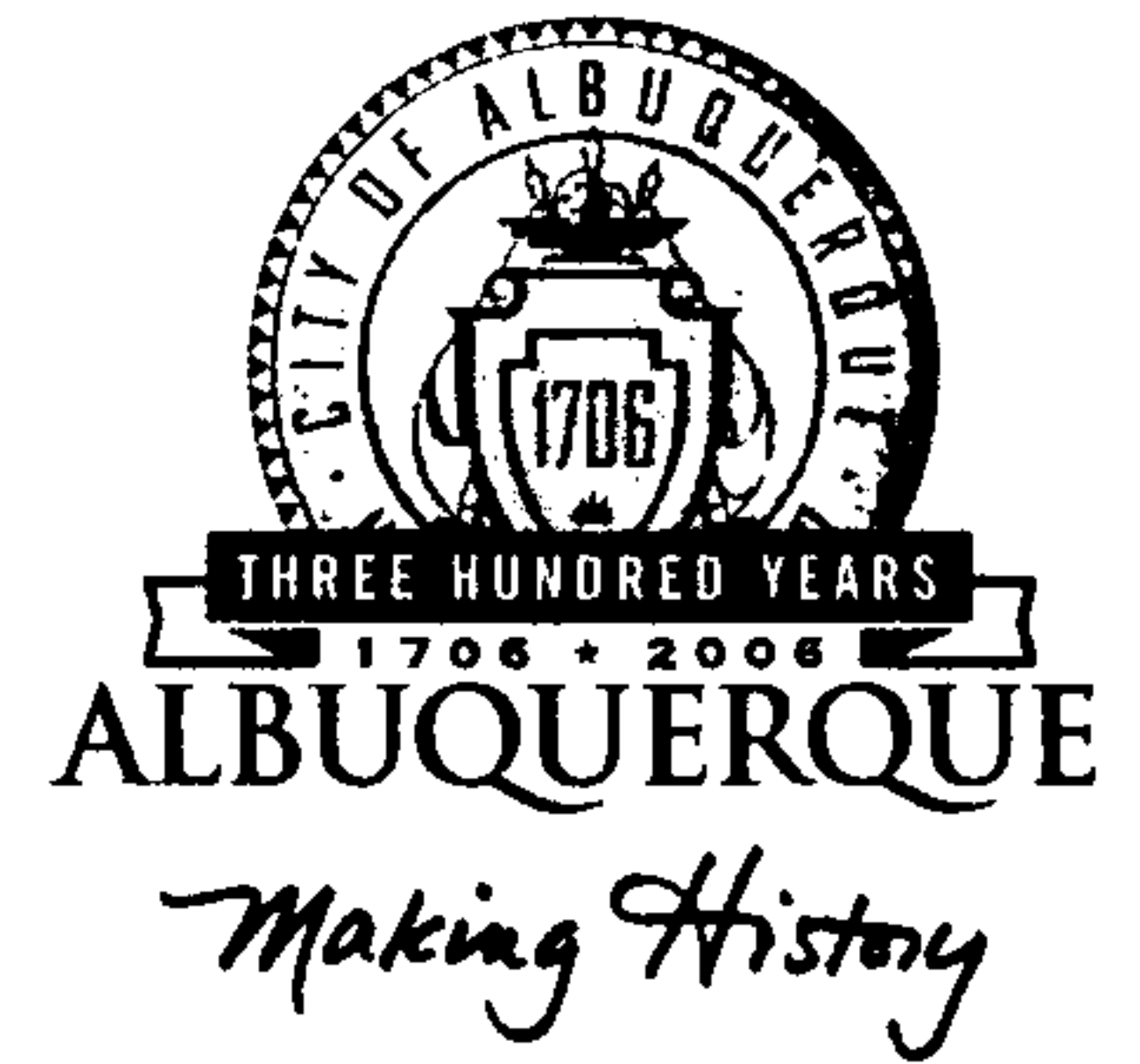
14. **Project # 1004850**  
06DRB-00554 Minor-Sketch Plat or Plan  
EVERETT NARANJO request(s) the above action(s) for all or a portion of Lot(s) 65, **ROSSITER**, zoned R-1, located on 12<sup>TH</sup> ST NW, between BELLROSE NW and GRIEGOS NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004854**  
06DRB-00562 Minor-Sketch Plat or Plan  
SON BROADCASTING NETWORK request(s) the above action(s) for all or a portion of Lot(s) A, Tract(s) 145-A, **LANDS OF HUBERT R TEAGUE**, zoned O-1, located on 4<sup>TH</sup> ST NW, between SAN ANDRES NW and SHANGRI LA NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Development Review Board Minutes for April 19, 2006 were approved.

Other Matters:

ADJOURNED @ 11:34 a.m.



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003684**

**AGENDA ITEM NO: 2**

**SUBJECT:**

Preliminary Plat  
Sidewalk Waiver  
Sidewalk Deferral  
Vacation of Public Easements  
Vacation of Public Right-of-Way

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

No objection to Sidewalk Waiver or Sidewalk Deferral request.  
No objection to Vacation request.  
Plat comments.  
Infrastructure List comments.  
An approved drainage report dated 9-15-05 is on file for Preliminary Plat approval.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

*5-3-06*

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED X; 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:** APRIL 26, 2006

#7

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

PAID RECEIPT

APPLICANT NAME CAPITAL ALLIANCE INVESTMENTS LLC  
AGENT MARK GOODWIN & ASSOC. PA  
ADDRESS P.O. BOX 90606  
PROJECT & APP # 1003684/06DRB00325,00324,00327,00329  
PROJECT NAME ANASAZI RIDGE 00331

- \$ 441032/3424000 Conflict Management Fee
- \$ 110.00 441006/4983000 DEFERRAL 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

\$ 110.00 TOTAL AMOUNT DUE

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

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

4815  
95-681/1070  
DATE: MAY 27 2006

PAY TO THE ORDER OF City of Albuquerque  
One hundred ten No/100  
DOLLARS

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

FOR 1003684 Anasazi Ridge

RECEIVED: 00059512-058-006  
Account: 441006  
Activity: 4983000  
Trans: AAT  
J24-Misc

5/27/2006  
CITY OF ALBUQUERQUE  
TREASURY DIVISION  
Fund: 0110  
TRANSH: 00331

1100481511070068131-2830070031110.00

CHANGE \$110.00  
Thank You \$0.00



**Susan Rasinski**

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**From:** Susan Rasinski  
**Sent:** Tuesday, May 02, 2006 2:33 PM  
**To:** 'CSenova@cabq.gov'  
**Subject:** Anasazi Ridge (1003684)

Claire,

We are scheduled to be heard at DRB tomorrow morning, Item #7. It is my understanding that there is a \$110 deferral fee due prior to the hearing. I will send Christine with it this afternoon if at all possible.

Thank you,

*Susan Rasinski*

MARK GOODWIN & ASSOCIATES, PA  
(505) 828-2200  
(505) 797-9539 fax  
[susan@goodwinengineers.com](mailto:susan@goodwinengineers.com)  
website: [www.goodwinengineers.com](http://www.goodwinengineers.com)

5/2/2006

# MARK GOODWIN & ASSOCIATES, PA

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## LETTER OF TRANSMITTAL

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**TO:** Claire Senova

**DATE:** May 2, 2006

DRB Secretary

ONE STOP

**RE:** Anasazi Ridge (1003684)

### ITEMS BEING TRANSMITTED

1	Deferral Fee

FOR YOUR USE

FOR YOUR RECORDS

AS YOU REQUESTED

FOR YOUR COMMENTS

### Notes:

PROJECT ENGINEER:

John MacKenzie, PE

---

Susan Rasinski





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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003684**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Sidewalk Variance  
Vacation  
Sidewalk Deferral  
Preliminary Plat

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

New Mexico 87103

An approved drainage report dated <sup>3-7-05</sup>~~9-15-06~~ is on file for Preliminary Plat approval.  
Comments on infrastructure list.  
The Hydrology Section has no objection to the vacation request.

www.cabq.gov

**RESOLUTION:**

APPROVED  *signed I.L.*; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** May 3, 2006

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003684 AGENDA#: 2 DATE: 4/26/16

1. Name: John Mackenzie Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Mark Goodwin

2. Name: Billy Goolsby Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Mark Goodwin: Apple

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 26, 2006

**Project # 1003684**

06DRB-00325 Major-Preliminary Plat Approval  
06DRB-00326 Major-Vacation of Pub Right-of-Way  
06DRB-00327 Major-Vacation of Public Easements  
06DRB-00329 Minor-Sidewalk Waiver  
06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] (A-10)

AMAFCA No objection to requested actions. The adjacent property owner entered into an Agreement with the City and AMAFCA for construction of drainage facilities within the Calabacillas Arroyo. These facilities must be included on the Infrastructure List for this subdivision, or the owner can provide an agreement between the two owners specifying construction responsibilities. AMAFCA will sign work order plans and Final Plat.

COG Westside Blvd is identified as a limited access roadway with access identified in the LRRS as follows:

Access shall be provided for full intersections as approximately ½ mile intervals and for "T" intersections and right in right out driveways at approximately ¼ mile intervals, except within the potential village center area of Unit 16. Here more frequent access is allowed provided that driveways are not located closer than approximately 400' from adjacent access points." Universe Blvd is identified on the LRRS as a Study Corridor with a proposed functional classification of minor arterial.

In addition, Westside Blvd is identified having on street bike lanes on the Long Range Bikeway System and a Trail is identified along the Calabacillas Arroyo. Platting and roadway alignments in the area need updating and should be coordinated with MRCOG as part of the current update to the 2030 MTP.

Transit Transit suggests providing pedestrian access between the Basket Weaver Ave. cul-de-sac and Anasazi Ridge Ave. and between McMahon and Basket Weaver near the intersection of Basket Weaver and Chaco Terrace St. McMahon is a likely location for eventual transit service and is designated as an Enhanced Transit Corridor in the Comprehensive Plan, increasing the importance of providing easy pedestrian access to McMahon. No other objections to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Skies West NA (R).

### APS

The proposed development known as **Anasazi Ridge** is located on Westside Blvd NW between Universe Ave NW and Dunn Ave NW. The developer is proposing 191 single-family residential units which will impact Ventana Ranch Elementary, James Monroe Middle School, and Cibola High School. Currently **all three schools are exceeding capacity** and are expected to continue to grow.

School	2006-07 Projections	2005-06 Capacity	Space Available
VENTANA RANCH	1,130	830	-300
MONROE MS	1,520	1,100	-420
CIBOLA HS	3,071	2,810	-261

The new Northwest High School will open with a 9<sup>th</sup> grade academy in 2007, with the rest of the school to open in 2008. These dates are tentative upon available funds.

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

- Provide new capacity (long term solution)
- Construct new schools or additions
- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities
- Improve facility efficiency (short term solution)
- Schedule Changes
- Double sessions
- Multi-track year-round
- Other
- Float teachers (flex schedule)





Parks & Recreation

Please call me to set up a meeting to discuss the dedication of Tract F to the City for park purposes. Does Open Space accept the Open Space dedication? Defer to affected agencies regarding the vacation requests. No objection to the sidewalk requests

Utilities Development

No objection to the requests.

Planning Department

No objection to the requested vacation or sidewalk actions.

① What is the minimum lot size? This information is ~~required on preliminary plats~~. Without it, it cannot be determined whether the minimum lot size requirement is met. Agent can mark up Planning's copy at the hearing.

The subdivision lies within the Westside Strategic Plan Boundaries. A condition of final plat: In accordance with City Council Resolution R-05-297, this subdivision's effect on the design capacity of APS area schools must be resolved prior to final plat approval.

Planning has no objection to the requested vacations or the sidewalk waiver or temporary deferral.

The perimeter wall design was previously approved on 2/23/05 with the condition that, when the Anasazi designs for the wall are determined, those designs would be submitted to the DRB Chair for approval as an amendment to the originally approved design.

Impact Fee Administrator

No comment on proposed vacation(s). Per the Impact Fee ordinances, these premises have vested rights for 166 lots; if building permits were to be obtained on these lots before July 1, 2007 they would not have had to pay Impact Fees. Based on the revised lot layout and the increase in lots by slightly more than 1/3, the additional lots which will be subject to Impact Fees shall be assessed by charging impact fees for every third building permit until July 1, 2007. After July 1, 2007 all lots will be subject to impact fees.

Using an average of 2000 sf of heated floor area and .06 acres for the impervious acreage, the estimated impact fees per lot would be as follows.

1. Roadway Facilities for the NW Mesa area are approximately \$3,662.00.
2. Public Safety Facilities for the Westside area are approximately \$414.00
3. Drainage Facilities for the NW Mesa area are approximately \$843.12.

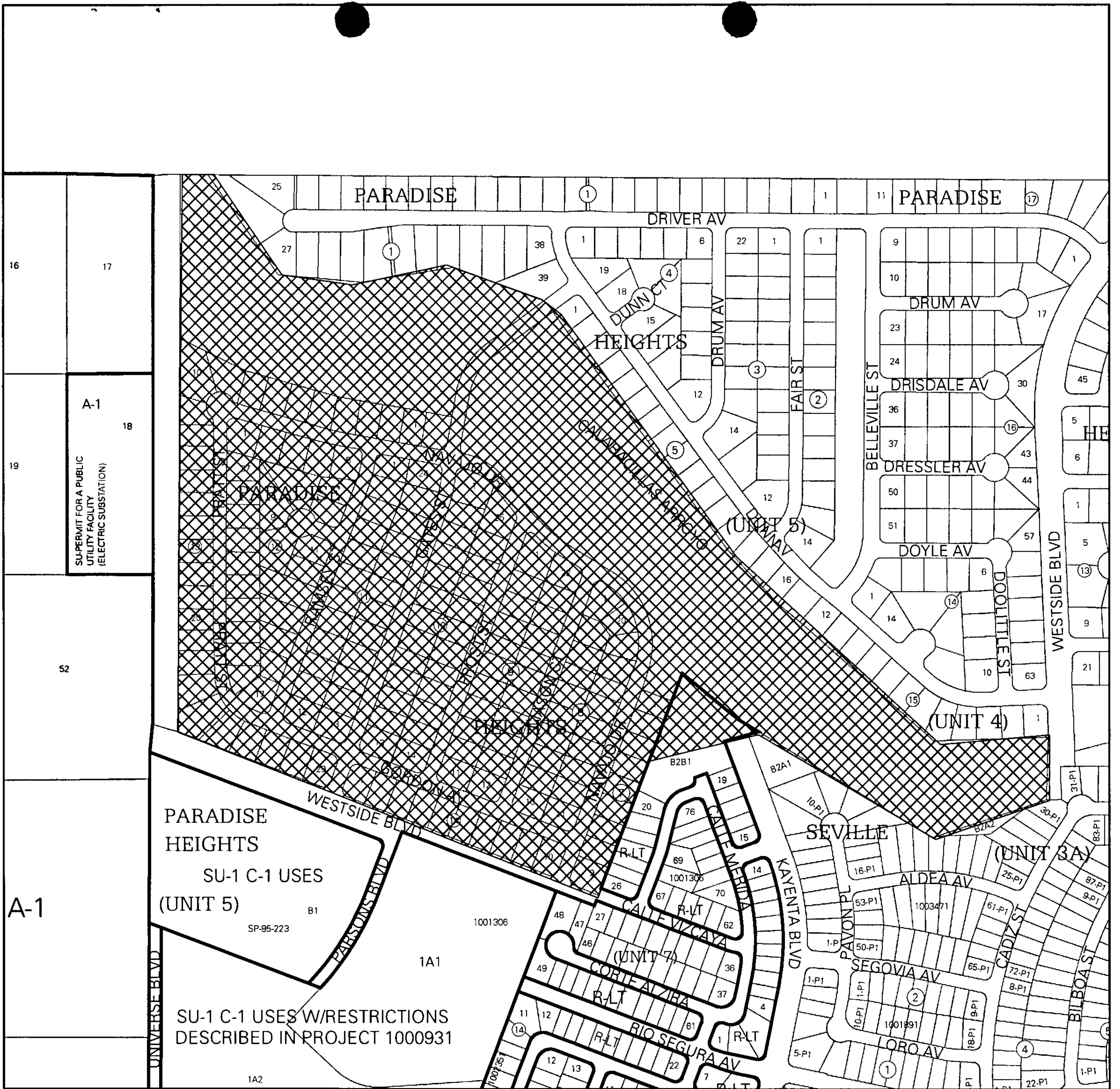


Impact Fee Administrator

4. Parks, etc. for the NW Mesa/ Volcano area are approximately \$2,420.00

The total Impact Fees may be paid at a rate of 67% for permits obtained by December 29, 2006.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**  
cc: Capital Alliance Investments LLC, 6300 Jefferson NE, Suite #102, 87109  
Mark Goodwin & Associates, P.O. Box 90606, 87199



# ZONING MAP

Note: Grey shading indicates County.



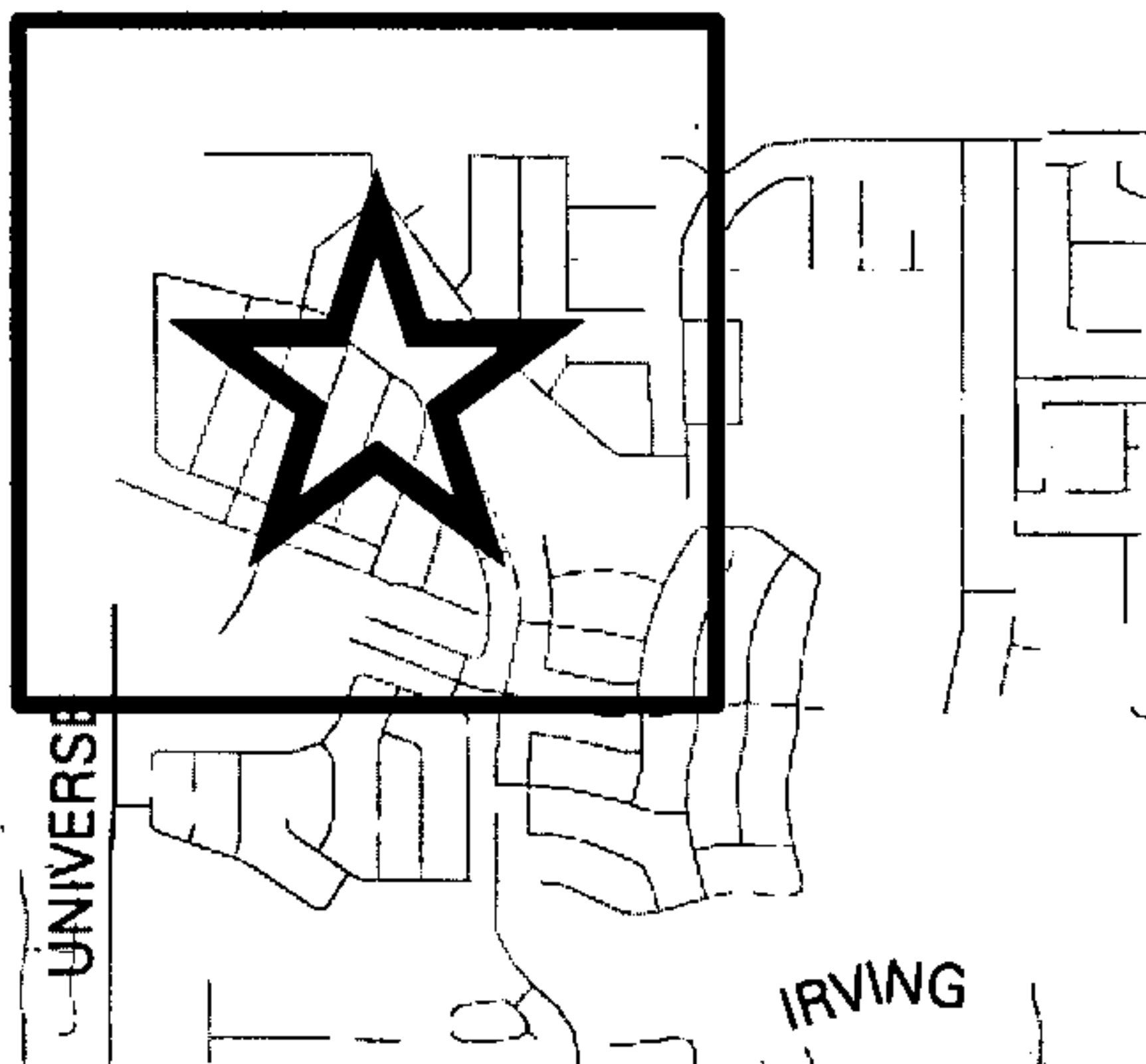
**1 inch equals 500 feet**

**Project Number:  
1003684**

**Hearing Date:  
4/26/06**

**Zone Map Page:  
A-10**

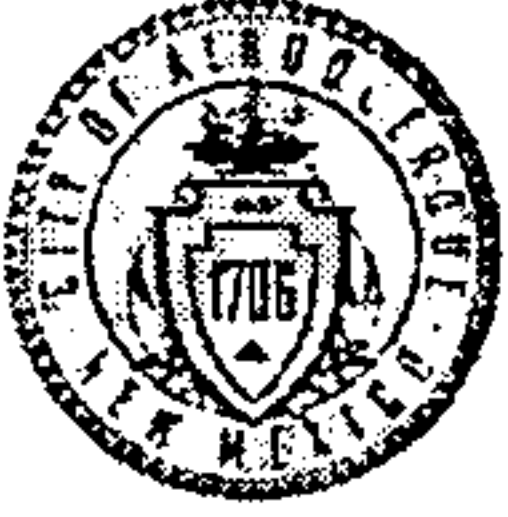
**Additional Case Numbers:  
06DRB-00325 06DRB-00326  
06DRB-00329 06DRB-00331**



## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
9/29/04	1003684 Anasazi Ridge	Sketch	Comments
2/16/05	Same	Vac RW Prel Plat Sidewalk Waiver TDS	Approved
<del>4/26/06</del>	Anasazi Ridge Proj 1003684	Vac RW Vac PE PP Sidewalk Waiver TDS	





**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 26, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000332**

06DRB-00419 Major-Two Year SIA

SMITH ENGINEERING COMPANY agent(s) for PRAXAIR INC request(s) the above action(s) for all or a portion of Lot(s) 28A, Block(s) B, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP, located on SAN DIEGO NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 3 acre(s). [REF: 00DRB-00318, 04DRB-00576, 02DRB-00340, DRB-96-526, DRB-96-528] (B-18)

**Project # 1003684**

06DRB-00325 Major-Preliminary Plat Approval

06DRB-00326 Major-Vacation of Pub Right-of-Way

06DRB-00327 Major-Vacation of Public Easements

06DRB-00329 Minor-Sidewalk Waiver

06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] (A-10)

**Project # 1004793**

06DRB-00416 Major-Preliminary Plat Approval

06DRB-00417 Major-Vacation of Public Easements

06DRB-00418 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for T S MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EUMBUDITO CANYON SUBDIVISION**) zoned R-T, located on ELIZABETH ST SE and SOUTHERN AVE SE and containing approximately 2 acre(s). (L-21)

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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 10, 2006.**

# CITY OF ALBUQUERQUE



Planning Department



*MLW*

RETURN  
TO SENDER  
NOT DELIVERABLE  
AS ADDRESSED  
UNABLE TO FORWARD



02 1A  
0004329277 APR 05 2006  
MAILED FROM ZIP CODE 87102  
**\$ 00.39<sup>0</sup>**

101006606547520431

VANTAGE BUILDERS INC  
8910 ADAMS ST NE  
ALBUQUERQUE, NM 87113

VANT910 871133001 1N 11 04/08/06  
UNABLE TO FORWARD  
NO FORWARD ORDER ON FILE  
RETURN TO POSTMASTER

87113+2700-10 R078



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Sheran Matson, AICP, DRB Chair  
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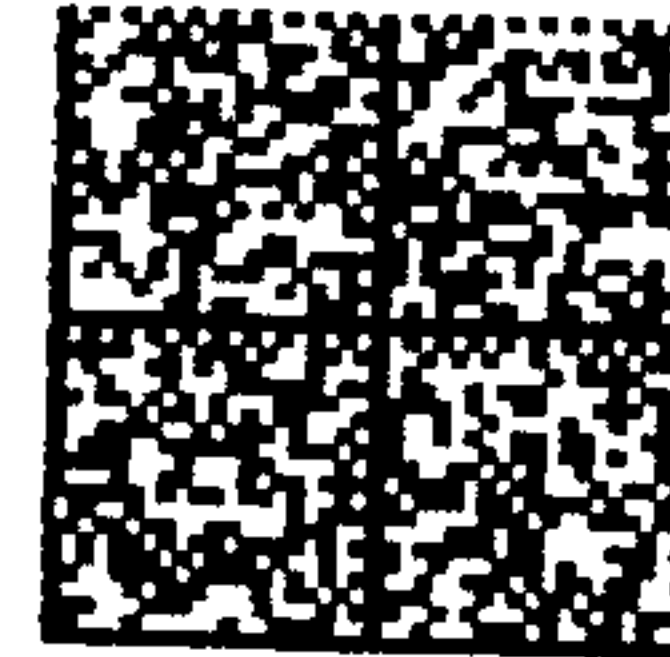
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 10, 2006.**



# CITY OF ALBUQUERQUE



Planning Department



02 1A \$ 00.39<sup>0</sup>  
0004329277 APR 05 2006  
MAILED FROM ZIP CODE 87102

101006608044020427

C & W LAND DEV ENTERPRISES INC  
8910 ADAMS NE  
ALBUQUERQUE, NM 87113

CWLA910 871133001 1B04 11 04/08/06  
FORWARD TIME EXP RTN TO SEND  
: C W LAND DEVELOPMENT ENT INC  
PO BOX 9470  
ALBUQUERQUE NM 87119-9470

RETURN TO SENDER

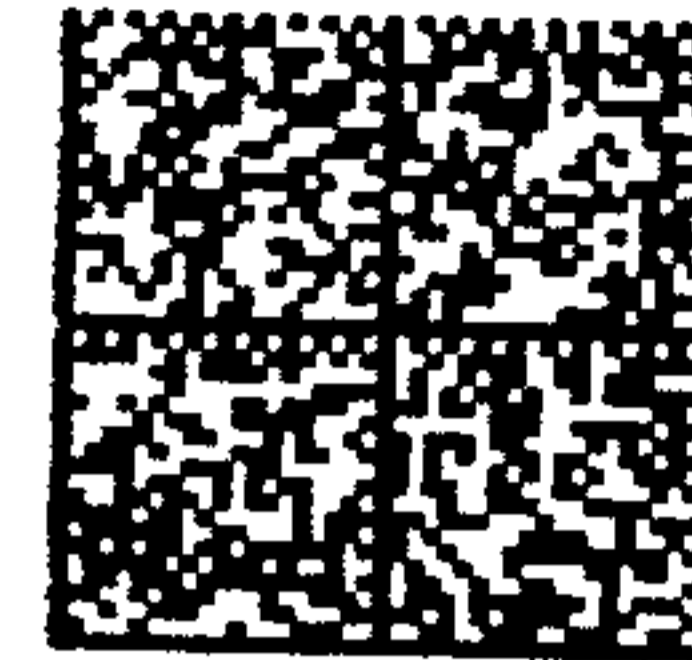
87113+2700-10 R076

P O Box 1293 Albuquerque New Mexico 87103

# CITY OF ALBUQUERQUE



Planning Department



02 1A \$ 00.39<sup>0</sup>  
0004329277 APR 05 2006  
MAILED FROM ZIP CODE 87102

101006603751220445

VISTA ARROYO LLC  
8910 ADAMS  
ALBUQUERQUE NM

ST NE  
\_ 87113

VIST910\* 871133001 1804 11 04/08/06  
FORWARD TIME EXP RTN TO SEND  
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PO BOX 9470  
ALBUQUERQUE NM 87119-9470

RETURN TO SENDER

87113+2700-10 R078

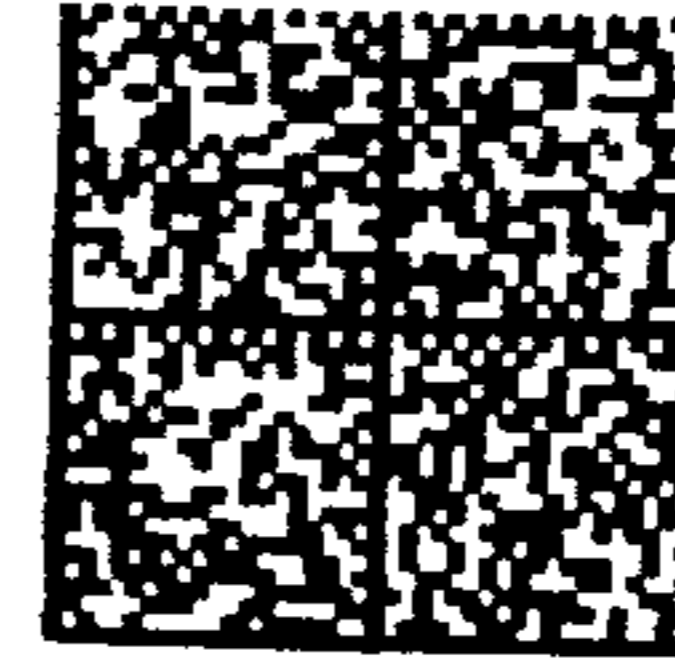


P O Box 1293 Albuquerque New Mexico 87103

# CITY OF ALBUQUERQUE



Planning Department



02 1A \$ 00.39<sup>0</sup>  
0004329277 APR 05 2006  
MAILED FROM ZIP CODE 87102

101006606531520401

C & W LAND DEVELOPEMENT ENTERP  
8910 ADAMS NE  
ALBUQUERQUE NM

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CWLA910 871133001 1B04 11 04/08/06  
FORWARD TIME EXP RTN TO SEND  
:C W LAND DEVELOPMENT ENT INC  
PO BOX 9470  
ALBUQUERQUE NM 87119-9470

RETURN TO SENDER

8711342700-10 R078

P O Box 1293 Albuquerque New Mexico 87103





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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 10, 2006.**

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

April 3, 2006

**TO:** Bill Davis and Michelle Garcia, Skies West NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately seventy-three (73) acre(s) - Major Preliminary Plat Approval; Major Vacation of Public Right-of-Way; Major Vacation of Public Easements; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for the Anasazi Ridge Subdivision for 191 residential lots.**

*Proposed by:* Mark Goodwin and Associates, PA at 828-2200

*Agent for:* Capital Alliance Investments, LLC

P.O. Box 1293

*For property located:* On or near the north side of Westside Boulevard NW between Universe Boulevard NW and Dunn Avenue NW.

Albuquerque

*The case number(s) assigned is:* 06DRB- 00325, 00326, 00327, 00329 and 00331, Project # 1003684

New Mexico 87103

City Planning accepted application for this request on **March 10, 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.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on **Wednesday, April 26, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

1183  
Dunn

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

**Meeting Date:** APRIL 26, 2006  
**Zone Atlas Page:** A-10-Z  
**Notification Radius:** 100 Ft.

**Project# 1003684**  
**App#06DRB-00325**  
**App#06DRB-00326**  
**App#06DRB-00327**  
**App#06DRB-00329**  
**App#06DRB-00331**

**Cross Reference and Location:** WESTSIDE BLVD NW BETWEEN UNIVERSE NW  
AND DUNN NW

**Applicant:** CAPITAL ALLIANCE INVESTMENTS, LLC  
**Address:** 6300 JEFFERSON NE, STE # 102  
ALBUQUERQUE, NM 87109

**Agent:** MARK GOODWIN & ASSOCIATES, P.A.  
PO BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

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

**Date Mailed:** APRIL 7, 2006  
**Signature:** YVONNE SAAVEDRA



## RECORDS WITH LABELS

PAGE 1

100906651549010116	LEGAL: SEC 4 T11N R2E TR IN E OF NE OF NE OF NE CONT 5.0 PROPERTY ADDR: 00000 N/A OWNER NAME: SHRINERS HOSPITALS FOR OWNER ADDR: 00000	TAMPA FL	33631
101006606547520431	LEGAL: TR I N NW 1/4 OF NW 1/4 T11N R2E SEC 3 (AKA TR A CAL PROPERTY ADDR: 00000 OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 00000	ALBUQUERQUE NM	87119
101006603751220445	LEGAL: 26 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113
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## RECORDS WITH LABELS

PAGE 2

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RECORDS WITH LABELS

PAGE 3

101006616746021113	LEGAL: LT 4 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113
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101006605544620424	LEGAL: 6 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
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RECORDS WITH LABELS

PAGE 4

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101006608943920428	LEGAL: 2 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	CORRALES NM	87048
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101006604643020516	LEGAL: 2 12 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006605542820515	LEGAL: 3 12 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006606442620514	LEGAL: 4 12 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006619142821108	LEGAL: LT 9 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113



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101006607342520513	LEGAL: 5 12 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006602042620417	LEGAL: 13 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006603742220518	LEGAL: 27 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006609042320614	LEGAL: 1 11 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006619342121107	LEGAL: LT 1 0 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC PROPERTY ADDR: 00000 OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	LAND USE: ST NE ALBUQUERQUE NM	87113
101006610042220613	LEGAL: 24 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006604841020509	LEGAL: 9 12 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006605541520510	LEGAL: 8 12 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006611841620714	LEGAL: 1 10 PAR ADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006602041820416	LEGAL: 14 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006608841520615	LEGAL: 2 11 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048

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101006620141521106	LEGAL: LT 1 1 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC PROPERTY ADDR: 00000 OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	LAND USE: ST NE ALBUQUERQUE NM	87113
101006607041820512	LEGAL: 6 12 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006603741420519	LEGAL: 26 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006609941220612	LEGAL: 23 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006612840720713	LEGAL: 25 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006602040920415	LEGAL: 15 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006606641320511	LEGAL: 7 12 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006608540820616	LEGAL: 3 11 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006620640821105	LEGAL: LT 1 2 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC PROPERTY ADDR: 00000 OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	LAND USE: ST NE ALBUQUERQUE NM	87113
101006611540720715	LEGAL: 2 10 PAR ADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006603740520520	LEGAL: 25 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109



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101006609640420611	LEGAL: 22 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006621140121104	LEGAL: LT 1 3 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2324 AC PROPERTY ADDR: 00000 OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	LAND USE: ST NE ALBUQUERQUE NM	87113
101006602040020414	LEGAL: 16 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006608240020617	LEGAL: 4 11 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006611240020716	LEGAL: 3 10 PAR ADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006605039320508	LEGAL: 10 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CHOY PON YIP & KAM CHING OWNER ADDR: 00042 WALKER	LAND USE: AV EDISON NJ	08820
101006603739720521	LEGAL: 24 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006612439620712	LEGAL: 24 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006609339520610	LEGAL: 21 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006621639521103	LEGAL: LT 1 4 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2204 AC PROPERTY ADDR: 00000 OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	LAND USE: ST NE ALBUQUERQUE NM	87113
101006614039220813	LEGAL: 1 9 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048

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101006606039420507	LEGAL: 11 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006607839220618	LEGAL: 5 11 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006602039220413	LEGAL: 17 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006611039320717	LEGAL: 4 10 PAR ADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006622239021102	LEGAL: LT 1 5 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2204 AC PROPERTY ADDR: 00000 OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	LAND USE: ST NE ALBUQUERQUE NM	87113
101006609038720609	LEGAL: 20 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006603738820522	LEGAL: 23 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006615038620812	LEGAL: 22 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006612038920711	LEGAL: 23 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006605938720506	LEGAL: 12 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006610838520718	LEGAL: 5 10 PAR ADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109

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101006607538320619	LEGAL: 6 11 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006602038420412	LEGAL: 18 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006622838321101	LEGAL: LT 1 6 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2204 AC PROPERTY ADDR: 00000 OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	LAND USE: ST NE ALBUQUERQUE NM	87113
101006605238020505	LEGAL: 13 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006613738220814	LEGAL: 2 9 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006611938020710	LEGAL: 22 1 0 PA RADISE HGTS UNITS PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006618738020608	LEGAL: 19 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
100906650034610110	LEGAL: T11N R2E SEC 4 PORTION E1/2 SE NE CONT 10.30 ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: DILLER RICHARD L & DEBRA L OWNER ADDR: 13104 SANDSTONE	LAND USE: PL NE ALBUQUERQUE NM	87111
101006603738020523	LEGAL: 22 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006616537720912	LEGAL: 1 8 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006614837820811	LEGAL: 21 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109

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101006610437720719	LEGAL: 6 10 PAR ADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006607237520620	LEGAL: 7 11 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006602037720411	LEGAL: 19 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006613537520815	LEGAL: 3 9 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006605037120504	LEGAL: 14 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006611637320709	LEGAL: 21 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048
101006618337220607	LEGAL: 18 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006624037010512	LEGAL: 012 015P ARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	LAND USE: ST NE ALBUQUERQUE NM	87113
101006603737220524	LEGAL: 21 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006614537120810	LEGAL: 20 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE: ST NE ALBUQUERQUE NM	87109
101006617037020911	LEGAL: 20 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE: CORRALES NM	87048



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Record ID	Legal Description	Property Address	Owner Name	Owner Address	Land Use	Zip Code
101006610136920720	LEGAL: 7 10 PAR ADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006607036720621	LEGAL: 8 11 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006602036820410	LEGAL: 20 1 3 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006613136820816	LEGAL: 4 9 PARA DISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: COLLATZ INC	OWNER ADDR: 00000	CORRALES NM	87048
101006624636410511	LEGAL: 011 015P ARADISE HGTS UNIT 4	PROPERTY ADDR: 00000 N/A	OWNER NAME: VISTA ARROYO LLC	OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006616036520913	LEGAL: 2 8 PARA DISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: COLLATZ INC	OWNER ADDR: 00000	CORRALES NM	87048
101006611336520708	LEGAL: 20 1 0 PA RADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: COLLATZ INC	OWNER ADDR: 00000	CORRALES NM	87048
101006618036320606	LEGAL: 17 1 1 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006604936220503	LEGAL: 15 1 2 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006603736420525	LEGAL: 20 1 2 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006614236320809	LEGAL: 19 9 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: COLLATZ-PICKARD LLC	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109

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Record ID	Legal Description	Property Address	Owner Name	Owner Address	Land Use	Zip Code
101006609936220721	LEGAL: 8 10 PAR ADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006606735920622	LEGAL: 9 11 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006625235910510	LEGAL: 010 015P ARADISE HGTS UNIT 4	PROPERTY ADDR: 00000 N/A	OWNER NAME: VISTA ARROYO LLC	OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006602036020409	LEGAL: 21 1 3 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006617236220910	LEGAL: 19 8 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: COLLATZ INC	OWNER ADDR: 00000	CORRALES NM	87048
101006612936020817	LEGAL: 5 9 PARA DISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: COLLATZ INC	OWNER ADDR: 00000	CORRALES NM	87048
101006611035920707	LEGAL: 19 1 0 PA RADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: COLLATZ INC	OWNER ADDR: 00000	CORRALES NM	87048
101006617735520605	LEGAL: 16 1 1 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006615835720914	LEGAL: 3 8 PARA DISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: COLLATZ INC	OWNER ADDR: 00000	CORRALES NM	87048
101006625835310509	LEGAL: 009 015P ARADISE HGTS UNIT 4	PROPERTY ADDR: 00000 N/A	OWNER NAME: VISTA ARROYO LLC	OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006603735820526	LEGAL: 19 1 2 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L	OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109



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PROPERTY ID	LEGAL DESCRIPTION	LAND USE	ADDRESS
101006614035520808	LEGAL: 18 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	CORRALES NM	87048
101006609735520722	LEGAL: 9 10 PAR ADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006604835220502	LEGAL: 16 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006642532010101	LEGAL: TR C BUL K LAND PLAT OF TRACTS A THRU D LANDS OF PROPERTY ADDR: 00000 OWNER NAME: CURB WEST INC OWNER ADDR: 05160 SAN FRANCISCO	NE ALBUQUERQUE NM	87109
101006606335020623	LEGAL: 10 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006612635220818	LEGAL: 6 9 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	CORRALES NM	87048
101006602035120408	LEGAL: 22 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAPITAL ALLIANCE INVESTMENTS L OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006617035320909	LEGAL: 18 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	CORRALES NM	87048
101006626634810508	LEGAL: 008 015P ARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006610735120706	LEGAL: 18 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	CORRALES NM	87048
101006615635020915	LEGAL: 4 8 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	CORRALES NM	87048

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PROPERTY ID	LEGAL DESCRIPTION	LAND USE	ADDRESS
101006613734820807	LEGAL: 17 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006617534720604	LEGAL: 15 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006609234720723	LEGAL: 10 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006603734820527	LEGAL: 18 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006606134220624	LEGAL: 11 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006612334520819	LEGAL: 7 9 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	CORRALES NM	87048
101006627234310507	LEGAL: 007 015P ARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: VISTA ARROYO LLC OWNER ADDR: 08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006619532221150	LEGAL: TR B -2-B -1 SEVILLE SUBDIVISION UNIT 7 (BEING A REP PROPERTY ADDR: 00000 OWNER NAME: CURB WEST INC OWNER ADDR: 05160 SAN FRANCISCO	NE ALBUQUERQUE NM	87109
101006602034220407	LEGAL: 23 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006616734520908	LEGAL: 17 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	CORRALES NM	87048
101006610534420705	LEGAL: 17 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109

## RECORDS WITH LABELS

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PROPERTY ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	ZIP
101006604234120501	17 1 2 PA RADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006615334320916	5 8 PARA DISE HEIGHTS UNIT 5	00000 N/A	COLLATZ INC	00000	CORRALES NM	87048
101006617133820603	14 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006613434020806	16 9 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006609034020724	11 1 0 PA RADISE HGTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006627833810506	006 015P ARADISE HGTS UNIT 4	00000 N/A	VISTA ARROYO LLC	08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006618334021133	LT 1 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2058 AC	00000	COLLATZ INC	00000	CORRALES NM	87048
101006616533820907	16 8 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ INC	00000	CORRALES NM	87048
101006612033720820	8 9 PARA DISE HEIGHTS UNIT 5	00000 N/A	COLLATZ INC	00000	CORRALES NM	87048
101006602233320406	24 1 3 PA RADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ INC	00000	CORRALES NM	87048
101006615733420601	12 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109

## RECORDS WITH LABELS

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PROPERTY ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	ZIP
101006610133520704	16 1 0 PA RADISE HGTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006628533410505	005 015P ARADISE HGTS UNIT 4	00000 N/A	VISTA ARROYO LLC	08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006615033520917	6 8 PARA DISE HEIGHTS UNIT 5	00000 N/A	COLLATZ INC	00000	CORRALES NM	87048
101006631633210501	001 015P ARADISE HGTS UNIT 4	00000 N/A	VISTA ARROYO LLC	08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006629333210504	004 015P ARADISE HGTS UNIT 4	00000 N/A	VISTA ARROYO LLC	08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006630833210502	002 015P ARADISE HGTS UNIT 4	00000 N/A	VISTA ARROYO LLC	08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006608833220725	12 1 0 PA RADISE HGTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006613133420805	15 9 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006630133210503	003 015P ARADISE HGTS UNIT 4	00000 N/A	VISTA ARROYO LLC	08910 ADAMS	ST NE ALBUQUERQUE NM	87113
101006616833020602	13 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006618033321134	LT 2 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2352 AC	00000	COLLATZ INC	00000	CORRALES NM	87048



## RECORDS WITH LABELS

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PROPERTY ID	LEGAL DESCRIPTION	LAND USE	ADDRESS	CITY	STATE	ZIP
101006603032720405	LEGAL: 25 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87109
101006616133020906	LEGAL: 15 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE:		CORRALES NM		87048
101006611833020821	LEGAL: 9 9 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE:		CORRALES NM		87048
101006609932820703	LEGAL: 15 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87109
101006603932420404	LEGAL: 26 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87109
101006614832720918	LEGAL: 7 8 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE:		CORRALES NM		87048
101006608532520701	LEGAL: 13 1 0 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87109
101006612932520804	LEGAL: 14 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87109
101006604932020403	LEGAL: 27 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87109
101006617832521135	LEGAL: LT 3 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2262 AC PROPERTY ADDR: 00000 OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE:		CORRALES NM		87048
101006631027040501	LEGAL: TR B -2-A BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1- PROPERTY ADDR: 00000 OWNER NAME: WESTFORK LIMITED OWNER ADDR: 05160 SAN FRANCISCO	LAND USE:		NE ALBUQUERQUE NM		87109

## RECORDS WITH LABELS

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PROPERTY ID	LEGAL DESCRIPTION	LAND USE	ADDRESS	CITY	STATE	ZIP
101006615832320905	LEGAL: 14 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE:		CORRALES NM		87048
101006640030010102	LEGAL: TR D BUL K LAND PLAT OF TRACTS A THRU D LANDS OF PROPERTY ADDR: 00000 OWNER NAME: CURB WEST INC OWNER ADDR: 05160 SAN FRANCISCO	LAND USE:		NE ALBUQUERQUE NM		87109
101006611532220822	LEGAL: 10 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE:		CORRALES NM		87048
101006609632020702	LEGAL: 14 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87109
101006605631820402	LEGAL: 28 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87109
101006614532020919	LEGAL: 8 8 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ INC OWNER ADDR: 00000	LAND USE:		CORRALES NM		87048
101006612631820803	LEGAL: 13 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87110
101006606531520401	LEGAL: 29 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: C & W LAND DEVELOPEMENT ENTERP OWNER ADDR: 08910 ADAMS	LAND USE:		NE ALBUQUERQUE NM		87113
101006617531721136	LEGAL: LT 4 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2269 AC PROPERTY ADDR: 00000 OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87109
101006603728030201	LEGAL: TRAC T B- 1 PLAT FOR TRS B-1 & B-2 PARADISE HEIGHTS PROPERTY ADDR: 00000 WESTSIDE OWNER NAME: MONAHITI LLC OWNER ADDR: 05321 MENAUL	LAND USE:		BL NE ALBUQUERQUE NM		87110
101006611331420801	LEGAL: 11 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: COLLATZ-PICKARD LLC OWNER ADDR: 06300 JEFFERSON	LAND USE:		ST NE ALBUQUERQUE NM		87109



## RECORDS WITH LABELS

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PROPERTY ID	LEGAL DESCRIPTION	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	APN
101006615631620904	LEGAL: 13 8 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006614231220920	LEGAL: 9 8 PARA DISE HEIGHTS UNIT 5	00000 N/A	HOGSTROM JAN	11901 CARMEL	NE ALBUQUERQUE NM	87122
101006607830921001	LEGAL: 1 14 PAR ADISE HEIGHTS UNIT 5	00000 N/A	C & W LAND DEVELOPMENT ENTERPR	08910 ADAMS	NE ALBUQUERQUE NM	87113
101006620631021151	LEGAL: LT 1 9 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O	00000 CALLE MERIDA	DURAN MICHAEL R	10616 CALLE MERIDA	NW ALBUQUERQUE NM	87114
101006612331020802	LEGAL: 12 9 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006608630721002	LEGAL: 2 14 PAR ADISE HEIGHTS UNIT 5	00000 N/A	C & W LAND DEVELOPMENT ENTERPR	08910 ADAMS	NE ALBUQUERQUE NM	87113
101006617231021137	LEGAL: LT 5 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2224 AC	00000	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006615230920903	LEGAL: 12 8 PAR ADISE HEIGHTS UNIT 5	00000 N/A	CITY OF ALBUQUERQUE	00000	ALBUQUERQUE NM	87103
101006609430521003	LEGAL: 3 14 PAR ADISE HEIGHTS UNIT 5	00000 N/A	C & W LAND DEVELOPMENT ENTERPR	08910 ADAMS	NE ALBUQUERQUE NM	87113
101006613930520901	LEGAL: 10 8 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006610030221004	LEGAL: 4 14 PAR ADISE HEIGHTS UNIT 5	00000 N/A	C & W LAND DEVELOPMENT ENTERPR	08910 ADAMS	NE ALBUQUERQUE NM	87113

## RECORDS WITH LABELS

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PROPERTY ID	LEGAL DESCRIPTION	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	APN
101006617930021149	LEGAL: LT 2 0 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O	00000 CALLE GANDIA	SOMMERS WILLIAM G & TRACEY S Y	10611 CALLE GANDIA	NW ALBUQUERQUE NM	87114
101006616930221138	LEGAL: LT 6 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2304 AC	00000	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006615030020902	LEGAL: 11 8 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006610929921005	LEGAL: 5 14 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006611529621006	LEGAL: 6 14 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006617829521148	LEGAL: LT 2 1 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O	00000 CALLE GANDIA	BEDER JOEL D & CILLY BEDER	03722 S CANFIELD	AV LOS ANGELES CA	90034
101006612229321007	LEGAL: 7 14 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006616629521139	LEGAL: LT 7 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2231 AC	00000	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006613029121008	LEGAL: 8 14 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109
101006617628921147	LEGAL: LT 2 2 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O	00000 CALLE GANDIA	CLAUSEN ERIKA K	10605 CALLE GANDIA	NW ALBUQUERQUE NM	87114
101006613928821009	LEGAL: 9 14 PAR ADISE HEIGHTS UNIT 5	00000 N/A	COLLATZ-PICKARD LLC	06300 JEFFERSON	ST NE ALBUQUERQUE NM	87109

101006610024030203 LEGAL: TR 1 -A-1 BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1- LAND USE:  
 PROPERTY ADDR: 00000 PARSONS  
 OWNER NAME: KAPURANIS FRANK T & MATIA  
 OWNER ADDR: 08691 E BRIARWOOD BL CENTENNIAL CO 80112

101006616428821140 LEGAL: LT 8 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2248 AC LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: COLLATZ-PICKARD LLC  
 OWNER ADDR: 06300 JEFFERSON ST NE ALBUQUERQUE NM 87109

101006614628521010 LEGAL: 10 1 4 PA RADISE HEIGHTS UNIT 5 LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: COLLATZ-PICKARD LLC  
 OWNER ADDR: 06300 JEFFERSON ST NE ALBUQUERQUE NM 87109

101006617428521146 LEGAL: LT 2 3 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O LAND USE:  
 PROPERTY ADDR: 00000 CALLE GANDIA  
 OWNER NAME: WICKLIFFE DERICK L  
 OWNER ADDR: 10601 CALLE GANDIA NW ALBUQUERQUE NM 87114

101006617228021145 LEGAL: LT 2 4 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O LAND USE:  
 PROPERTY ADDR: 00000 CALLE GANDIA  
 OWNER NAME: RUIZ ROY D JR & ANNETTE M  
 OWNER ADDR: 10531 CALLE GANDIA NW ALBUQUERQUE NM 87114

101006616027821141 LEGAL: LT 9 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2825 AC LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: COLLATZ-PICKARD LLC  
 OWNER ADDR: 06300 JEFFERSON ST NE ALBUQUERQUE NM 87109

101006617127621144 LEGAL: LT 2 5 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O LAND USE:  
 PROPERTY ADDR: 00000 CALLE GANDIA  
 OWNER NAME: VERNON GUY C & CHERYL  
 OWNER ADDR: 10527 CALLE GANDIA NW ALBUQUERQUE NM 87114

101006616927221143 LEGAL: LT 2 6 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O LAND USE:  
 PROPERTY ADDR: 00000 CALLE GANDIA  
 OWNER NAME: KRAFT KEITH A & SCHULTZ KATHRI  
 OWNER ADDR: 10523 CALLE GANDIA NW ALBUQUERQUE NM 87114

101006614826231414 LEGAL: LT 4 8 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O LAND USE:  
 PROPERTY ADDR: 00000 CORTE ALZIRA  
 OWNER NAME: HERRERA JOSEPH LEONARD & VICKI  
 OWNER ADDR: 06323 CORTE ALZIRA NW ALBUQUERQUE NM 87114

101006616226131435 LEGAL: LT 2 7 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O LAND USE:  
 PROPERTY ADDR: 00000 CALLE VIZCAYA  
 OWNER NAME: MARQUEZ STEVE J & RHONDA M JOH  
 OWNER ADDR: 06312 CALLE VIZCAYA NW ALBUQUERQUE NM 87114

101006615526031415 LEGAL: LT 4 7 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O LAND USE:  
 PROPERTY ADDR: 00000 CORTE ALZIRA  
 OWNER NAME: GONZALES PAUL D & AMANDA K  
 OWNER ADDR: 06319 CORTE ALZIRA NW ALBUQUERQUE NM 87114

101006616725931434 LEGAL: LT 2 8 SE VILLE SUBDIVISION UNIT 7 (BEING A REPLAT O LAND USE:  
 PROPERTY ADDR: 00000 CALLE VIZCAYA  
 OWNER NAME: PESHLAKAI ELSIE  
 OWNER ADDR: 06308 CALLE VIZCAYA NW ALBUQUERQUE NM 87114





100906651549010116      LEGAL: SEC 4 T11N R2E TR IN E NE OF NE OF NE CON  
PROPERTY ADDR: N/A  
  
OWNERS NAME:            SHRINERS HOSPITALS FOR  
OWNERS ADDR:            PO BOX 31356  
                             TAMPA, FL 33631

101006606547520431      LEGAL: T11N R2E SEC 3 TR IN NW1/4 OF NW1/4 CONT 12.  
PROPERTY ADDR: N/A  
  
OWNERS NAME:            VANTAGE BUILDERS INC.  
OWNERS ADDR:            8910 ADAMS ST NE  
                             ALBUQUERQUE, NM 87113

101006619038021117      LEGAL: TR IN NW1/4 AND SW1/4 OF NE1/4 SEC 3 T11N R2 AC  
PROPERTY ADDR:  
  
OWNERS NAME:            VANTAGE BUILDERS INC.  
OWNERS ADDR:            8910 ADAMS ST NE  
                             ALBUQUERQUE, NM 87113

101006608044020427      LEGAL: \*3 13 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A  
  
OWNERS NAME:            C & W LAND DEV ENTERPRISES INC  
OWNERS ADDR:            8910 ADAMS NE  
                             ALBUQUERQUE, NM 87113

101006608943920428      LEGAL: \*2 13 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A  
  
OWNERS NAME:            C & W LAND DEV ENTERPRISES INC  
OWNERS ADDR:            8910 ADAMS NE  
                             ALBUQUERQUE, NM 87113

101006609643820429      LEGAL: \*1 13 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A  
  
OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                             ALBUQUERQUE, NM 87109

101006609042320614      LEGAL: \*1 11 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A  
  
OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                             ALBUQUERQUE, NM 87109

101006610042220613      LEGAL: \*24 11 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A  
  
OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                             ALBUQUERQUE, NM 87109

101006611841620714      LEGAL: \*1 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A  
  
OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                             ALBUQUERQUE, NM 87109

101006608841520615      LEGAL: \*1 11 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                                 ALBUQUERQUE, NM 87109

101006612840720713      LEGAL: \*25 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                                 ALBUQUERQUE, NM 87109

101006611540720715      LEGAL: \*2 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                                 ALBUQUERQUE, NM 87109

101006612439620712      LEGAL: \*24 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                                 ALBUQUERQUE, NM 87109

101006614039220813      LEGAL: \*1 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                                 ALBUQUERQUE, NM 87109

101006612038920711      LEGAL: \*23 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                                 ALBUQUERQUE, NM 87109

101006613738220814      LEGAL: \*2 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                                 ALBUQUERQUE, NM 87109

101006611938020710      LEGAL: \*22 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME:            COLLATZ-PICKARD LLC  
OWNERS ADDR:            6300 JEFFERSON ST NE 102  
                                 ALBUQUERQUE, NM 87109

101006616537720912

LEGAL: \*1 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006610437720719

LEGAL: \*6 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006613537520815

LEGAL: \*3 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006611637320709

LEGAL: \*21 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006617037020911

LEGAL: \*20 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006613136820816

LEGAL: \*4 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006616036520913

LEGAL: \*2 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006611336520708

LEGAL: \*20 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006617236220910

LEGAL: \*19 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109



101006612936020817

LEGAL: \*5 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006611035920707

LEGAL: \*19 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006615835720914

LEGAL: \*3 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006614035520808

LEGAL: \*18 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: NAPOLITANO CARMINE S  
OWNERS ADDR: 517 3RD ST NE  
WASHINGTON, DC 20002

101006612635220818

LEGAL: \*6 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006617035320909

LEGAL: \*18 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006610735120706

LEGAL: \*18 10 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006615635020915

LEGAL: \*4 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006612334520819

LEGAL: \*7 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006616734520908

LEGAL: \*17 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006615334320916

LEGAL: \*5 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006618334021133

LEGAL: LOT 1 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .20  
PROPERTY ADDR:

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006616533820907

LEGAL: \*16 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006612033720820

LEGAL: \*8 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006602233320406

LEGAL: \*24 13 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ INC  
OWNERS ADDR: PO BOX 2010  
CORRALES, NM 87048

101006615033520917

LEGAL: \*6 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006618033321134

LEGLAL: LT 2 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .23  
PROPERTY ADDR:

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006616133020906

LEGAL: \*15 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006611833020821

LEGAL: \*9 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006614832720918

LEGAL: \*7 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006617832521135

LEGAL: LT 3 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .22  
PROPERTY ADDR:

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006615832320905

LEGAL: \*14 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006611532220822

LEGAL: \*10 9 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006614532020919

LEGAL: \*8 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

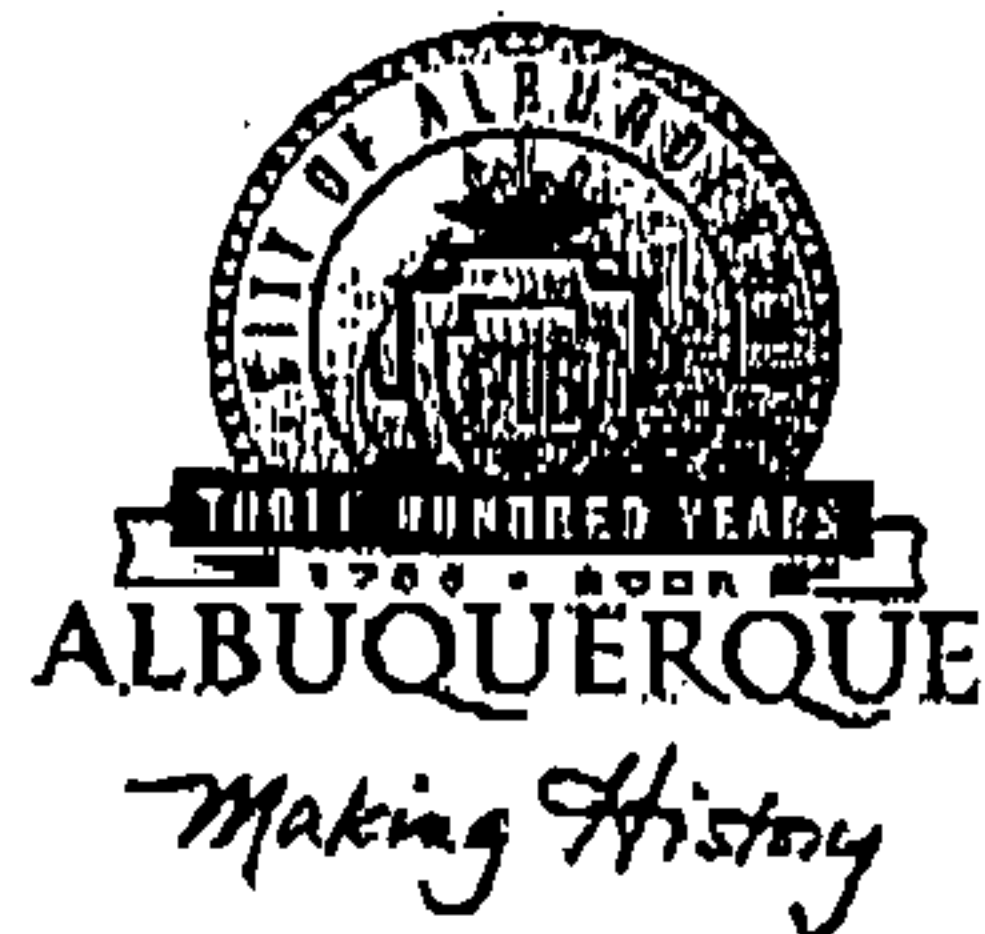
OWNERS NAME: COLLATZ-PICKARD LLC  
OWNERS ADDR: 6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006615230920903

LEGAL: \*12 8 PARADISE HEIGHTS UNIT 5  
PROPERTY ADDR: N/A

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





*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.

March 9, 2006

Susan Rasinski  
Mark Goodwin & Associates  
PO Box 90606 /87199  
Phone: 828-2200 Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **March 9, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A & B, BLOCKS 7-14, TRACT B2B1, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7** zone map A-10.

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

**SKIES WEST N.A. (SKW) "R"**

\***Bill Davis**

10636 Capricorn Pl. NW/87114 890-1712 (h)


**Michelle Garcia**

5748 Pinon Grande NW/87114 890-0437 (h)

**See attached 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,

  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Scott Davis DATE OF REQUEST: 3/9/06 ZONE ATLAS PAGE(S): A-10

CURRENT:  
ZONING \_\_\_\_\_  
PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_

LEGAL DESCRIPTION:  
LOT OR TRACT # \_\_\_\_\_ BLOCK # \_\_\_\_\_  
SUBDIVISION NAME \_\_\_\_\_

**REQUESTED CITY ACTION(S):**

- |                |                     |                         |                     |
|----------------|---------------------|-------------------------|---------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:  |                     |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION [ ]      | BUILDING PERMIT [ ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ] | ACCESS PERMIT [ ]   |
|                |                     | C) AMENDMENT [ ]        | OTHER [ ]           |

**PROPOSED DEVELOPMENT:**

- NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [ ]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION: <sup>1</sup>**

# OF UNITS: \_\_\_\_\_  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

**NOTES:** 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements

APPLICANT OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [ ] NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:  
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**Air Quality Impact Analysis (AQIA) May Be Required:**

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use of plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

Scott Davis \_\_\_\_\_ DATE 3/9/06  
APPLICANT \_\_\_\_\_

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

TIS -SUBMITTED    /   /    \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED    /   /    TRAFFIC ENGINEER \_\_\_\_\_

Project # 1003684  
BILL DAVIS  
Skies West N.A.  
10636 CAPRICORN PL NW  
ALBUQUERQUE, NM 87114

Project # 1003684  
MICHELLE GARCIA  
Skies West N.A.  
5748 PINON GRANDE NW  
ALBUQUERQUE, NM 87114

Project # 1003684  
CAPITAL ALLIANCE INVESTMENTS, LLC  
6300 JEFFERSON NE STE # 102  
ALBUQUERQUE, NM 87109

Project # 1003684

MARK GOODWIN & ASSOCIATES, P.A.  
PO BOX 90606  
ALBUQUERQUE, NM 87199



100906651549010116

SHINERS HOSPITALS FOR  
PO BOX 31356  
TAMPA, FL 33631

101006609643820429

COLLATZ-PICKARD LLC  
6300 JEFFERSON ST NE 102  
ALBUQUERQUE, NM 87109

101006606547520431

VANTAGE BUILDERS INC  
8910 ADAMS ST NE  
ALBUQUERQUE, NM 87113

101006614035520808

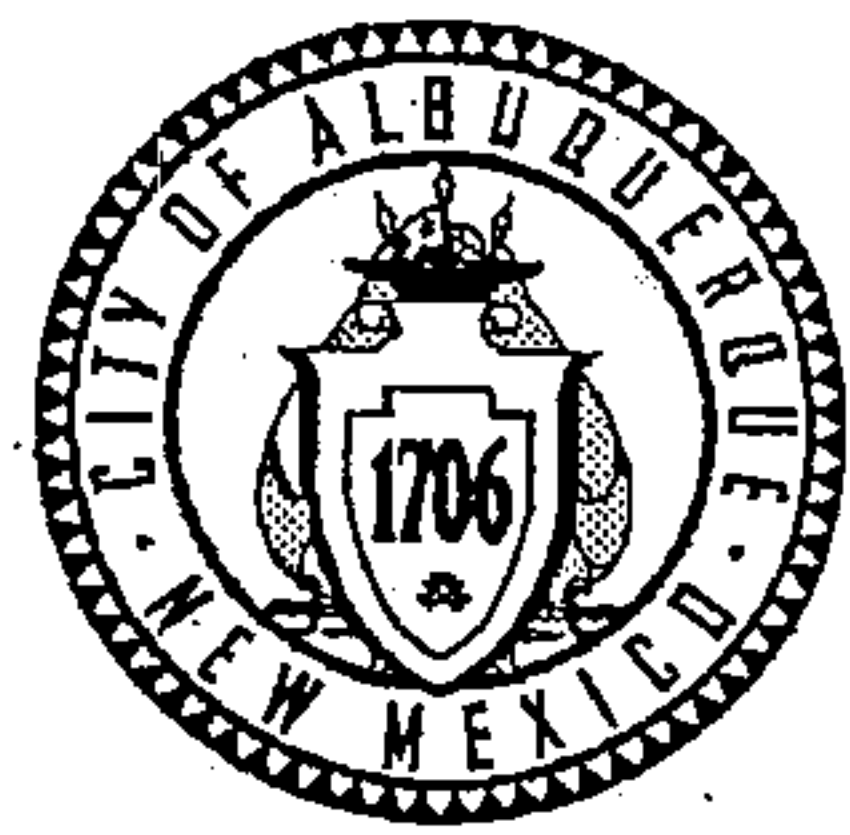
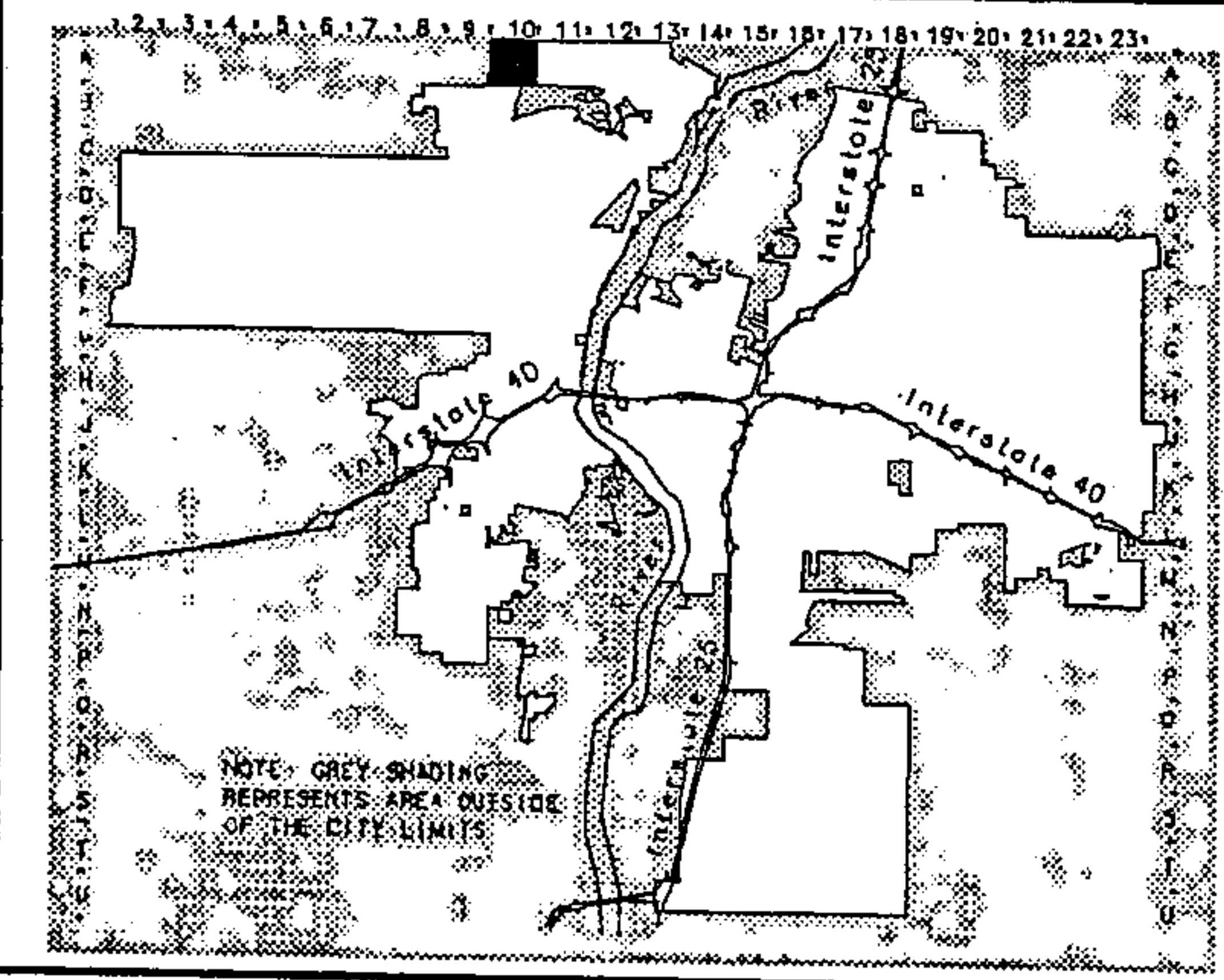
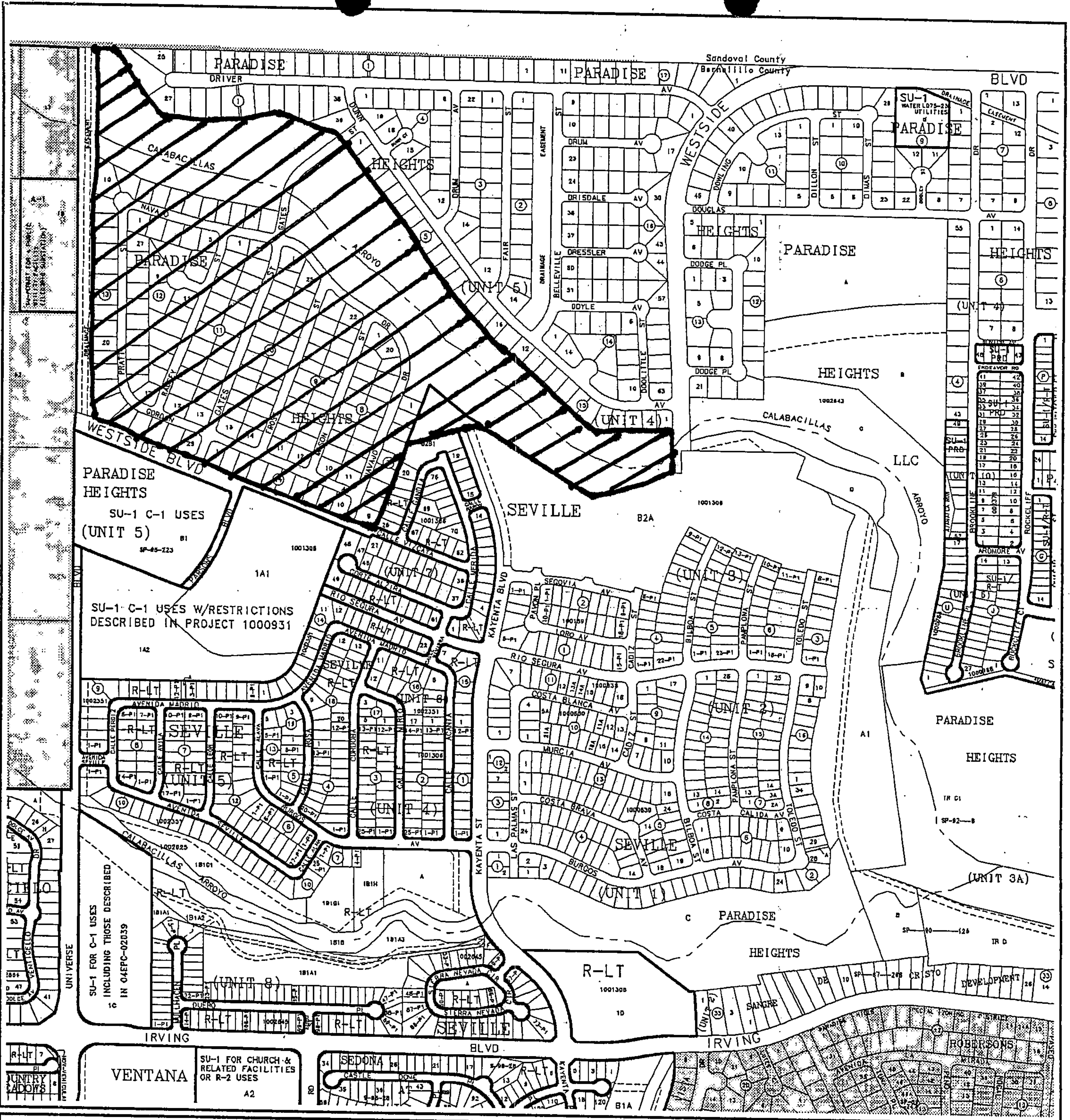
NAPOLITANO CARMINE S  
517 34D ST NE  
WASHINGTON, DC 20002

101006608044020427

C & W LAND DEV ENTERPRISES INC  
8910 ADAMS NE  
ALBUQUERQUE, NM 87113

101006602233320406

COLLATZ INC  
PO BOX 2010  
CORRALES, NM 87048



**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT.**  
 © Copyright 2004



**Zone Atlas Page**  
**A-10-Z**  
 Map Amended through November 03, 2004



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Vista Arroyo, LLC Date of request: 1/21/05 Zone atlas page(s): A-10-Z

**CURRENT:**

Zoning R-1

Parcel Size (acres / sq.ft.) 91.6949 acres

**Legal Description -**

Lot or Tract # Tracts A & B, The Calabacillas Arroyo;

Blocks 7-14, Paradise Hts, Unit 5; Tract B2B1, Seville Unit 7

**REQUESTED CITY ACTION(S):**

Annexation [ ] Sector Plan [ ]  
Comp. Plan [ ] Zone Change [ ]  
Amendment [ ] Conditional Use [ ]

Site Development Plan: Building Permit [ ]  
a) Subdivision [X] Access Permit [ ]  
b) Build'g Purposes [ ] Other [ ]  
c) Amendment [ ]

**PROPOSED DEVELOPMENT:**

No construction / development [ ]  
New Construction [ ]  
Expansion of existing development [ ]

**GENERAL DESCRIPTION OF ACTION: 1**

# of units - 264  
Building Size - \_\_\_\_\_ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 1-21-05  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: SEVILLE SUBDIVISION TIS

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

[Signature] 1-21-05  
TRAFFIC ENGINEER DATE

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

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

TIS - SUBMITTED 1/1/05  
- FINALIZED 1/1/05

[Signature]  
TRAFFIC ENGINEER

1-21-05  
DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



# 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:**

NAME: Capital Alliance Investments, LLC PHONE: 828-1100  
 ADDRESS: 6300 Jefferson NE, Suite 102 FAX: 823-9441  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: P.O. Box 90406 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

DESCRIPTION OF REQUEST: Final Plat Approval for Anasazi Ridge

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. See attached Block: \_\_\_\_\_ Unit: 1  
 Subdiv. / Addn. Paradise Heights, Unit 5 TBH Anasazi Ridge, Unit 1  
 Current Zoning: R-1 Proposed zoning: Same  
 Zone Atlas page(s): A-10 No. of existing lots: 123 No. of proposed lots: 202  
 Total area of site (acres): 40.8 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. see attached printout MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Westside Blvd NW  
 Between: Universe NW and Kayenta NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): Project # 1003684  
06DRB-00325, 06DRB-00326, 06DRB-00327

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

SIGNATURE John M. Mackenzie DATE 6-19-06  
 (Print) John M. Mackenzie, PE Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

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

Application case numbers  
06DRB-00897  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Hearing date 6-28-06

S.F.	Fees
<u>5(3)</u>	\$ <u>0</u>
	\$ <u>20.00</u>
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	Total
	\$ <u>20.00</u>

Ku 6/19/06

Project # 1003684



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

JOHN MACKENZIE  
Applicant name (print)  
John Mackenzie 6-19-06  
Applicant signature / date



Form revised 11/04

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

Application case numbers  
06DRB- -00897

Kim S... 6/19/06  
Planner signature / date  
**Project # 1003684**

*Clair*

**ORIGINAL**

**INFRASTRUCTURE LIST**  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**  
**Anasazi Ridge Subdivision, Unit 2**  
**PROPOSED NAME OF PLAT AND/OR SUBDIVISION PLAN**  
**Paradise Heights, Unit 5 within the Town of Atrisco Grant**  
**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
<b>Calabacillas Arroyo Improvements</b>									
<i>* FG in place for Unit I</i>									
		28' FF *	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Basketweaver Avenue	Chaco Terrace (Lot 21, Blk 7)	Lot 22, Blk 6	/	/	/
		32' FF *	Res Pvmt C & G, Std (Both Sides) 4' Sidewalk (Both Sides)	Desert Spirit Road	Chaco Terrace St.	Atlatl Dr.	/	/	/
		32' FF *	Major Local Pvmt C & G, Std (Both Sides) 6' Sidewalk (Both Sides)	Atlatl Dr.	Desert Spirit Rd.	Basket Weaver	/	/	/
		50' FF *	Major Local Pvmt C & G Std (Both Sides) 6' Sidewalk (Both Sides)	Atlatl Drive	Basket Weaver	McMahon Blvd	/	/	/
		32' FF *	Art Pvmt C & G, Std (North Side) C & G Median (North Side) 10' Asphalt Trail (North Side)	McMahon Boulevard	Lot 14, Block 7	Atlatl Drive	/	/	/
<i>Non WO- 1/4 Signal at Universe &amp; McMahon Proc B</i>									
		8"	Waterline	Chaco Terrace Street	Desert Spirit Rd.	Basket Weaver	/	/	/
		8"	Waterline	Desert Spirit Road	Chaco Terrace Street	Atlatl Dr.	/	/	/
		8"	Waterline	Basketweaver Avenue	Chaco Terrace	Atlatl Dr.	/	/	/
<b>SANITARY SEWER / NMUI</b>									
		8"	SAS	Chaco Terrace St	Desert Spirit Rd.	Basket Weaver	/	/	/
		8"	SAS	Desert Spirit Road	Atlatl Dr.	Chaco Terrace St	/	/	/
		8"	SAS	Basket weaver Ave	Atlatl Dr.	Chaco Terrace St	/	/	/

~~26' Temp Paving McMahon Lot 14 Universe include Tr 12~~  
Signing per DRC ~~Blk 7~~ *EXISTING PAVING @ TUE* *UNIVERSE* *REMOVED*

*Non WO  
Proc B*

*-32' FF Art Pvmt  
C&G N. Side  
C&G Median  
10' Asphalt Trail*

*McMahon Lot 14 Blk 7, Universe*



ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
							/	/	/	
							/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

- ✓ SIGNING PER DRC
- \* Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure includes all related appurtences.
- 4 Street lights per DPM.
- 5 Grading and Drainage Certification required per DPM (prior to Release of Financial Guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

John M. MacKenzie  
NAME (print)

MARK GOODWIN & ASSOCIATES  
FIRM

*John MacKenzie*  
SIGNATURE - date  
6-26-06

*Andrew Gamie* 6/28/06  
for DRB CHAIR - date

*Christina Santoral* 6/28/06  
PARKS & GENERAL RECREATION - date

*John Jay* 6-28-06  
TRANSPORTATION DEVELOPMENT - date

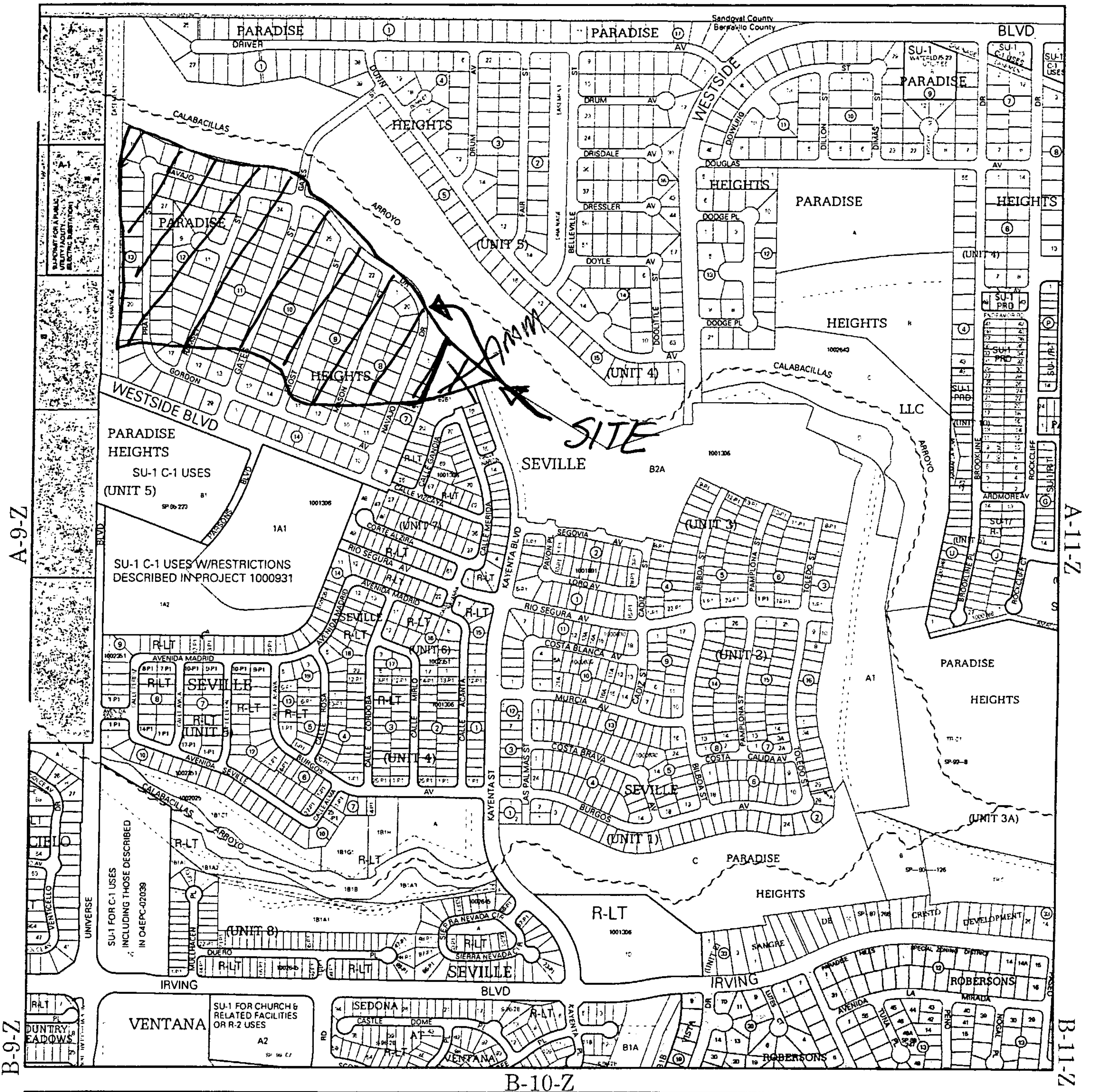
*Roger Dean* 6/28/06  
UTILITY DEVELOPMENT - date

*Bradley J. Bigham* 6/28/06  
CITY ENGINEER - date

AMAFCA - date  
- date  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
Δ	8-15-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i> / C.M.

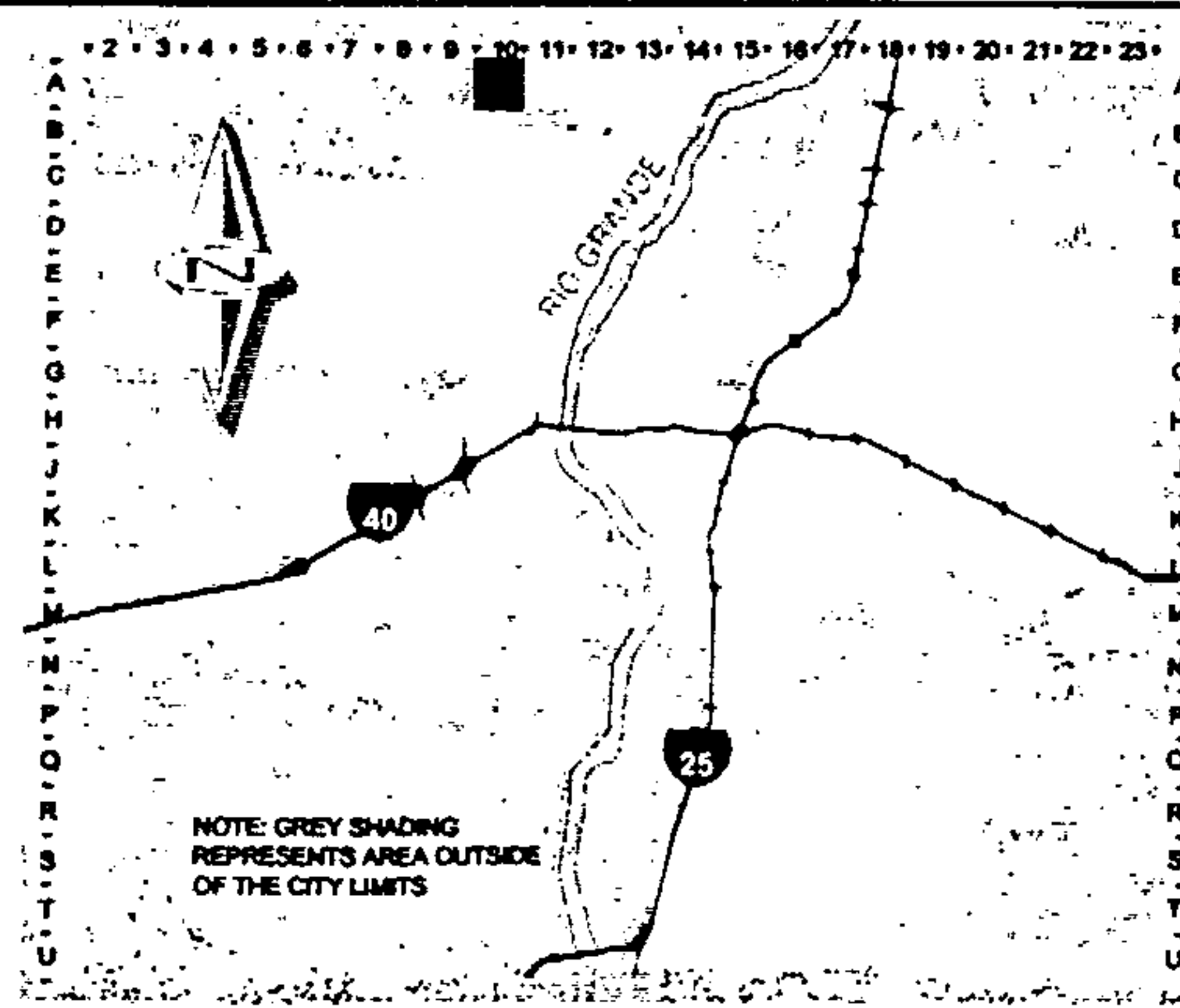
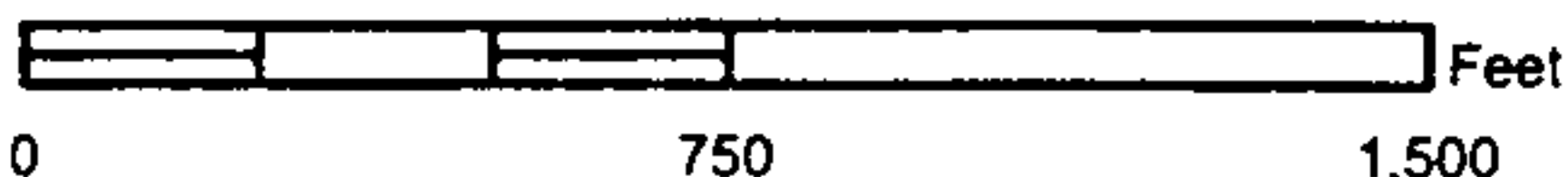


Zone Atlas Page: **A-10-Z**

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

Selected Symbols

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



**THREE HUNDRED YEARS**  
1706 - 2006  
**ALBUQUERQUE**  
*Hacienda Historia*  
**AGIS**  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
© Copyright 2004



**LEGAL DESCRIPTION**

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS P, Q & R, SALTILLO UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Book 2006C, Page 170 together with Lots 1 thru 3, Block 7; Lots 1 thru 8 and 14 thru 20, Block 8; Lots 1 thru 10 and 13 thru 22, Block 9; Lots 1 thru 9 and 18 thru 25, Block 10; Lots 1 thru 10 and 16 thru 24, Block 11; Lots 1 thru 16 and 19 thru 27, Block 12; and Lots 1 thru 22, Block 13 of PARADISE HEIGHTS, UNIT FIVE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 in Volume D5, Folio 111, together with all of Pratt Street N.W., and portions of Ramsey Street N.W., Gates Street N.W., Frost Street N.W., Mason Street N.W. and Navajo Drive N.W. and containing 40.7524 acres more or less. (See sheet 7 for metes and bounds description)

**API**

APPF  
subdi  
Mexic

Proje

Appli

PLAT

Utility

City

**NOTES**

(SEE SHEET 4)

**PURPOSE OF PLAT**

1. Subdivide 120 existing lots, 3 Tracts and vacated right-of-way into 191 Residential Lots and 11 Tracts.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate easements and right-of-way as shown hereon.

OWNER: Collatz, Inc.  
A New Mexico Corporation

BY:   
Arlan Collatz, President

5/18/06  
DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO

SS

COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 18, 2006  
By Arlan Collatz, President of Collatz, Inc., A New Mexico Corporation on behalf of said Corporation.



Jusan

No. of Lots:  
Nearest Major Streets

**FIGURE 12**

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

Anasazi Ridge

759581

**AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 14<sup>th</sup> day of June, 2006, 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 Capital Alliance Investments, LLC AND Collatz, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company AND a New Mexico corporation, respectively, whose address is 6300 Jefferson NE, Suite 102, Albuquerque, NM 87109 (both entities) and whose telephone number is 828-1100, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. **The infrastructure obligation on this project shall be joint and several to both subdividers referenced above.**

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

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as ANASAZI RIDGE 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 25<sup>th</sup> day of March 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 759581.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section

2006088441  
6476004  
Page: 1 of 7  
06/15/2006 02:23P  
Bk-A118 Pg-8192

Maru Herrera Bern. Co. AGRE R 21.00

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

PAID RECEIPT

APPLICANT NAME CAPITAL ALLIANCE INVESTMENTS  
AGENT MARK GOODWIN & ASSOC.  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1003684 / 06DRB - 00897  
PROJECT NAME ANASAZI RIDGE Unit I

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.<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.

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

4842  
95-681/1070

DATE 6.19.06

PAY TO THE ORDER OF City of Albuquerque \$ 20.00  
Warranty No 100  
City Of Albuquerque  
Treasury Division DOLLARS

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

6/19/2006 3:22PM LOC: CNHX  
RECEIPT# 00062313 WSH 006 TRANSH 0046  
Account 441032  
Activity 7000  
Debra Pasinski

FOR Anasazi Ridge FP

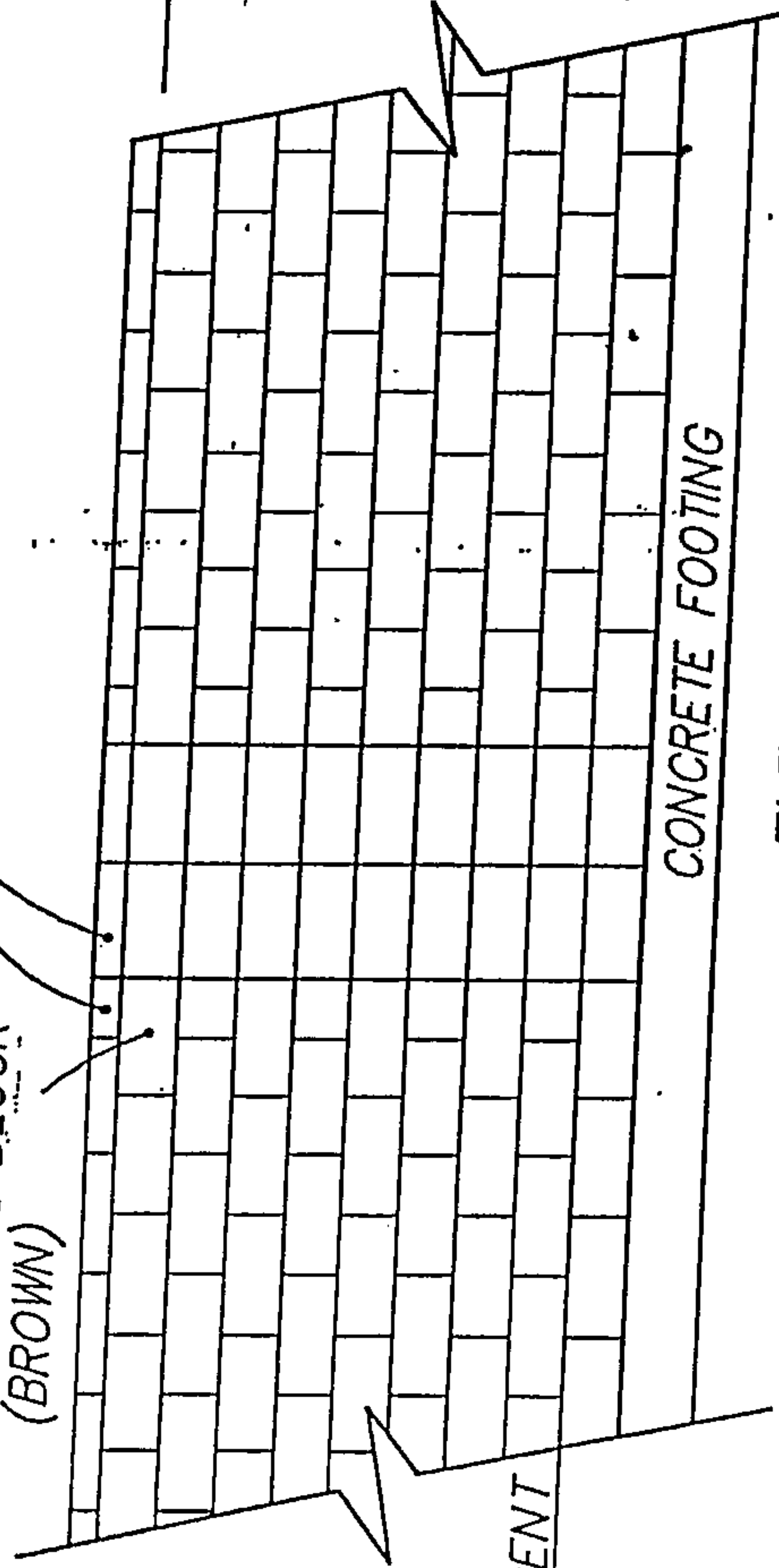
⑈004842⑈ ⑆107006813⑆ 283007003⑈ \$20.00

CK CHANGE \$20.00 \$20.00 \$0.00  
Thank You



SOLID 4" CAP BLOCK

SPLIT FACE BLOCK (BROWN)



ADJACENT GRADE

CONCRETE FOOTING

ELEVATION  
NTS

CAP BLOCK ON WALL & PILASTERS SHALL OVERHANG 2" ON PUBLIC SIDE

BROWN SPLIT FACE BLOCK (WHEN FACING PUBLIC VIEW)

8"

REINFORCE PER DESIGN

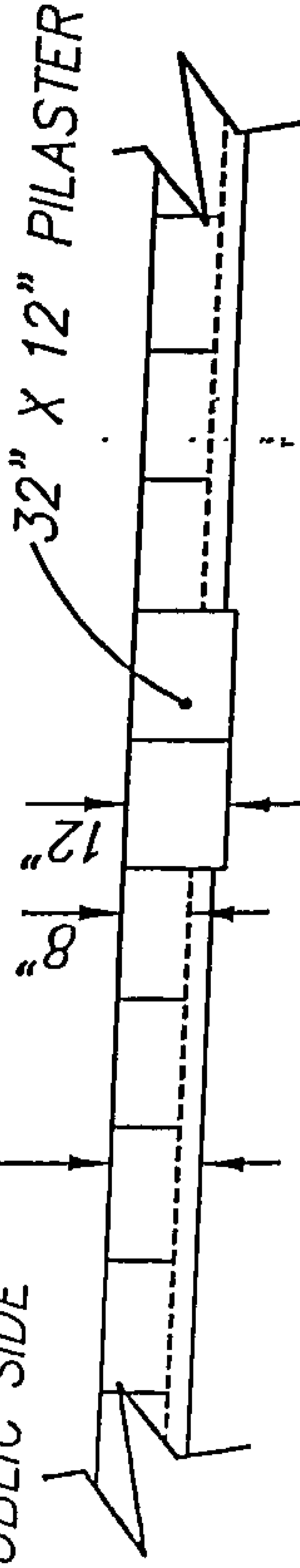
CONCRETE FOOTING ON SUBGRADE COMPACTED TO 95% ASTM D-1557

5'-4"

18"

SECTION  
NTS

10" CAP BLOCK W/2" OVERHANG ON PUBLIC SIDE



32" X 12" PILASTER

PLAN  
NTS

Perimeter Wall Approved

*[Signature]*

DRB Chair

02/23/05

Date

NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 7'-6".
3. MAXIMUM GARDEN WALL HEIGHT IS 6'-0".
4. MAXIMUM HEIGHT FOR COMBINATION RETAINING AND GARDEN WALL IS 8'-0".
5. MAXIMUM SPACING FOR WALL PILASTERS IS 80'.

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 80606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

TITLE: ANASAZI RIDGE SUBDIVISION  
SITE PERIMETER WALL

LOCATION: AS SHOWN ON PERIMETER WALL PLAN

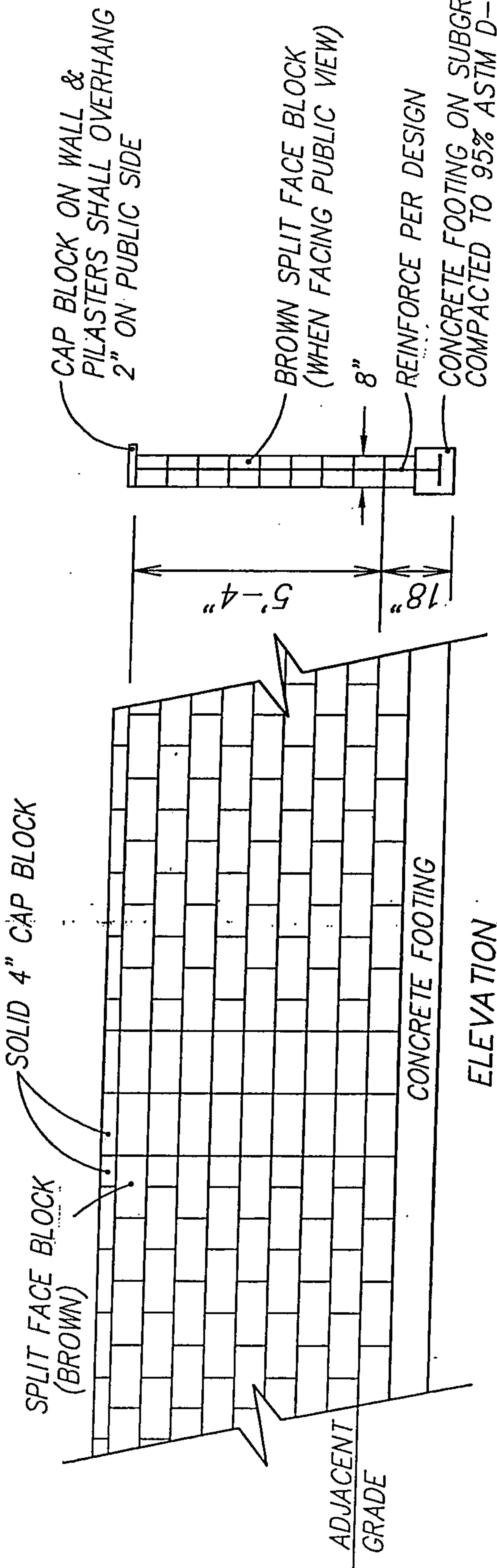
DRB PROJECT NO.

1003684

ZONE MAP NO.

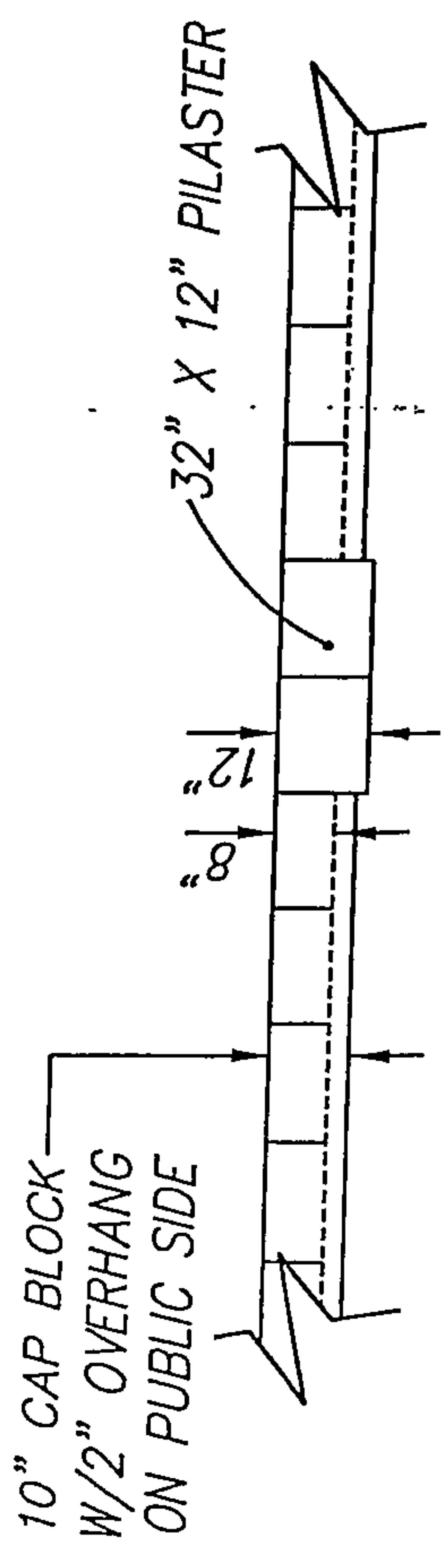
A-10-Z





ELEVATION  
NTS

SECTION  
NTS



PLAN  
NTS

Perimeter Wall Approved

*[Signature]*  
DRB Chair

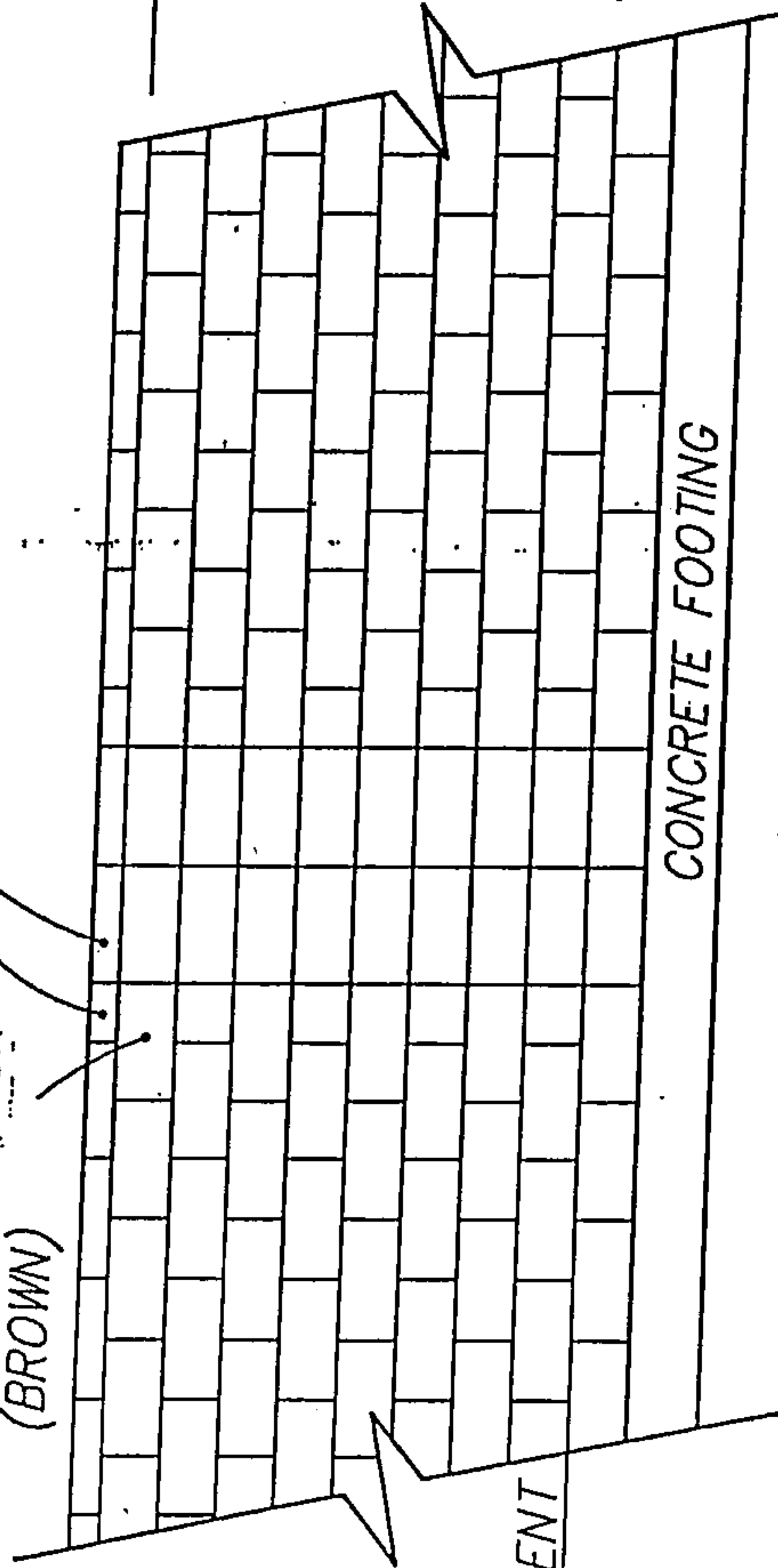
*02/23/05*  
Date

- NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
  2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".
  3. MAXIMUM GARDEN WALL HEIGHT IS 6'-0".
  4. MAXIMUM HEIGHT FOR COMBINATION RETAINING AND GARDEN WALL IS 8'-0".
  5. MAXIMUM SPACING FOR WALL PILASTERS IS 80'.

<p>MARK GOODWIN &amp; ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 80606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539</p>	TITLE:	ANASAZI RIDGE SUBDIVISION SITE PERIMETER WALL
	LOCATION:	AS SHOWN ON PERIMETER WALL PLAN
DRB PROJECT NO.	100368A	ZONE MAP NO. A-10-Z

SOLID 4" CAP BLOCK

SPLIT FACE BLOCK (BROWN)



CONCRETE FOOTING

ELEVATION  
NTS

CAP BLOCK ON WALL & PILASTERS SHALL OVERHANG 2" ON PUBLIC SIDE

BROWN SPLIT FACE BLOCK (WHEN FACING PUBLIC VIEW)

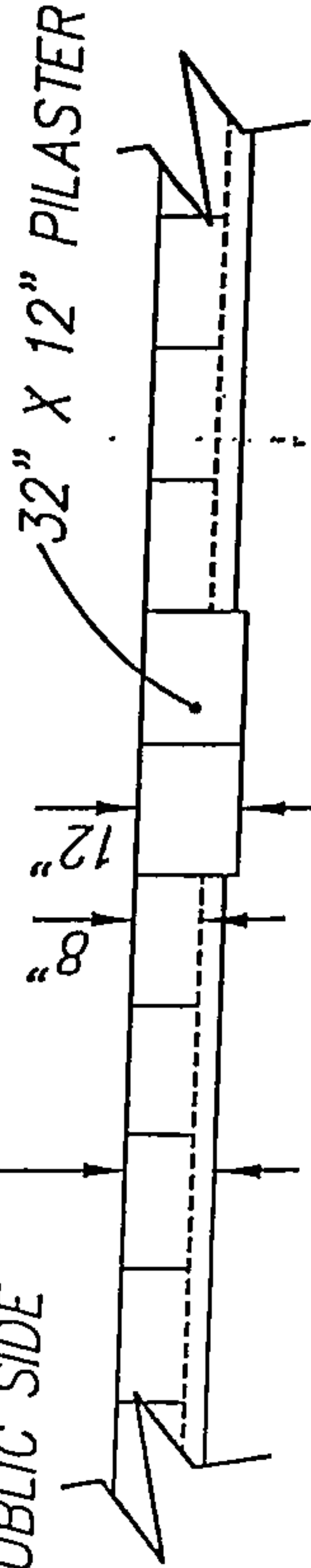
8"

REINFORCE PER DESIGN

CONCRETE FOOTING ON SUBGRADE COMPACTED TO 95% ASTM D-1557

SECTION  
NTS

10" CAP BLOCK W/2" OVERHANG ON PUBLIC SIDE



PLAN  
NTS

Perimeter Wall Approved

*[Signature]*  
DRB Chair

*02/23/05*  
Date

MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539	TITLE:	ANASAZI RIDGE SUBDIVISION SITE PERIMETER WALL
	LOCATION:	AS SHOWN ON PERIMETER WALL PLAN
DRB PROJECT NO.	1003684	ZONE MAP NO. A-10-Z

NOTES:

- CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
- MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".
- MAXIMUM GARDEN WALL HEIGHT IS 6'-0".
- MAXIMUM HEIGHT FOR COMBINATION RETAINING AND GARDEN WALL IS 8'-0".
- MAXIMUM SPACING FOR WALL PILASTERS IS 80'.

INFRASTRUCTURE LIST

**ORIGINAL**

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

Anasazi Ridge Subdivision, Unit 1  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Paradise Heights, Unit 5 within the Town of Atrisco Grant

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
<b>Calabacillas Arroyo Improvements</b>									
South Bank Arroyo improvements adjacent to Anasazi Ridge site as identified in Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc									
Arroyo Grade Control Structure adjacent to Anasazi Ridge site as identified in the Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc									
<b>PAVING</b>									
		32' FF	Res Pvmt	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		28' FF	Res Pvmt	Basketweaver Avenue	Chaco Terrace (Lot 21, Blk 7)	End of Cul-de-Sac	/	/	/
			C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		32' FF	Res Pvmt	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		32' FF	Res Pvmt	Atlatl Dr.	Desert Spirit Rd.	Ancients Road	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		50' FF	Res Pvmt	Atlatl Dr.	Desert Spirit Rd	Basketweaver Ave.	/	/	/
		6'	C & G Std (Both Sides) Sidewalk (Both Sides)						
		32' FF	Art Pvmt	McMahon Boulevard	Lot 26, Block 6	Calabacillas Arroyo Crossing Structure	/	/	/
		6'	C & G, Std (North Side) Sidewalk (North Side)						
		10'	C & G Median (North Side) Asphalt Trail (North Side)						
		150'	Left Turn Lane (North Side)						
		50' FF	Res Pvmt	Atlatl Dr.	Basketweaver Ave	McMahon Blvd	/	/	/
		6'	C & G Std (Both Sides) Sidewalk (Both Sides)						



ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		48' FF 6'	Res Pvmnt C & G (Both Sides) Sidewalk (W. Side)	Anasazi Ridge Ave	Desert Spirit Rd Transition	McMahon Blvd	/	/	/
		32' FF 4'	Res Pvmnt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Ancients Road	Chaco Terrace Street	Anasazi ridge Ave.	/	/	/
		26' FF 4'	Res Pvmnt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Jacal Court	Cliff House Dr.	End of Culdesac	/	/	/
		32' FF 4'	Res Pvmnt C & G, Std (BothSides) Sidewalk (South Side) (*)	Anasazi Ridge Ave	Chaco Terrace St	Desert Spirit Rd.	/	/	/
		28' FF 4'	Res Pvmnt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Cliff Dwellers Road	Chaco Terrace St	Ancients Road	/	/	/
		28' FF 4'	Res Pvmnt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Cliff House Drive	Ancients Road	Anasazi Ridge Ave	/	/	/
		28' FF 4'	Res Pvmnt C & G, Std (BothSides) Sidewalk (Both Sides) (*)	Tocal Street	Desert Spirit Road	Basketweaver Ave	/	/	/
						19, Seville 7			
<b>WATER / NMUI</b>									
		12"	Waterline	Universe Blvd.	Existing WL Termini	Westside Blvd.	/	/	/
		12"	Waterline	Westside Blvd	Universe Blvd	Future McMahon	/	/	/
		12"	Waterline	McMahon Blvd.	Westside Blvd	Altalt Dr.	/	/	/
		12"	Waterline	Atlalt Dr.	McMahon Blvd	Ancients Rd.	/	/	/
		12"	Waterline	Anceints Rd	Atlalt Dr.	Cliff House Dr.	/	/	/
		12"	Waterline	Cliff House Dr	Ancients Rd	Anasazi Ridge Ave	/	/	/
		12"	Waterline	Anasazi Ridge Ave	Cliff House Dr.	Station 18+94	/	/	/
		12"	Waterline	Tract C	Anasazi Ridge Ave.	Exist 12" WL in A.V.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
		8"	Waterline	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave.	/	/	/	
		8"	Waterline	Ancients Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/	
		8"	Waterline	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/	
		8"	Waterline	Basketweaver Avenue	Lot 26, Block 6	Anasazi Ridge Ave.	/	/	/	
		8"	Waterline	Easement	Seville, Unit 7 Stub	McMahon Blvd	/	/	/	
		8"	Waterline	Atlatl Dr	Desert Spirit Rd.	Ancients Rd.	/	/	/	
		8"	Waterline	Anasazi Ridge Ave	Chaco Terrace St.	Cliff House Dr.	/	/	/	
		8"	Waterline	Cliff Dweller Rd.	Chaco Terrace St	Ancients Rd	/	/	/	
		6"	Waterline	Jacal Ct.	Cliff House Dr.	Stub	/	/	/	
		8"	Waterline	Cliff House Dr.	Ancients Rd	Anasazi Ridge Ave	/	/	/	
		8"	Waterline	Basketweaver Avenue	Atlatl Dr.	Chaco Terrace St.	/	/	/	
<b>SANITARY SEWER / NMUI</b>										
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Chaco Terrace St	/	/	/	
		8"	SAS	Chaco Terrace St	Anasazi Ridge Ave	Lot 21, Block 7	/	/	/	
		8"	SAS	Desert Spirit Road	Anasazi Ridge Ave	Chaco Terrace St	/	/	/	
		8"	SAS	Ancients Rd	Anasazi Ridge Ave	Chaco Terrace St	/	/	/	
		8"	SAS	Cliff Dweller Rd	Ancients Rd	Chaco Terrace St	/	/	/	
		8"	SAS	Basket weaver Ave	Atlatl Dr.	Cul-de-Sac	/	/	/	
		8"	SAS	Cliff Dweller Stub	Cliff Dweller Rd	End of St.	/	/	/	
		8"-10"	SAS	Public Sewer Easement	10" Stub in Seville	Anasazi Ridge Ave	/	/	/	
		8"	SAS	Cliff House Dr.	Unit 3	Jacal Ct.	/	/	/	
		8"	SAS	Basket weaver Ave	Cliff Swellers Rd	Chaco Terrace St.	/	/	/	
		8"	SAS	Anasazi Ridge Ave	Atlatl Dr.	Sta 29+25	/	/	/	
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Sta 29+25	/	/	/	
		8"	SAS	Anasazi Ridge Ave	Sta 29+25	McMahon Blvd	/	/	/	
<b>STORM DRAIN</b>										
		24"-36"	Storm Drain	Ancients Road	Cliff Dweller Rd	Anasazi Ridge Ave	/	/	/	
		42"-48"	Storm Drain	Anasazi Ridge Ave	Ancients Rd.	Arroyo Outfall	/	/	/	
		24"	Storm Drain	Desert Spirit Rd	Anasazi Ridge Rd	Desert Spirit Rd	/	/	/	
		30"	Storm Drain w/ Appurtenances	Drainage Easement	Basketweaver Ave	Arroyo Outfall	/	/	/	
			South Embankment Improvements & Drop Structure Calabacillas Arroyo							

**TIS**

Signing per DRC

**IMPACT FEE CREDIT**

The Calabacillas Arroyo is listed on the CCIP. This project is thereby eligible for Impact Fee Credits

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
							/	/	/	
							/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- \* Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure includes all related appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage Certification required per DPM (prior to Release of Financial Guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Billy Goolsby NAME (print)	<i>[Signature]</i> 5/03/06 DRB CHAIR - date	<i>[Signature]</i> 5/13/06 PARKS & RECREATION - date
MARK GOODWIN & ASSOCIATES FIRM	<i>[Signature]</i> 5-3-06 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>[Signature]</i> 5/2/06 SIGNATURE - date	<i>[Signature]</i> 5/3/06 UTILITY DEVELOPMENT - date	- date
	<i>[Signature]</i> 5/3/06 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

#### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** 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: Capital Alliance Investments, LLC PHONE: 828-1100  
 ADDRESS: 6300 Jefferson NE, Suite 102 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates PA PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: \_\_\_\_\_  
 CITY: Albuq STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: (Anasazi Ridge) Preliminary Plat approval, Sidewalk waiver, Temp. Sidewalk Deferral, Vacation of Public ROW

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. Tracts A&B, Tract B2B1 Block: 7-14 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Calabacillas Arroyo / Paradise Heights, Unit 5; Seville Unit 7  
 Current Zoning: R-1 Proposed zoning: Same  
 Zone Atlas page(s): A-10 No. of existing lots: 122 No. of proposed lots: 191/117  
 Total area of site (acres): 73.24 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. 101000602045520420 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Westside Blvd. NW  
 Between: Universe NW and Dunn NW

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 04DRB 01443, 05DRB 00118, 05DRB 00119, 05DRB 00120, 05DRB 121

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

SIGNATURE [Signature] DATE 3/10/06  
 (Print) Scott Davis Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>06DRB 00325</u>	<u>PP</u>	<u>5(3)</u>	<u>\$3500.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<u>06DRB 00326</u>	<u>VRW</u>	_____	<u>\$300.00</u>
<u>06DRB 00327</u>	<u>VPE</u>	_____	<u>\$405.00</u>
<u>06DRB 00329</u>	<u>SW</u>	_____	<u>0.00</u>
Hearing date <u>106 DRB 00331</u>	<u>TDS</u>	_____	<u>0.00</u>
_____	_____	_____	<u>Total \$4300.00</u>

[Signature]

4-25-06

Project # 1003684



Small, illegible markings or artifacts at the bottom center of the page.



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**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**

- ✓ 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. (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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. (not to exceed 8.5" by 14") **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.

Scott Davis  
 Applicant name (print)  
Scott Davis  
 Applicant signature / date  
3-10-06



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers  
 06DRB - 00326  
 06DRB - 00327  
 06DRB - 00329  
 06DRB 00331

Sandy Handley 03/10/06  
 Planner signature / date  
**Project # 1003684**



**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
  - N/A* **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.

Scott Davis  
 Applicant name (print)  
[Signature]  
 Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers  
 06DRB - \_\_\_\_\_ - 00325  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Sandy Handley 03/10/06  
 Planner signature / date  
**Project # 1003684**



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

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

March 10, 2006

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

**Re: Anasazi Ridge Subdivision**

Dear Ms. Matson:

Attached hereto is our request for approval of the preliminary plat, right-of-way and public easement vacation, sidewalk variance, and sidewalk deferral for the referenced project.

The requested action will create a total of 191 residential lots. Zoning for this 91.6949 acre site is R-1. Primary access to the site will be off of McMahan Boulevard. Internal streets will be public, and as such, will be built per DPM requirements. Construction of internal sidewalks is to be deferred so they aren't damaged during home construction.

Water and sewer service to this site will be supplied by New Mexico Utility Corp.

A site Drainage Report has previously been submitted, and approved by, TheCity of Albuquerque which identifies the proposed drainage infrastructure necessary in developing this site. Development plans call for the phasing of construction of this site. As such, temporary ponding will be utilized prior to the development of Unit 2.

Public drainage and utility easements are to be granted with this platting action.

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

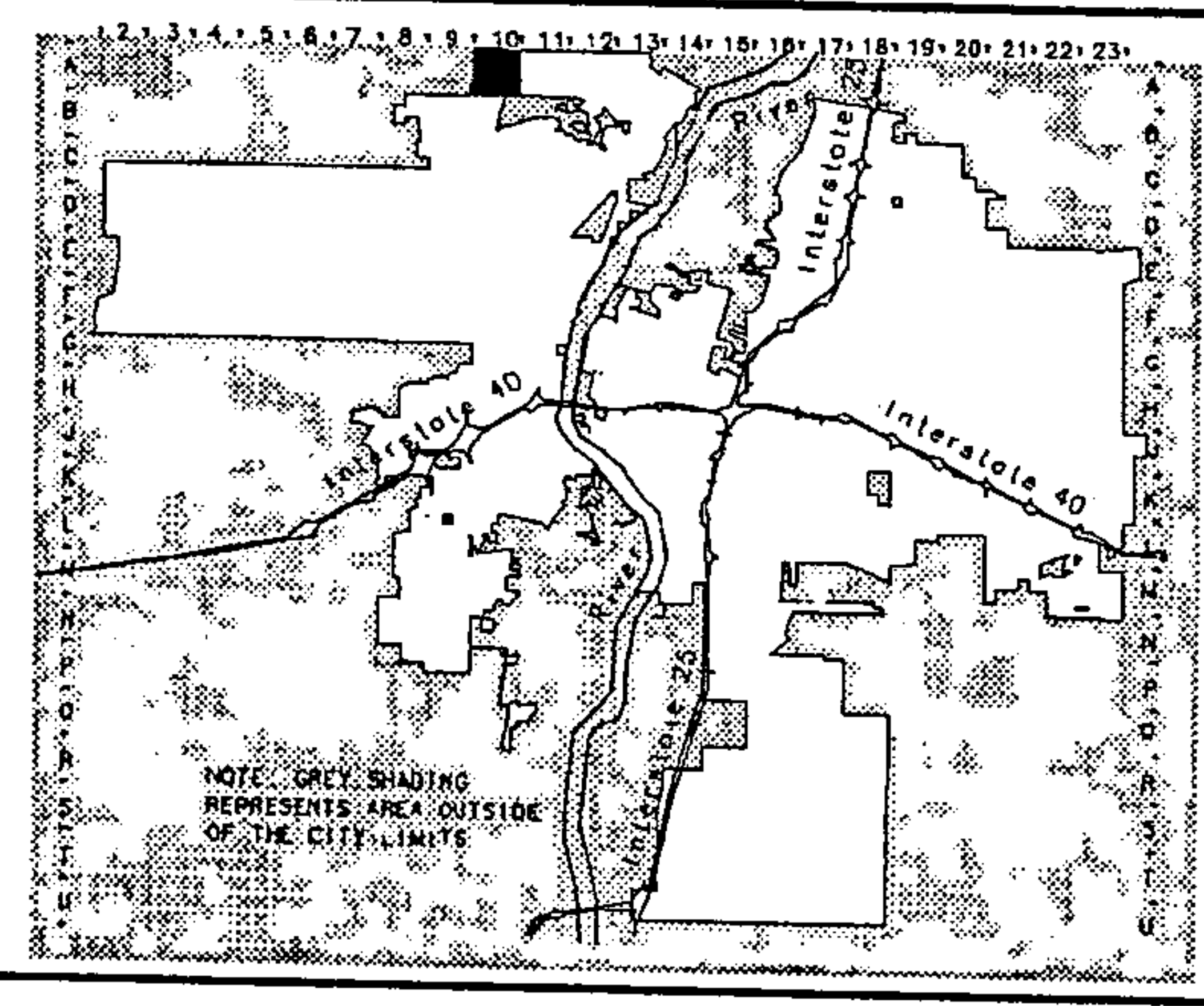
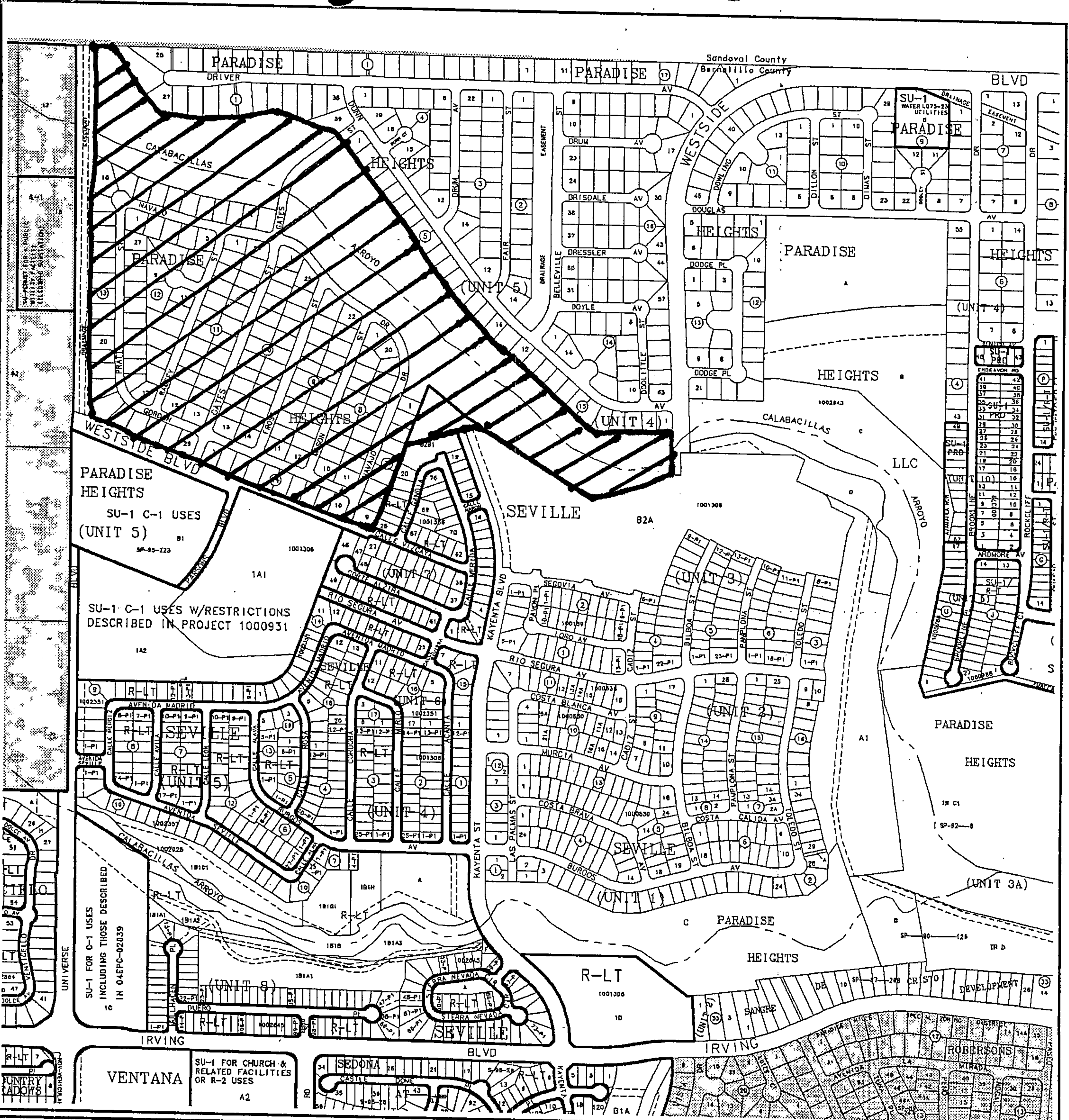
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

J. Scott Davis  
Project Engineer

JSD/bg





**Zone Atlas Page**  
**A-10-Z**

**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
© Copyright 2004

Map Amended through November 03, 2004



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Vista Arroyo, LLC Date of request: 1/21/05 Zone atlas page(s): A-10-Z

**CURRENT:**

Zoning R-1

Parcel Size (acres / sq.ft.) 91.6949 acres

**Legal Description -**

Lot or Tract # Tracts A & B, The Calabacillas Arroyo;

Blocks 7-14, Paradise Hts, Unit 5; Tract B2B1, Seville Unit 7

**REQUESTED CITY ACTION(S):**

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

**PROPOSED DEVELOPMENT:**

No construction / development [ ]

New Construction [ ]

Expansion of existing development [ ]

**GENERAL DESCRIPTION OF ACTION: 1**

# of units - 264

Building Size - \_\_\_\_\_ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 1-21-05

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

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

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

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

Notes: SEVILLE SUBDIVISION TIS

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

[Signature]  
TRAFFIC ENGINEER

1-21-05  
DATE

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

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

TIS

- SUBMITTED 1/1

- FINALIZED 1/100

[Signature]  
TRAFFIC ENGINEER

1-21-05  
DATE

TO BE COMPLETED BY APPLICANT  
TRANSPORTATION DEVELOPMENT  
ENVIRONMENTAL HEALTH

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Scott Davis DATE OF REQUEST: 3/9/06 ZONE ATLAS PAGE(S): A-10

**CURRENT:**

ZONING \_\_\_\_\_

PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_

**LEGAL DESCRIPTION:**

LOT OR TRACT # \_\_\_\_\_ BLOCK # \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]	SECTOR PLAN [ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN [ ]	ZONE CHANGE [ ]	A) SUBDIVISION [ ]	BUILDING PERMIT [ ]
AMENDMENT [ ]	CONDITIONAL USE [ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
		C) AMENDMENT [ ]	OTHER [ ]

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION: <sup>1</sup>**

# OF UNITS: \_\_\_\_\_

BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

**NOTES:** 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements

APPLICANT OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [ ] NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

**Air Quality Impact Analysis (AQIA) May Be Required:**

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use of plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

APPLICANT \_\_\_\_\_

DATE 3/9/06

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

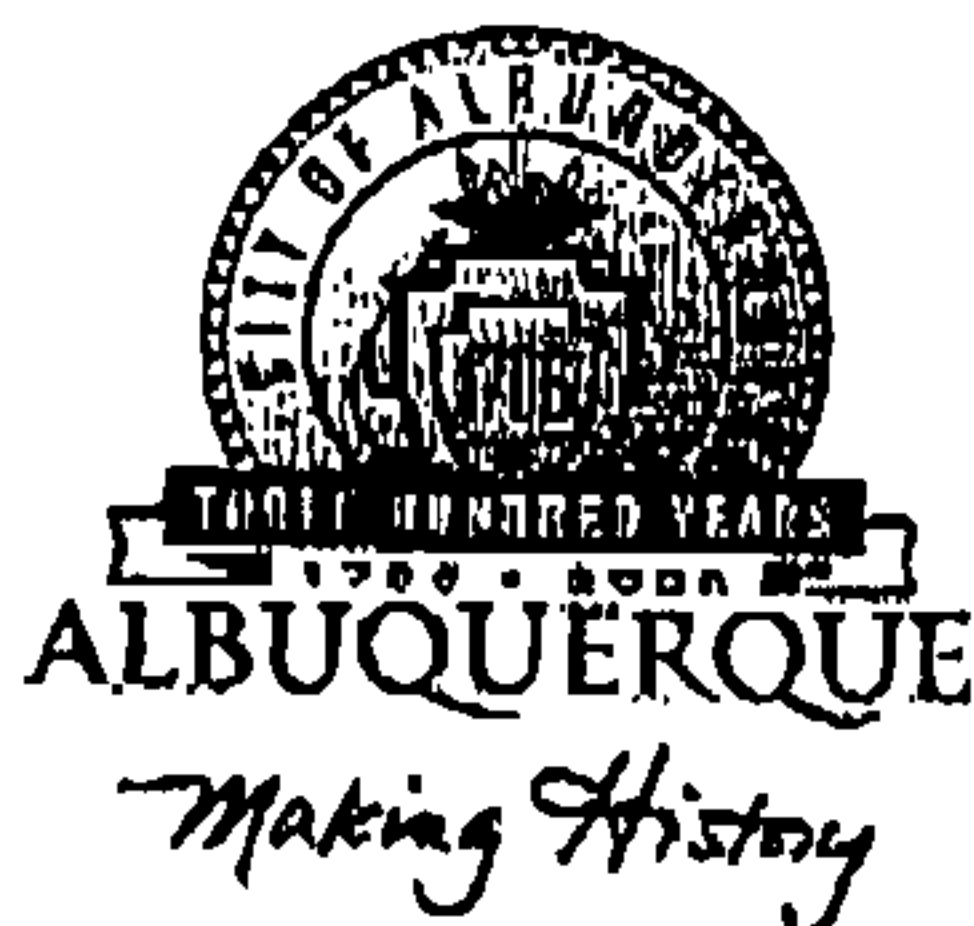
TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_







## 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.

March 9, 2006

Susan Rasinski  
 Mark Goodwin & Associates  
 PO Box 90606 /87199  
 Phone: 828-2200 Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **March 9, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A & B, BLOCKS 7-14, TRACT B2B1, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7** zone map A-10.

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

**SKIES WEST N.A. (SKW) "R"**

\***Bill Davis**

10636 Capricorn Pl. NW/87114 890-1712 (h)

Michelle Garcia

5748 Pinon Grande NW/87114 890-0437 (h)

**See attached 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,

*Stephanie Winkler*  
 OFFICE OF NEIGHBORHOOD COORDINATION  
 Planning Department

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

Anasazi Ridge SD

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Bill Davis  
 Skies West NA  
 10636 Capricorn Place NW  
 Albuquerque, NM 87114

2. Article Number  
(Transfer from service label)

7004 0750 0000 3405 0975

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 X

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)  Yes

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



7004 0750 0000 3405 0975  
 7004 0750 0000 3405 0975

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

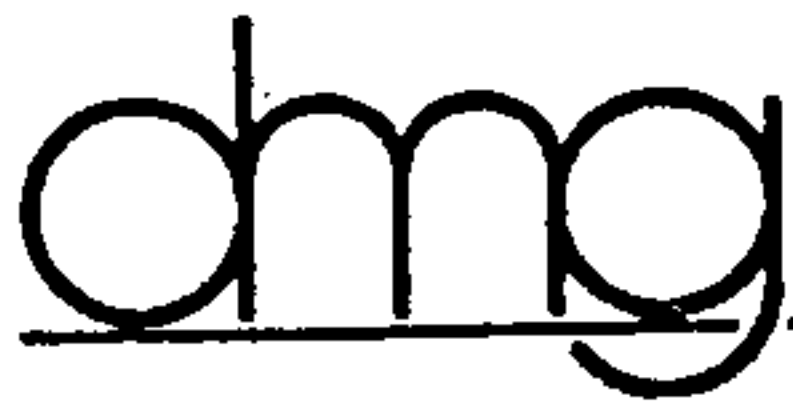
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent To B. Davis Skies West NA  
 Street, Apt. No.,  
 or PO Box No. 10636 Capricorn Place NW  
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002

See Reverse for Instructions



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

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

March 10, 2006

Mr. Bill Davis  
Skies West Neighborhood Association  
10636 Capricorn Place NW  
Albuquerque, NM 87114

Ms. Michelle Garcia  
Skies West Neighborhood Association  
5748 Pinon Grande NW  
Albuquerque, NM 87114

**Re: Anasazi Ridge**

Dear Mr. Davis and Ms. Garcia:

Enclosed please find a copy of the DRB Application for the Preliminary Plat review for the referenced project. The anticipated date to be heard is April 5, 2006. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski  
Executive Assistant

/sr

Enclosure



**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

*Anasazi Rider* *JSP*

Michelle Garcia  
Skins West NA  
574B Pimon Grande NW  
Albuquerque NM 87114

2. Article Number

(Transfer from service label)

7004 0750 0000 3405 0968

PS Form 3811, February 2004

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

102595-02-M-1540

U.S. Postal Service™

**CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

**CERTIFIED MAIL™**



7004 0750 0000 3405 0968  
7004 0750 0000 3405 0968

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

Postmark Here

Sent To *M. Garcia Skins West NA*  
Street, Apt. No. or PO Box No. *574B Pimon Grande NW*  
City, State, ZIP+4 *Albuca NM 87114*

PS Form 3800, June 2002

See Reverse for Instructions



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

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

March 10, 2006

Mr. Bill Davis  
Skies West Neighborhood Association  
10636 Capricorn Place NW  
Albuquerque, NM 87114

Ms. Michelle Garcia  
Skies West Neighborhood Association  
5748 Pinon Grande NW  
Albuquerque, NM 87114

**Re: Anasazi Ridge**

Dear Mr. Davis and Ms. Garcia:

Enclosed please find a copy of the DRB Application for the Preliminary Plat review for the referenced project. The anticipated date to be heard is April 5, 2006. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski  
Executive Assistant

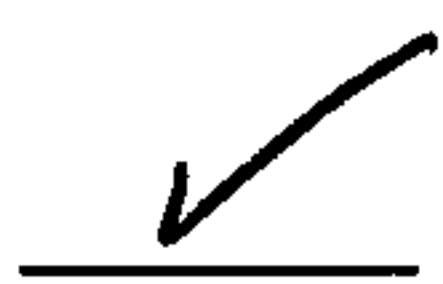
/sr

Enclosure

**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Sanosazi Ridge  
AGIS MAP # A-10  
LEGAL DESCRIPTION: \_\_\_\_\_



**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> floor Plaza del Sol) on \_\_\_\_\_ [date]. *approved on 9-20-05*

*[Signature]*  
Applicant / Agent

3/9/06  
Date

*[Signature]*  
Hydrology Division Representative

3/10/06  
Date

*N/A*  
*NMUI*

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor Plaza del Sol) on \_\_\_\_\_ [date].

\_\_\_\_\_  
Applicant / Agent

\_\_\_\_\_  
Date

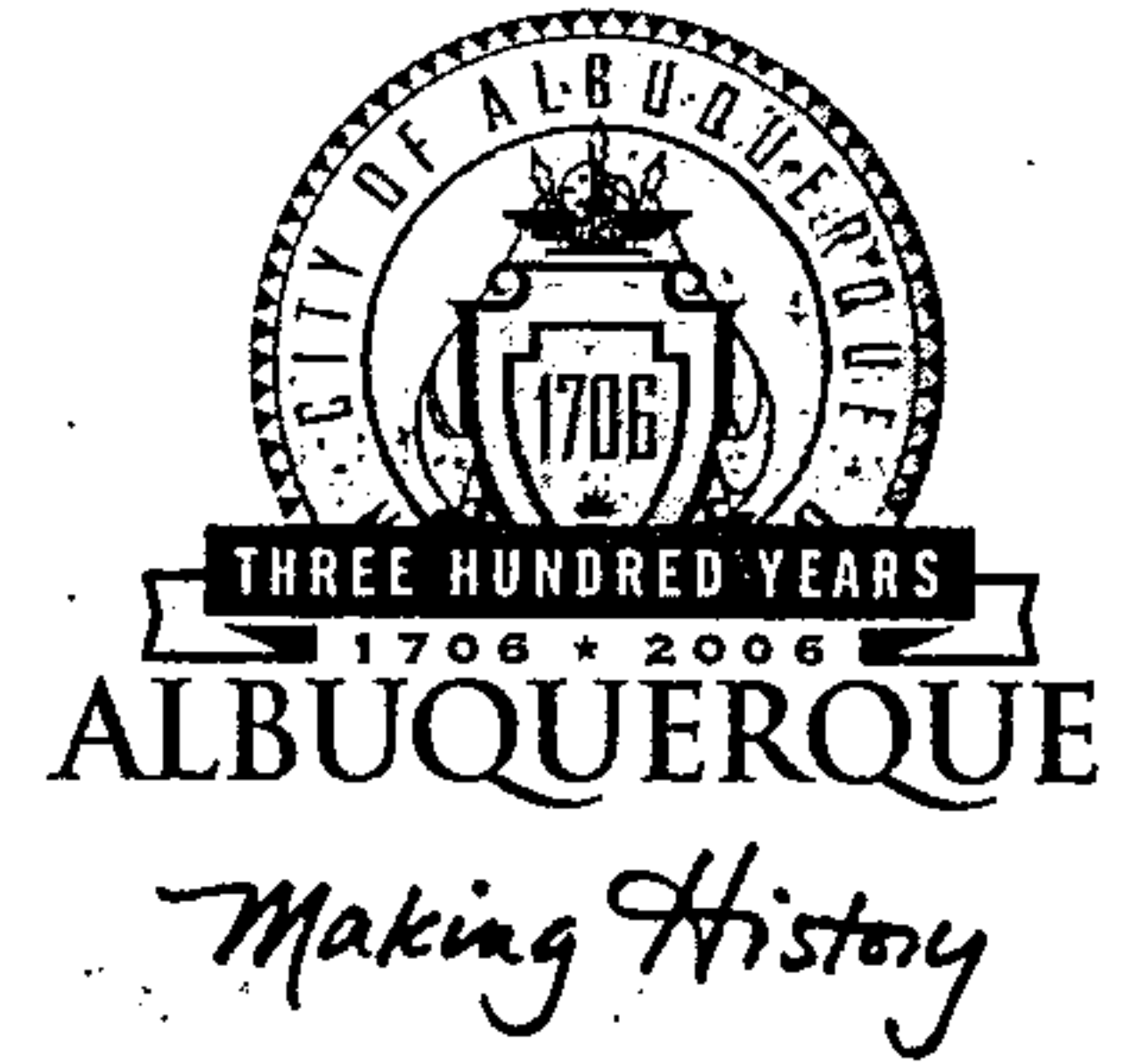
*N.A. - William J. Balch*  
\_\_\_\_\_  
Utility Division Representative

3/10/06  
Date

DRB # \_\_\_\_\_



# CITY OF ALBUQUERQUE



September 20, 2005

John M. MacKenzie, PE.  
Mark Goodwin & Associates, PA.  
PO Box 90606  
Albuquerque, NM 87199

**Re: Anasazi Ridge Subdivision, Grading and Drainage Plan  
Engineer's Stamp dated 9-15-05 (A10-D2)**

Dear Mr. MacKenzie,

Based upon the information provided in your submittal dated 9-15-05, the above referenced plan is approved as Amended for Preliminary Plat Action by the DRB. Once the Board approves the plan please submit a Mylar copy for my signature in order to obtain a Rough Grading Permit.

P.O. Box 1293

Prior to Final Plat or Work Order, the Musseter report detailing all improvements to the Calabacillas Arroyo must be finalized and any revisions to this grading plan must be coordinated and re-examined.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

New Mexico 87103

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

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rudy E. Rael Associate Engineer  
Planning Department.  
Development and Building Services  
BAB

C: Chuck Carusso DMD  
C: Lynn Mazur, AMAFCA  
CC: file

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

PAID RECEIPT

APPLICANT NAME CAPITAL ALLIANCE INVESTMENTS, LLC  
AGENT MARK GOODWIN & ASSOC.  
ADDRESS P.O. BOX 90606  
PROJECT & APP # 1003684/06DRB00325, 00326, 00327, 00329, 00331  
PROJECT NAME ANASAZI RIDGE

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 4205.00 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  
\$ 4300.00 TOTAL AMOUNT DUE

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

4778  
D. MARK GOODWIN AND ASSOCIATES, P.A.  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199  
(505) 828-2200  
DATE 3/10/06  
95-681/1070  
\$ 4,300.00  
PAY TO THE ORDER OF CITY OF ALBUQUERQUE  
FOUR THOUSAND THREE HUNDRED ~~AND~~ 00/100 DOLLARS  
BANK OF THE WEST  
5901 MENAUL BLVD. NE.  
ALBUQUERQUE, NM 87110  
FOR ANASAZI DRB SUBMITTAL  
004728 107006813 283007003

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

3/10/2006 12:10PM LOC: ANNX  
RECEIPT# 00058638 WSH 007 TRANS# 0002  
Account 441032 Fund 0110  
Activity 3424000 TRSKAL  
Trans Amt \$4,300.00  
J24 Misc

\$20.00

Thank You

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

3/10/2006 12:10PM LOC: ANNX  
RECEIPT# 00058639 WSH 007 TRANS# 0002  
Account 441006 Fund 0110  
Activity 4983000 TRSKAL  
Trans Amt \$4,300.00  
J24 Misc

\$4,205.00

Thank You

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

3/10/2006 12:11PM LOC: ANNX  
RECEIPT# 00058640 WSH 007 TRANS# 0002  
Account 441018 Fund 0110  
Activity 4971000 TRSKAL  
Trans Amt \$4,300.00  
J24 Misc

\$75.00

CK  
CHANGE

\$4,300.00

\$0.00

Thank You



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from 4-11-06 To 4-26-06

#### 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.

[Signature] (Applicant or Agent) 3/31/06 (Date)

I issued 2 signs for this application, 3/31/06 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003684

# 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.

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#### 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 21, 2006 To APRIL 5, 2006

#### 5. REMOVAL

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

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

Kisha Jensen MGA  
(Applicant or Agent)

3/10/2006  
(Date)

I issued 2 signs for this application, 03/10/06 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003684



# EXHIBIT B

## VACATION REQUEST

### ANASAZI RIDGE SUBDIVISION

#### UNITS 1, 2, 3 AND 4

**NOTE:** (RIGHT-OF-WAY TO BE VACATED BY THIS PLAT.)  
 A PORTION OF: GATES STREET N.W. AND WESTSIDE BOULEVARD N.W.,  
 ALL OF: NAVAJO DRIVE N.W., GORDON AVENUE N.W., PRATT  
 STREET N.W., RAMSEY STREET N.W., FROST STREET N.W. AND  
 MASON STREET N.W.; (13.6783 AC.)

INDICATES VACATION REQUEST

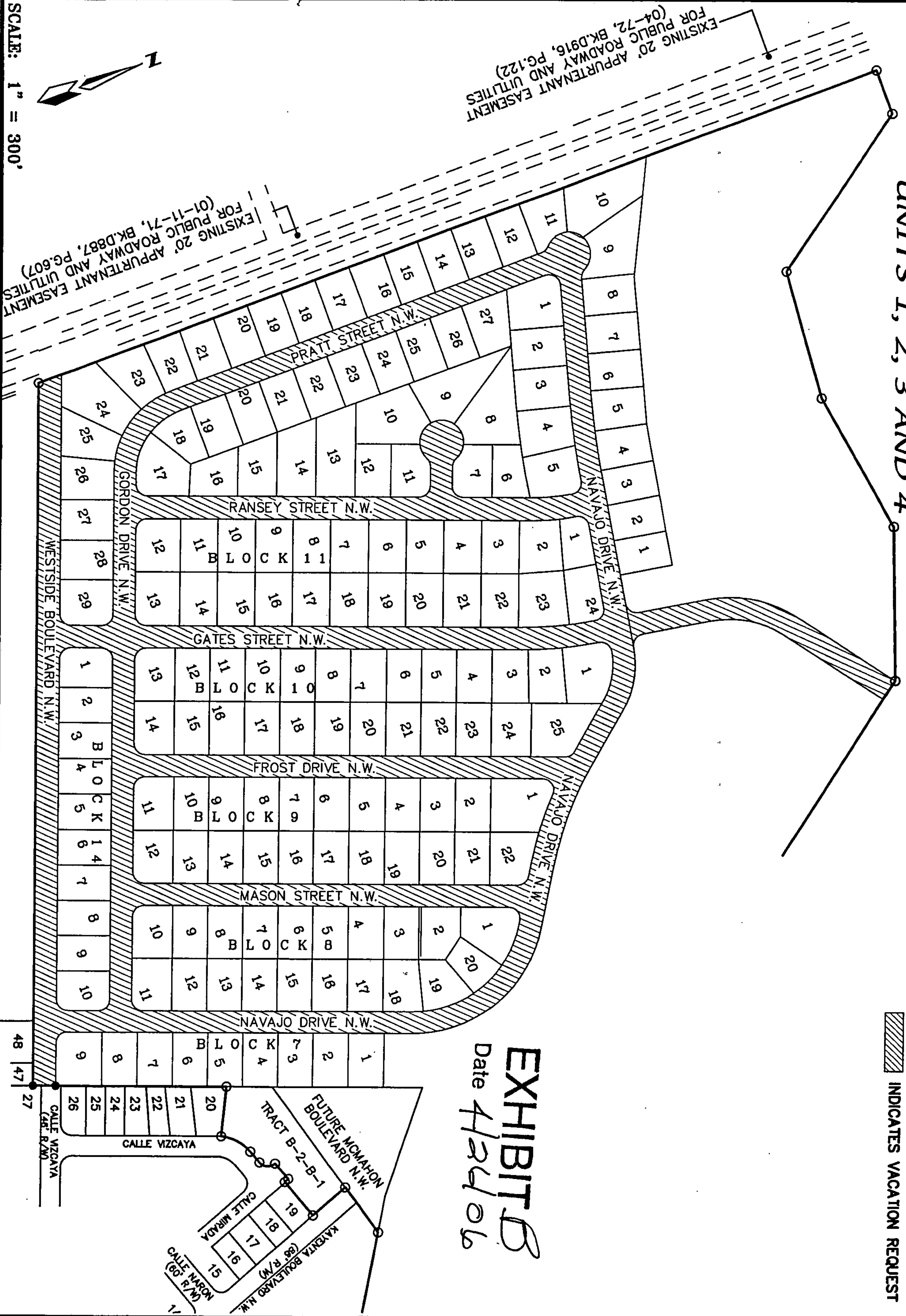


EXHIBIT B

Date 4/24/06

SCALE: 1" = 300'



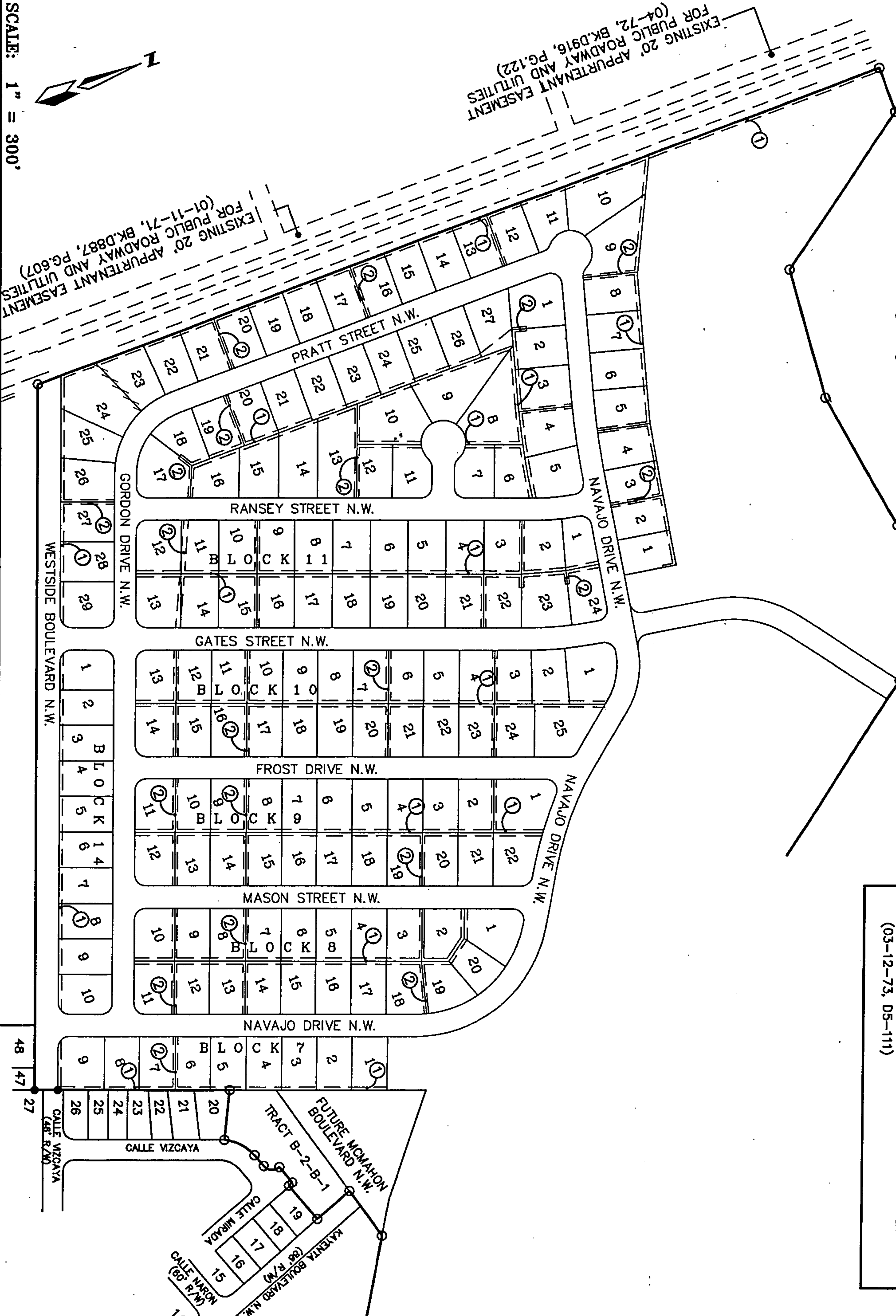
EXISTING 20' APPURTENANT EASEMENT  
 FOR PUBLIC ROADWAY AND UTILITIES  
 (04-72, BK.D916, PG.122)

EXISTING 20' APPURTENANT EASEMENT  
 FOR PUBLIC ROADWAY AND UTILITIES  
 (01-11-71, BK.D887, PG.607)



# EXHIBIT B VACATION REQUEST ANASAZI RIDGE SUBDIVISION UNITS 1, 2, 3 AND 4

SCALE: 1" = 300'

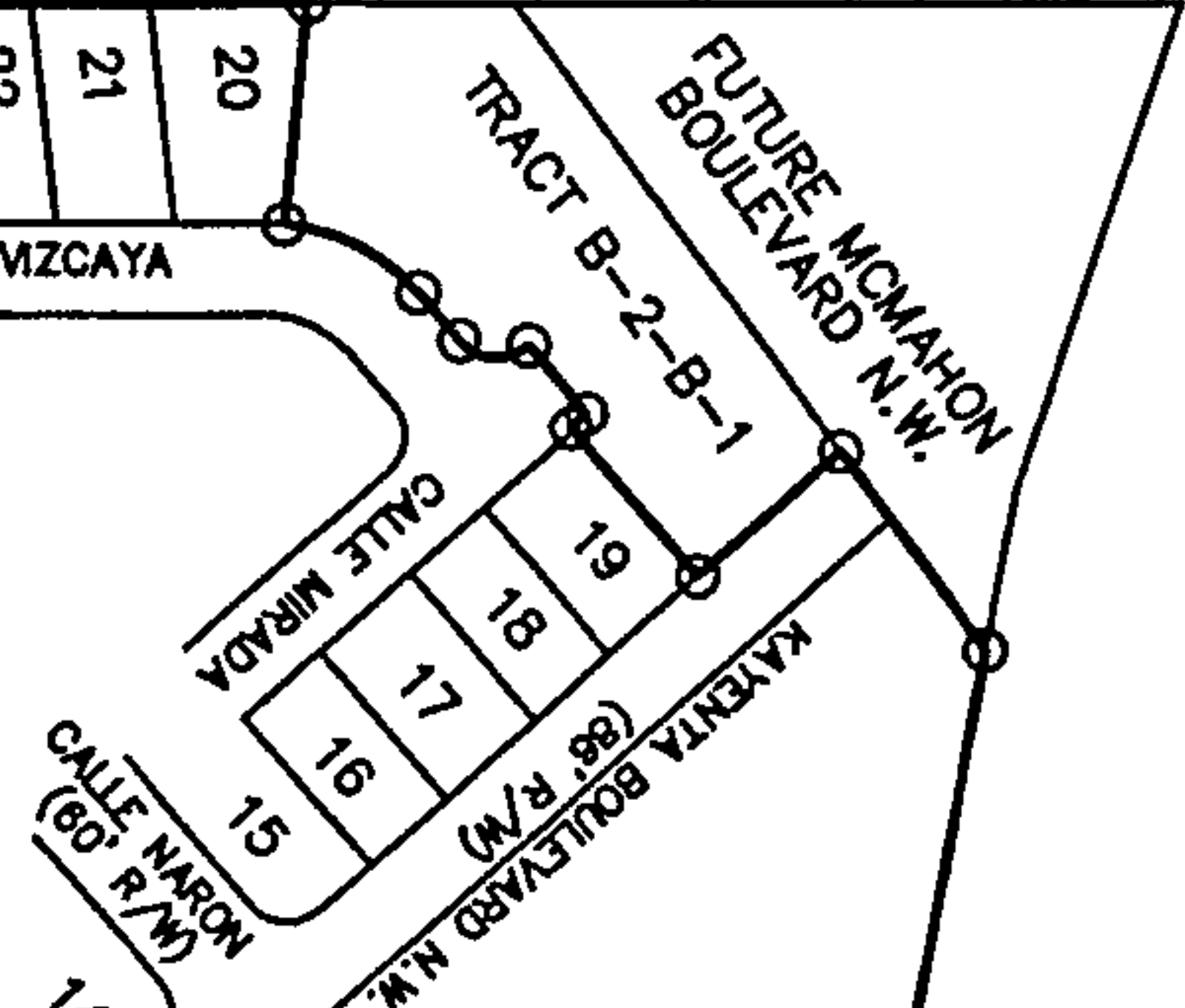


**NOTE: EXISTING EASEMENTS TO BE VACATED BY THIS PLAT.**  
(WITHIN BOUNDARY OF PLAT ONLY)

- ① EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111)
- ② EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111)

EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (04-72, BK.D916, PG.122)

EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.607)



# EXHIBIT C VACATION REQUEST ANASAZI RIDGE SUBDIVISION UNITS 1, 2, 3 AND 4



**NOTE: EXISTING EASEMENTS TO BE VACATED BY THIS PLAT.**  
(WITHIN BOUNDARY OF PLAT ONLY)

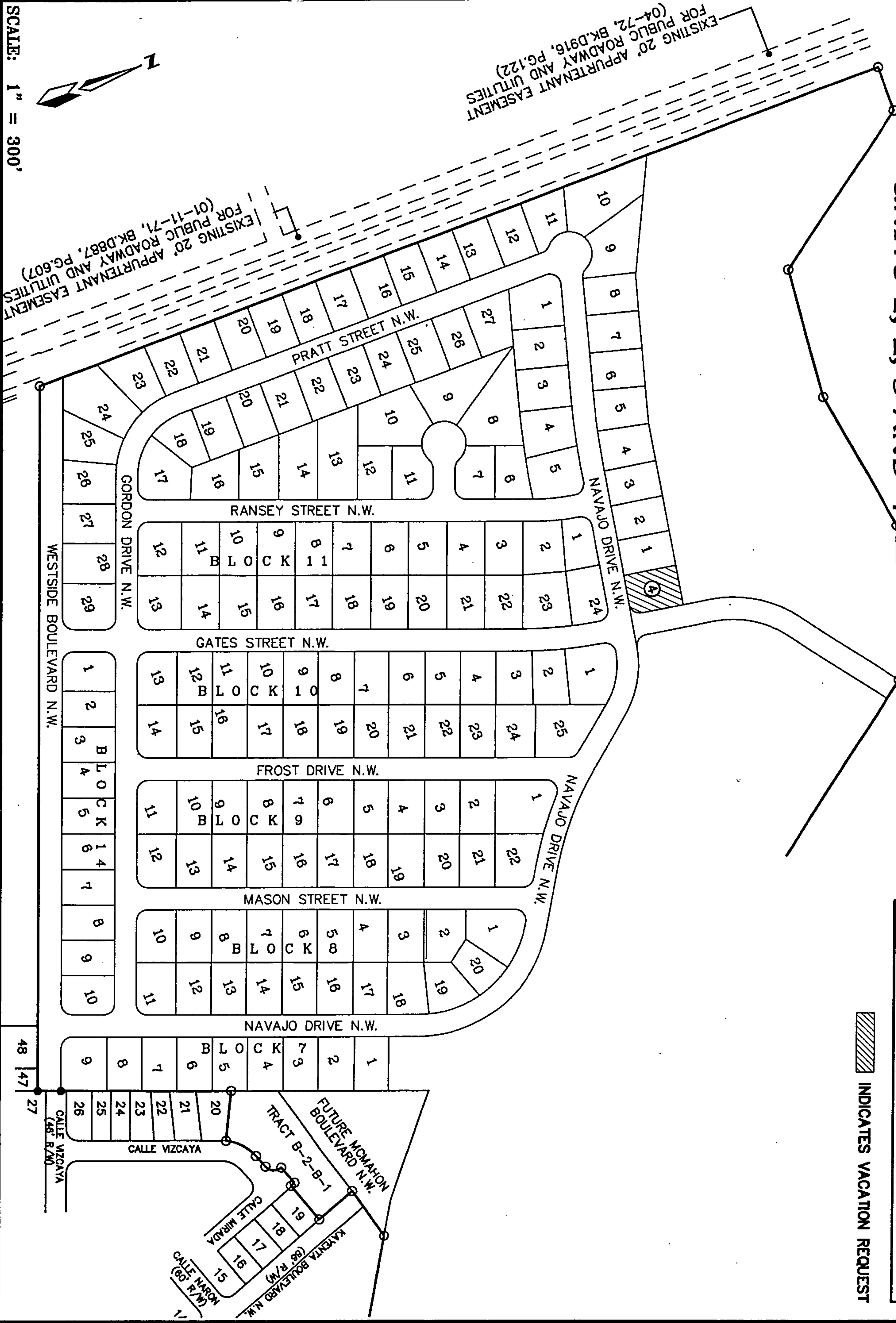
③ EXISTING 15' DRAINAGE EASEMENT  
(03-12-73, D5-111)

▨ INDICATES VACATION REQUEST  
UNLESS OTHERWISE NOTED

SCALE: 1" = 300'



# EXHIBIT D VACATION REQUEST ANASAZI RIDGE SUBDIVISION UNITS 1, 2, 3 AND 4



NOTE: EXISTING EASEMENT TO BE VACATED BY THIS PLAN.

④ EXISTING DRAINAGE EASEMENT  
(03-12-73, 05-111)

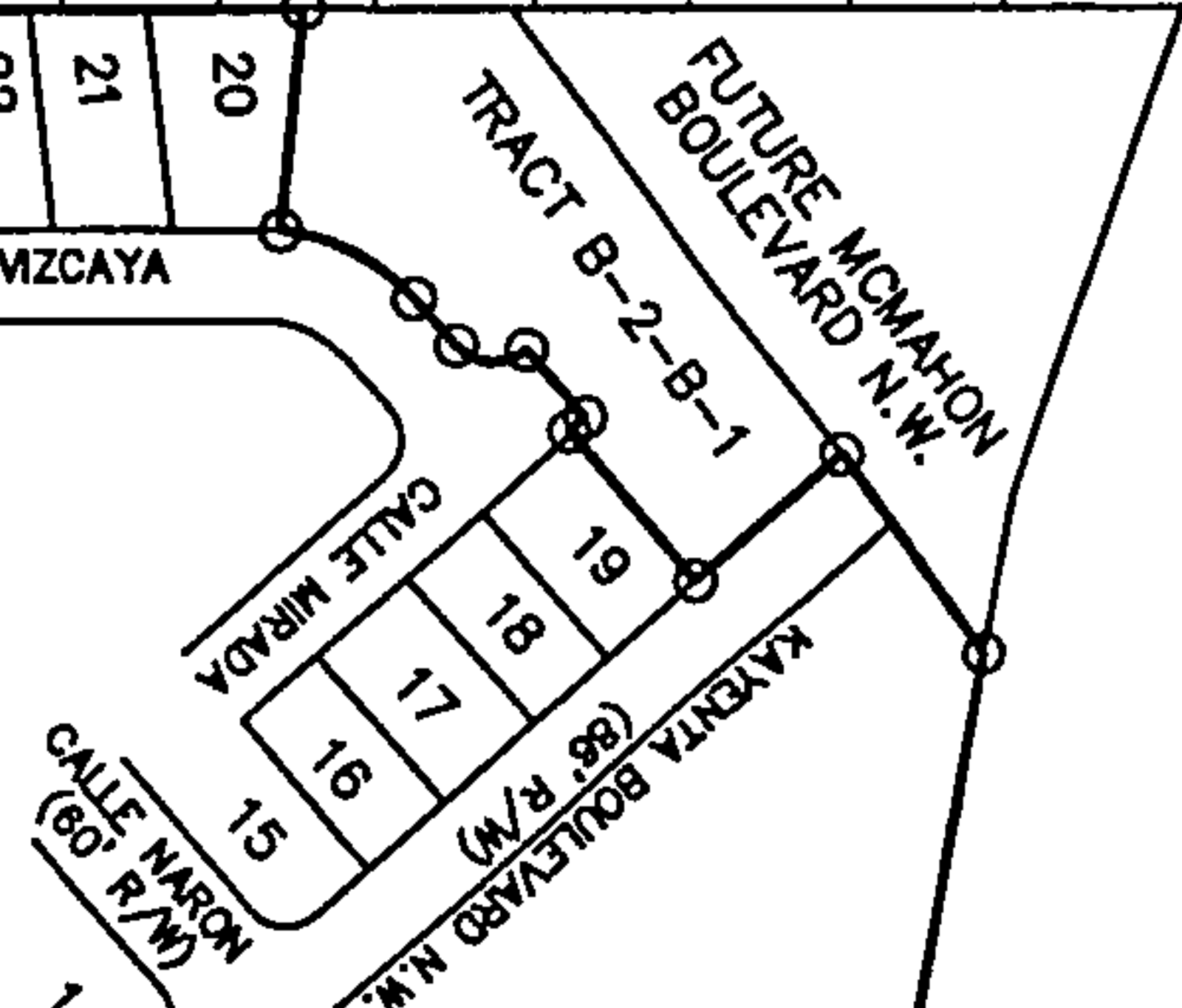
▨ INDICATES VACATION REQUEST

SCALE: 1" = 300'



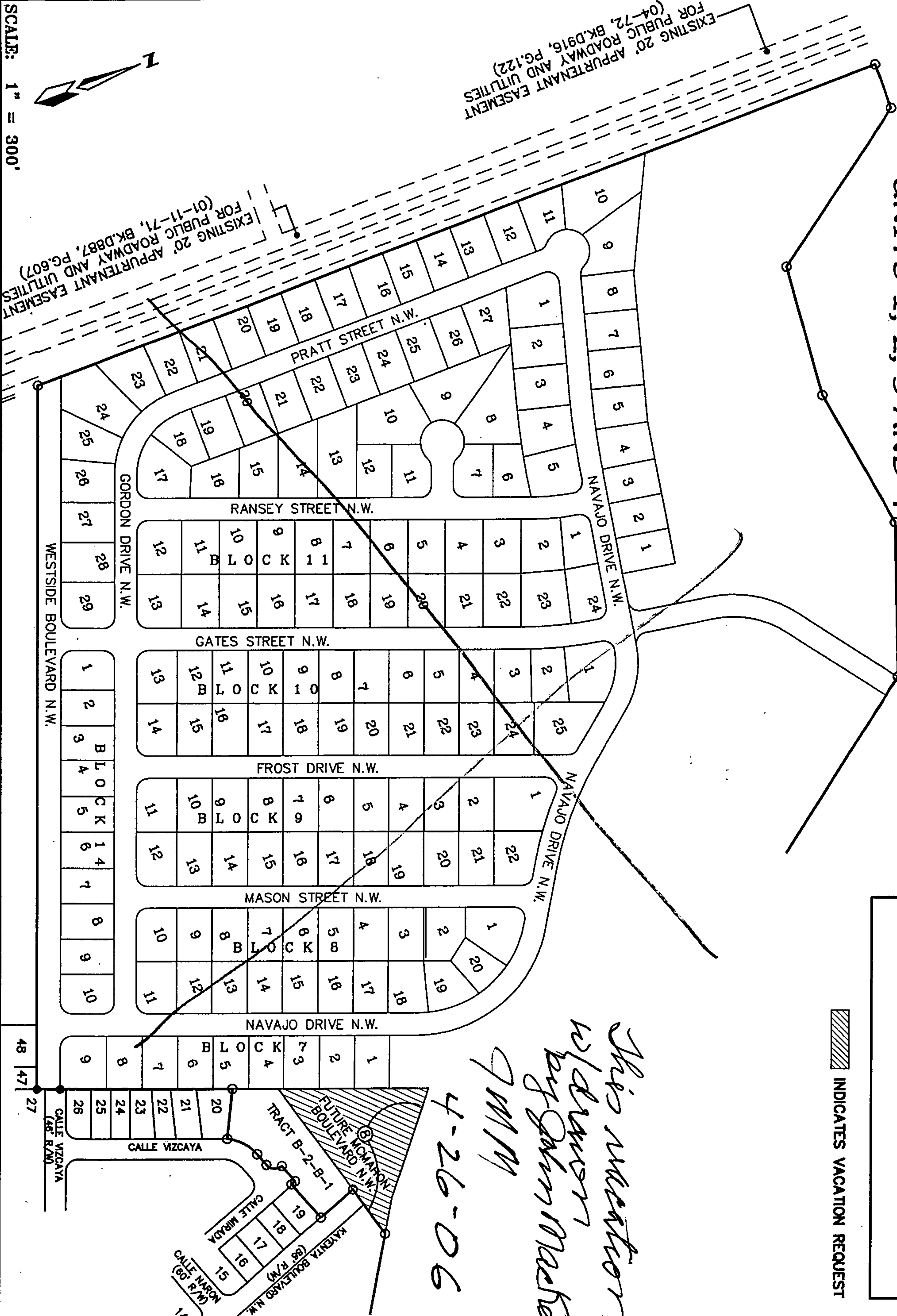
EXISTING 20' APPURTENANT EASEMENT  
FOR PUBLIC ROADWAY AND UTILITIES  
(04-72, BK.D916, PG.122)

EXISTING 20' APPURTENANT EASEMENT  
FOR PUBLIC ROADWAY AND UTILITIES  
(01-11-71, BK.D887, PG.607)





# EXHIBIT E VACATION REQUEST ANASAZI RIDGE SUBDIVISION UNITS 1, 2, 3 AND 4



SCALE: 1" = 300'



EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (04-72, BK.D916, PG.122)

EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (01-11-71, BK.D887, PG.607)

NOTE: EXISTING EASEMENT TO BE VACATED BY THIS PLAT.  
(WITHIN BOUNDARY OF PLAT ONLY)

Ⓢ EXISTING PUBLIC ROADWAY EASEMENT (12-20-00, 02C-310)

▨ INDICATES VACATION REQUEST

*This is the location of the vacation request by John MacKenzie*

*9/11/04*

*4-26-06*

WESTSIDE BOULEVARD N.W.

GORDON DRIVE N.W.

RANSEY STREET N.W.

PRATT STREET N.W.

GATES STREET N.W.

FROST DRIVE N.W.

MASON STREET N.W.

NAVAJO DRIVE N.W.

NAVAJO DRIVE N.W.

NAVAJO DRIVE N.W.

CALLE VIZCAYA

TRACT B-2-B-1

FUTURE BOULEVARD N.W.

CALLE MIRADA

KARENITA BOULEVARD N.W.

CALLE NARON

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BLOCK 10

BLOCK 8

BLOCK 7

BLOCK 5

BLOCK 3

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**ANASAZI RIDGE SUBDIVISION**  
**SIDEWALK DEFERRED/WAIVER EXHIBIT**

**LEGEND**

————— SIDEWALK WAIVER

————— SIDEWALK DEFERRED



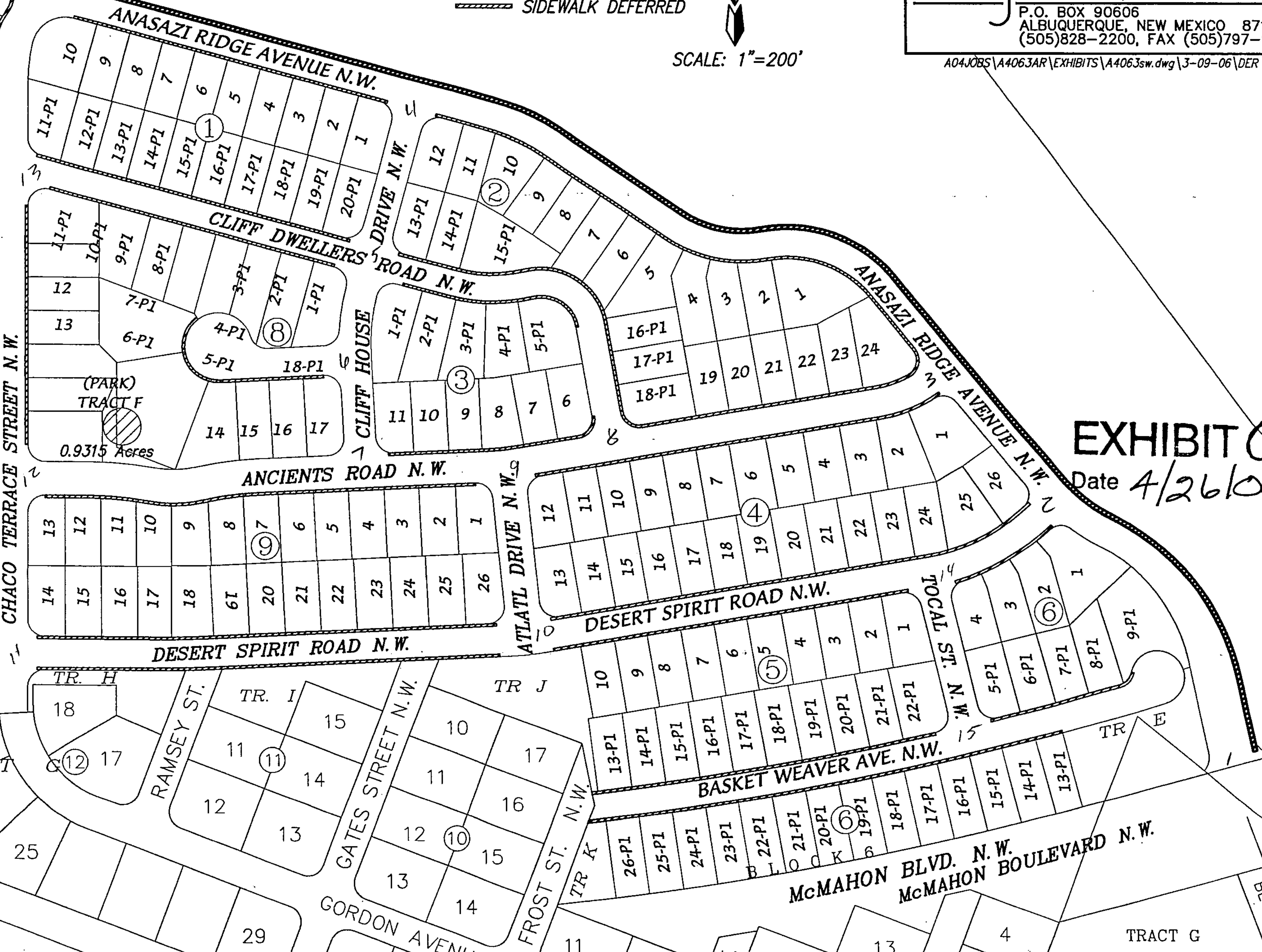
SCALE: 1"=200'

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS

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

A04JOBS\A4063AR\EXHIBITS\A4063sw.dwg\3-09-06\DER RDO TAS

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**EXHIBIT C**  
Date 4/26/06

KAYENTA  
BLVD NW

TRACT G



A, PGS.07-09)

N.W.

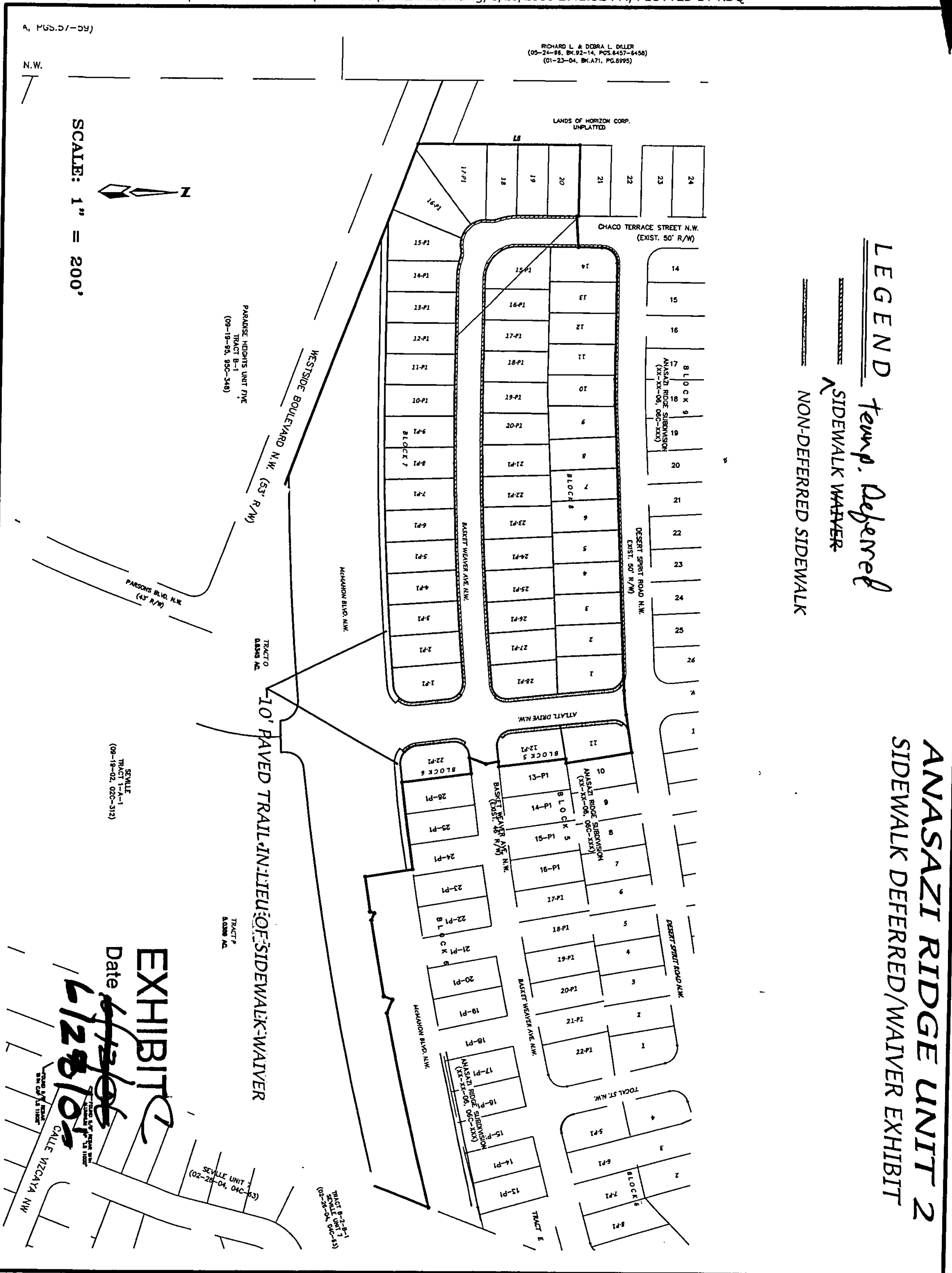
RICHARD L & DEBRA L OLLER  
(05-24-96, BK. 92-14, PGS. 6457-6458)  
(01-23-04, BK. A71, PG. 8995)

SCALE: 1" = 200'



**LEGEND**  
*temp. Deferred*  
 SIDEWALK WAIVER  
 NON-DEFERRED SIDEWALK

**ANASAZI RIDGE UNIT 2  
 SIDEWALK DEFERRED/WAIVER EXHIBIT**



SEVILLE TRACT 1-A-1  
(08-19-02, 02C-312)

PARADISE HEIGHTS UNIT FIVE  
TRACT B-1  
(08-19-95, 95C-348)

10' PAVED TRAIL IN LIEU OF SIDEWALK/WAIVER

**EXHIBIT 1**  
 Date *6/28/06*  
*6/28/06*

TRACT B-2-B-1  
SEVILLE UNIT 1  
(02-28-04, 04C-63)

SEVILLE UNIT  
(02-28-04, 04C-63)

CALLE VIZCAYA NW



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003684 AGENDA#: 5 DATE: 3.9.05

1. Name: John MacKenzie Address: MAA Zip: \_\_\_\_\_

2. Name: Scott Davis Address: MAA Zip: \_\_\_\_\_

3. Name: Lotterman Address: Collaty 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: \_\_\_\_\_

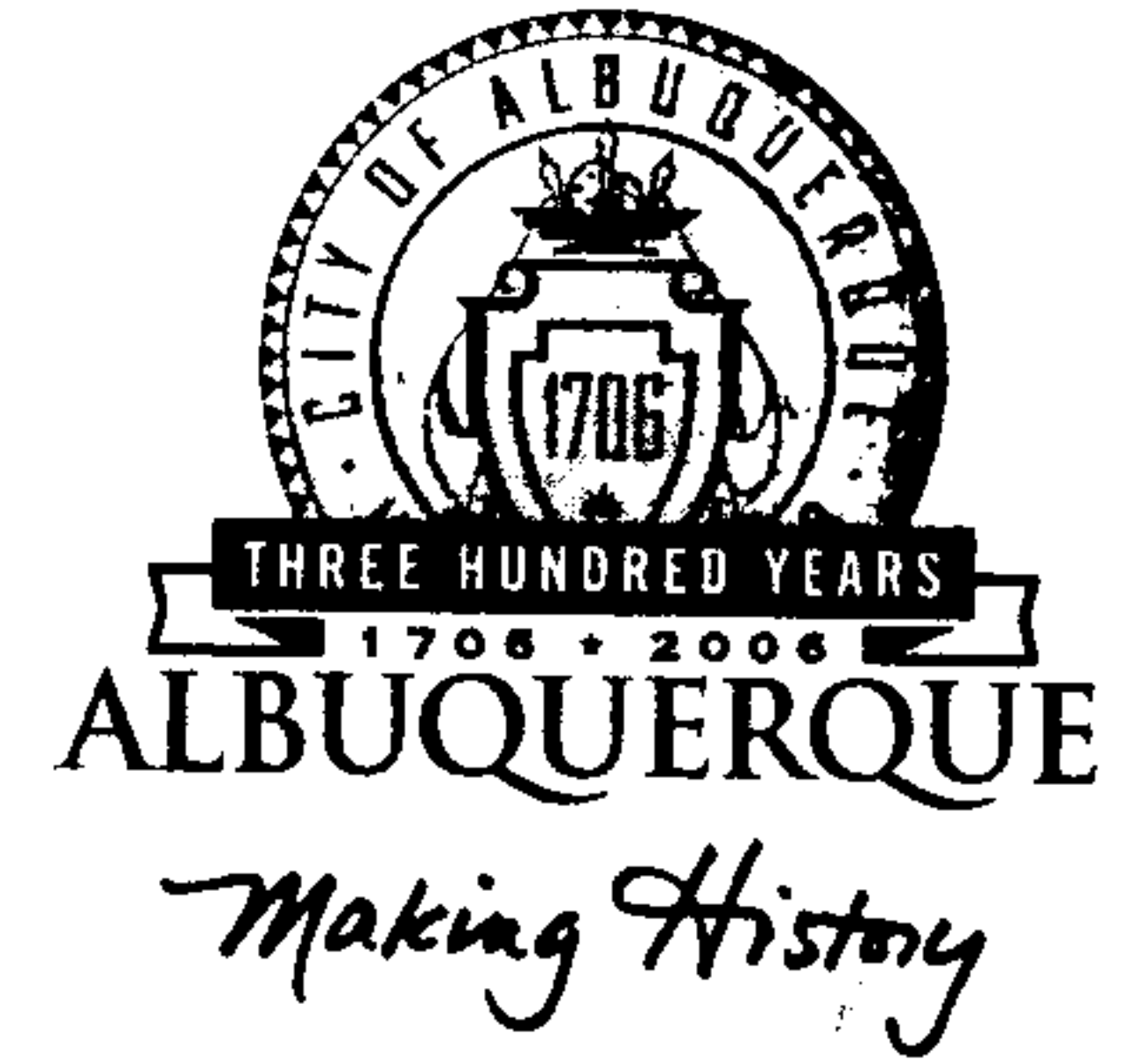
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003684**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the vacation request.  
An approved drainage report dated 3-7-05 is on file for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:** *signed I.L.*

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:** March 9, 2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 2, 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: 11:35 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 # 1001901**  
05DRB-00196 Major-Vacation of Public Easements  
05DRB-00197 Minor-Vacation of Private Easements  
05DRB-00198 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, **VERANDA STREET PROPERTIES**, zoned R-2, located on RIO GRANDE BLVD NW, between VERANDA ST NW and GLENWOOD NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700, 02DRB-00097, 02DRB-00098] (G-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**



2. **Project # 1003641**  
05DRB-00194 Major-Vacation of Pub  
Right-of-Way  
05DRB-00195 Major-Preliminary Plat  
Approval

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 (to be known as **ATLANTIC AND SANTA FE SUBDIVISION**) zoned R-G, located on 3<sup>RD</sup> ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/3/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: A UTILITY PLAN FOR WATER AND SEWER SERVICES SHALL BE APPROVED BY UTILITY DEVELOPMENT. THE FINAL PLAT SHALL SHOW LOT 10 WITH 3600 SQ. FT. MINIMUM LOT SIZE.**

3. ~~Project # 1003684~~  
05DRB-00118 Major-Vacation of Pub  
Right-of-Way  
05DRB-00121 Major-Preliminary Plat  
Approval  
05DRB-00119 Minor-Sidewalk Waiver  
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443 ] [*Deferred from 2/16/05, 2/23/05 & 3/2/05*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

**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.**

4. **Project # 1003804**  
05DRB-00315 Minor-SiteDev Plan  
BldPermit/EPC

GREGORY T HICKS & ASSOCIATES agent(s) for LOVELACE SANDIA HEALTH SYSTEM request(s) the above action(s) for all or a portion of Tract(s) M-1, **UNIVERSITY HEIGHTS HOSPITAL**, zoned SU-1 HOSP & PROF OFFICES, located on MONTGOMERY BLVD NE, between JEFFERSON NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 04EPC01831, DRB-96-20, V 96-7, Z-81-53, Z-78-178 Z-77-109, ZA-76-165] [Carmen Marrone, EPC Case Planner] (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1001770**  
05DRB-00320 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES. agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5A2-A, **LANDS OF JOEL TAYLOR**, zoned C-2 community commercial zone, located on MONTANO NW, between WINTERHAVEN RD NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC01722, 04EPC01721] [Elvira Lopez, EPC Case Planner] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1000980**  
05DRB-00161 Minor-Amnd SiteDev Plan  
BldPermit/EPC  
05DRB-00162 Minor-SiteDev Plan Subd/EPC  
05DRB-00163 Minor-SiteDev Plan  
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05, 2/16/05 & 2/23/05*] (G-20) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-00160 Minor-Prelim&Final Plat  
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05, 2/16/05 & 2/23/05*] (G-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, INCLUDE ALL EASEMENTS OF RECORD AND THE DECLARATION OF EASEMENTS, COVENANTS & RESTRICTIONS DATED 1/12/05 MUST BE RECORDED WITH THE PLAN AND TO PLANNING FOR THE AGIS DXF FILE.**

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

7. **Project # 1003978**  
05DRB-00309 Minor-Prelim&Final Plat  
Approval

ALBUQUERQUE SURVEYING COMPANY, INC agent(s) for CHARLES B. AND THERESA M. LUCERO request(s) the above action(s) for UNPLATTED LAND (to be known as **LANDS OF CHARLES B. AND THERESA M. LUCERO**, zoned SU-2 RCM, located on MOUNTAIN RD NE, between WALTER NE and I-25 containing approximately 1 acre(s). (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROOF OF DATE OF HOUSE CONSTRUCTION.**



8. **Project # 1000045**  
05DRB-00313 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s). [REF: DRB-98-227, 04DRB01978, 05DRB00030] (F-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002047**  
05DRB-00312 Minor-Prelim&Final Plat  
Approval

TIERRA WEST agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LN NE containing approximately 7 acre(s). [REF: 04DRB01174] (E-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A LETTER OF ACCEPTANCE FOR PROJECT NUMBER 7571-81 WATER LINE/FIRE HYDRANT RELOCATION.**

10. **Project # 1002334**  
04DRB-01479 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A Foothills Estates, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] [*Final Plat Indef Deferred for SIA*] (K-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

11. **Project # 1002928**  
05DRB-00297 Major-Amnd Prelim Plat  
Approval  
05DRB-00308 Major-Final Plat Approval

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: 04DRB-00718] *[Deferred from 2/23/05]* (C-9) **THE BOARD DEEMED IT WAS NOT NECESSARY TO AMEND THE PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS TO ADD OPEN SPACE NOTE.**

12. **Project # 1002639**  
05DRB-00307 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] *[Deferred from 2/23/05]* (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

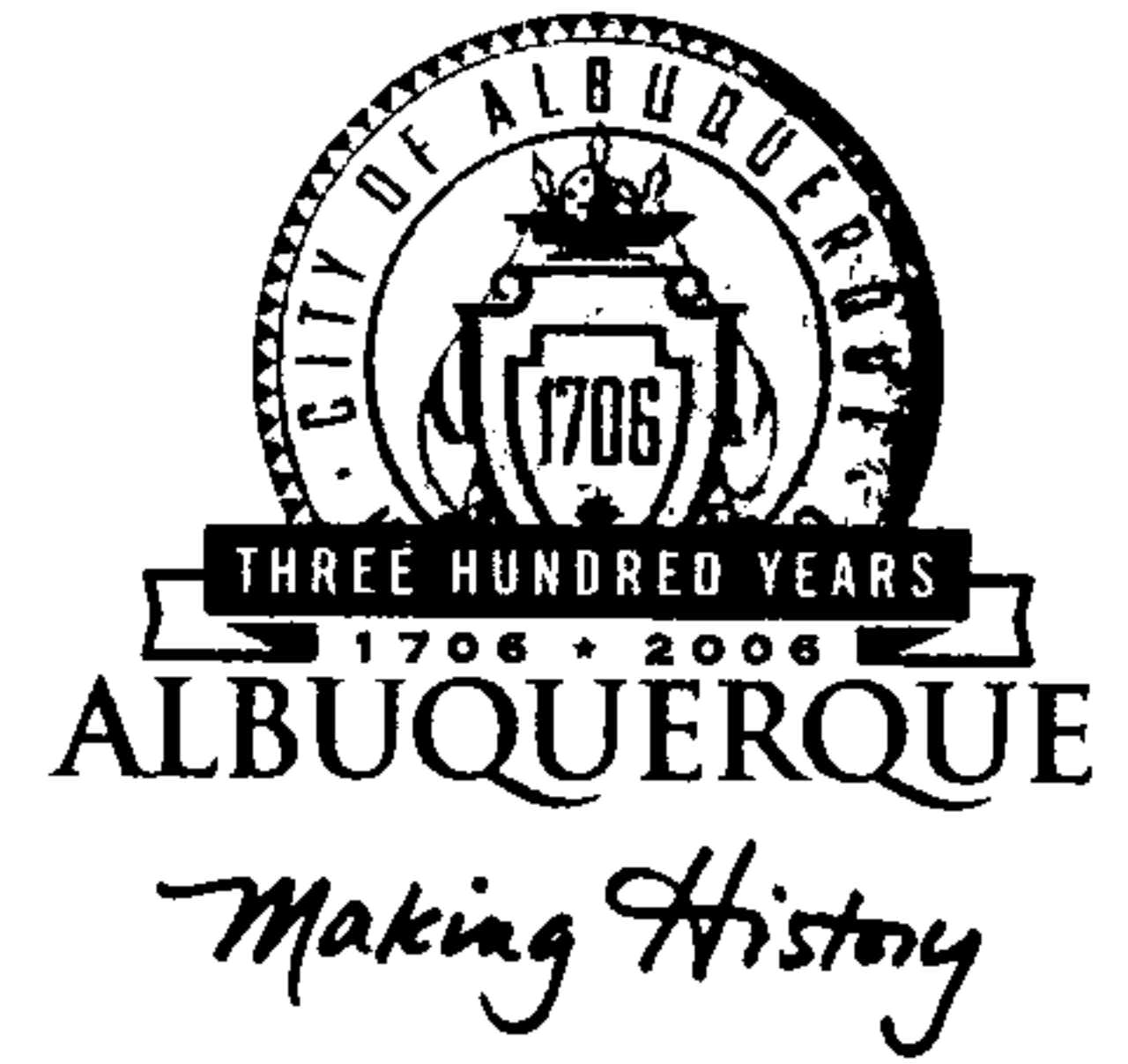
13. **Project # 1003762**  
05DRB-00316 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-T, located on EASTRIDGE DR NE, between INDIAN SCHOOL RD NE and CHELWOOD PK BLVD NE containing approximately 5 acre(s). [REF: 04EPC01714] (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for February 9, 2005. **THE DRB MINUTES FOR FEBRUARY 9, 2005 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003684**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 2-18-05 is on file for Preliminary Plat approval. The Hydrology Section has no objection to the subject request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

*defer to 3-9-05*

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:** March 2, 2005



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003684 AGENDA#: 3 DATE: 3.2.05

1. Name: John MacKenzie Address: MAA Zip: \_\_\_\_\_

2. Name: Scott Davis Address: IL 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: \_\_\_\_\_



2. **Project # 1003905**  
05DRB-00134 Major-Vacation of Public  
Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003713**  
05DRB-00147 Major-Vacation of Pub  
Right-of-Way  
05DRB-00148 Minor-Prelim&Final Plat  
Approval  
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00303 Minor-SiteDev Plan  
BldPermit

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI] (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR MINOR CORRECTIONS.**



4. **Project # 1003703**  
05DRB-00150 Major-Preliminary Plat Approval  
05DRB-00151 Major-Vacation of Pub Right-of-Way  
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

5. **Project # 1001031**  
05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00298 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F-1 & F-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB 1001031, 01DRB00788, 05DRB00140] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AIDS DXF AND THE 15-DAY APPEAL PERIOD.**

6. ~~Project # 1003684~~  
05DRB-00118 Major-Vacation of Pub Right-of-Way  
05DRB-00121 Major-Preliminary Plat Approval  
05DRB-00119 Minor-Sidewalk Waiver  
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443 ] *[Deferred from 2/16/05 & 2/23/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

7. **Project # 1003790**  
05DRB-00085 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] [Deferred from 2/9/05 & 2/16/05] (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS ON THE REVISIONS OF THE SITE PLAN.**

05DRB-00165 Minor-Prelim&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] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WS APPROVED WITH THE CONDITION: THE AMAFCA BOARD SHALL ALSO VACATE THIS EASEMENT AND THE DEVELOPER SHALL ENTER INTO A TURN-KEY AGREEMENT WITH AMAFCA FOR THE MAINTENANCE OF THE CHANNEL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003475**  
04DRB-01694 Major-Vacation of Pub  
Right-of-Way  
04DRB-01695 Major-Preliminary Plat  
Approval  
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05 & 2/23/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

**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 # 1003865**  
05DRB-00304 Minor-SiteDev Plan  
BldPermit
- DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE**) zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1000980**  
05DRB-00161 Minor-Amnd SiteDev Plan  
BldPermit/EPC  
05DRB-00162 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00163 Minor-SiteDev Plan  
BldPermit/EPC
- NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
- 05DRB-00160 Minor-Prelim&Final Plat  
Approval
- RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**



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

11. **Project # 1002928**  
05DRB-00297 Major-Amnd Prelim Plat Approval  
05DRB-00308 Major-Final Plat Approval
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: DRB04-00718] *[Deferred from 2/23/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
12. **Project # 1003417**  
05DRB-00238 Minor-Amnd Prelim Plat Approval  
05DRB-00237 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **MOUNTAIN TRAIL SUBDIVISION, UNIT 3**, zoned R-D, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671, 04DRB01056, 04DRB01057, 04DRB01058, 04DRB01232] (B-19) **AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDED INFRASTRUCTURE LIST DATED 2/23/05 WAS APPROVED. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
13. **Project # 1003759**  
05DRB-00294 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1003761**  
05DRB-00210 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. **Project # 1003420**  
05DRB-00295 Minor-Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Tract(s) B-2 UNIT 3, VOLCANO CLIFFS, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 5 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1000081**  
05DRB-00305 Minor-Prelim&Final Plat  
Approval

TIERRA WEST agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) B3D, **COTTONWOOD CORNERS**, zoned SU-1 IP, located on COORS BLVD BYPASS NW, between ELLISON DR NW and NM 528 NW containing approximately 6 acre(s). [REF: 00DRB00276, 04AA01343] (A-13/A-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE AND A COPY OF AN AMENDED SITE PLAN TO MAKE SURE IT MATCHES THE PLAT.**

17. **Project # 1002506**  
05DRB-00306 Minor-Final Plat  
Approval

TIERRA WEST agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C,12A and 12B, PORTION OF BLACK RANCH, (to be known as **BLACK FARMS ESTATES, UNITS 1 & 2**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 67 acre(s). [REF: 04DRB00637, 03EPC00501] (C-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA'S SIGNATURES.**

18. **Project # 1002639**  
05DRB-00307 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] *[Deferred from 2/23/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

19. **Project # 1002743**  
04DRB-00888 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) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF:Z-03-01007, 03DRB00989] *[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05]* (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



20. **Project # 1001934**  
05DRB-00292 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN & PATRICK NAPOLEONE request(s) the above action(s) for all or a portion of Tract(s) 4C-4G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 02DRB00697, 02DRB01863, 02DRB01866, 04DRB01471] (G-12) **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**

21. **Project # 1000795**  
05DRB-00302 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC agent(s) for JOHN & NADINE MINER request(s) the above action(s) for all or a portion of Lot(s) 24, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW, between RIO GRANDE BLVD MW and 12<sup>TH</sup> ST NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003971**  
05DRB-00293 Minor-Sketch Plat or  
Plan

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> ST NW, between GENE AVE NW and GAVILAN PL NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003975**  
05DRB-00301 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION (to be known as ZUNI TOWNHOMES) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s).[REF:ZA-78-377]K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003973**  
05DRB-00299 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 7, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE NW containing approximately 15 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

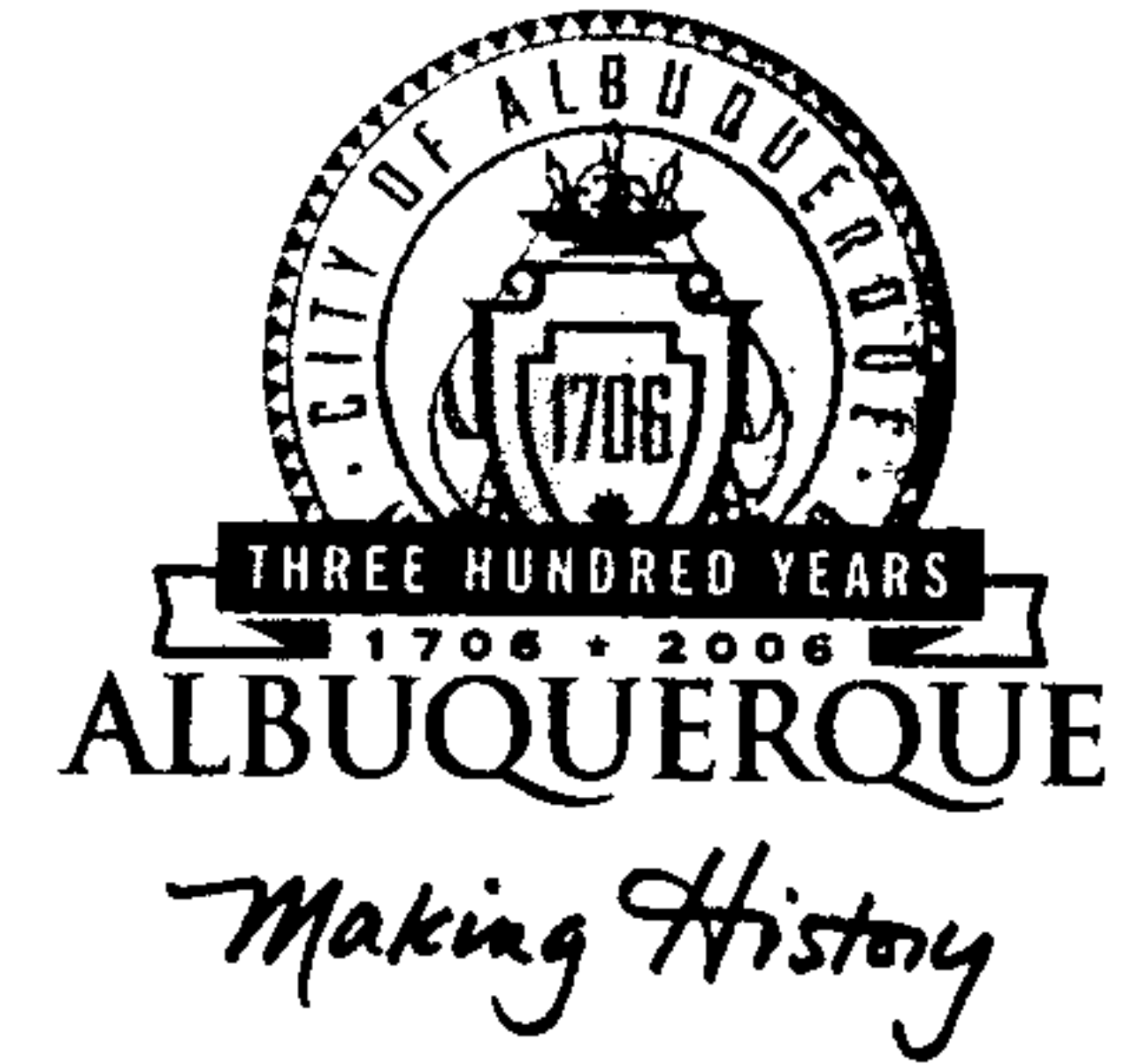
25. **Project # 1003974**  
05DRB-00300 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN, P.A. agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 5, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between TREELINE NW and UNIVERSE BLVD NW containing approximately 6 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Approval of the Development Review Board Minutes for February 2, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 2, 2005 WERE APPROVED.**

ADJOURNED: 1:30 P.M.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003684**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

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

New Mexico 87103

**RESOLUTION:**

3-2-05

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:** February 23, 2005



Refer 3/2/05

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003684 AGENDA#: 6 DATE: 2/23/05

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: \_\_\_\_\_

7. **Project # 1003684**  
05DRB-00118 Major-Vacation of Pub  
Right-of-Way  
05DRB-00121 Major-Preliminary Plat  
Approval  
05DRB-00119 Minor-Sidewalk Waiver  
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92-acre(s). [REF: 04DRB01443 ] [Deferred from 2/16/05] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

8. **Project # 1003475**  
04DRB-01694 Major-Vacation of Pub  
Right-of-Way  
04DRB-01695 Major-Preliminary Plat  
Approval  
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLTL, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

9. **Project # 1001440**  
05DRB-00026 Major-SiteDev Plan  
BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA**, zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [Deferred from 2/2/05] (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CORRECT WATER AND SEWER SERVICE LINE SIZES AND SHOW METER LOCATION AND SIZE AND PLANNING FOR 15-DAY APPEAL PERIOD AND COMMENTS IN FILE.**

10. **Project # 1003790**  
05DRB-00085 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00165 Minor-Prelim&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] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

**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.**

11. **Project # 1003929**  
05DRB-00205 Minor-SiteDev Plan  
BldPermit

SANDERS AND ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 42, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP USES, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, PROJ-1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON COMMENT SHEET AND TO PLANNING TO ADD ROOF LANGUAGE ON 2/11/05 LETTER ONTO SITE PLAN FOR BUILDING PERMIT AS A NOTE.**



12. **Project # 1002529**  
05DRB-00212 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00213 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-00214 Minor-Amnd Prelim Plat  
Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374] [Makita Hill, EPC Case Planner] (B-13/B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK NEEDS TO BE ADDED. THE AMENDED INFRASTRUCTURE LIST DATED 2/16/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1003646**  
05DRB-00114 Minor-SiteDev Plan  
BldPermit

PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION**, zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] [Elvira Lopez, EPC Case Planner] [Deferred from 2/2/05] (H-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000980**  
05DRB-00161 Minor-Amnd SiteDev Plan  
BldPermit/EPC  
05DRB-00162 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00163 Minor-SiteDev Plan  
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00160 Minor-Prelim&Final Plat  
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

15. **Project # 1003764**  
05DRB-00208 Minor-SiteDev Plan  
BldPermit/EPC

SMPC ARCHITECTS agent(s) for HOPE EVANGELICAL FREE CHURCH request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **HOLIDAY PARK SUBDIVISION**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE containing approximately 4.6 acre(s). [**Stephanie Shumsky, EPC Case Planner**] (F-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS, RESCIND TCL AND 3 COPIES OF SITE PLAN FOR BUILDING PERMIT.**

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

16. **Project # 1003874**  
05DRB-00199 Minor-Subd Design (DPM)  
Variance
- ISAACSON & ARFMAN, PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-00717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126] (N-8) **A SUBDIVISION DESIGN VARIANCE FOR BLOCK LENGTH WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
17. **Project # 1003932**  
05DRB-00215 Minor-Prelim&Final Plat  
Approval
- ISAACSON & ARFMAN PA agent(s) for TRICOR REFERENCE LABS request(s) the above action(s) for all or a portion of Tract(s) D-1-A, **GATEWAY SUBDIVISION**, zoned SU-2 FOR C-3, located on WOODWARD PL NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 10 acre(s). [REF: 02DRB01516] (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND CHECK FOR LINEOUT NOTE.**
18. **Project # 1000849**  
05DRB-00211 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 61, 62 and 63, **BREEZE AT MOUNTAIN GATE**, zoned SU-1, PRD,C-1, SC, located on FOUR HILLS RD SE, between WENONAH AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**



19. **Project # 1003761**  
05DRB-00210 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

20. **Project # 1002743**  
04DRB-00888 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) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF:Z-03-01007, 03DRB00989][*Final Plat was Indef Deferred for SIA 6/16/04*] *[Deferred from 2/9/05 & 2/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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

21. **Project # 1003931**  
05DRB-00209 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for THOMAS AND BETTS request(s) the above action(s) for all or a portion of Tract(s) A, **ATRISCO BUSINESS PARK, UNIT 1**, zoned SU-1 Planned Industrial Park, located on BLUEWATER RD NW, between AIRPORT DR NW and COORS BLVD NW containing approximately 40 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003928**  
05DRB-00203 Minor-Sketch Plat or Plan

SURVEY'S SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 16-D, TOHATCHI ADDITION and Lot(s) 12, Block(s) C, J. M. MOORE REALTY CO'S 3<sup>RD</sup> ADDITION, zoned R-1, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 2 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003930**  
05DRB-00206 Minor-Sketch Plat or Plan

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, **LANDS OF BRACKSON A. COURSON**, zoned RD, located on 64<sup>TH</sup> ST NW, between MILNE RD NE and containing approximately 4 acre(s). [REF: 03DRB-02074] (G-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for January 26, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 26, 2004 WERE APPROVED.**

ADJOURNED: 11:45 A.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 16, 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: 11:45 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 # 1000126**  
05DRB-00099 Major-Two Year SIA  
05DRB-00100 Minor-Ext of SIA for  
Temp Defer SDWK  
CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 11, 12 and 13, **SAUVIGNON, UNIT 1**, zoned R-1, located on SAN ANTONIO NE, between SKY VALLEY WAY NE and LOWELL ST NE containing approximately 16 acre(s). [REF: 02DRB00032, 03DRB00016] (E-22) **THE TWO-YEAR SIA WAS WITHDRAWN AT THE AGENT'S REQUEST. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**



2. **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] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

3. **Project # 1000508**  
05DRB-00093 Major-Vacation of  
Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A, **TOWNE PARK PLAZA**, zoned SU-1, C-1, located on EUBANK BLVD NE, between I-40 and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00EPC01182, 02DRB01528, 02DRB01529, 02AA01605] (K-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION OF FINAL PLAT: RELOCATED WATER LINE MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.**

4. **Project # 1002960**  
05DRB-00108 Major-Vacation of Pub  
Right-of-Way  
05DRB-00109 Major-Preliminary Plat  
Approval  
05DRB-00110 Minor-Sidewalk Waiver  
05DRB-00111 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, SUNDORO SOUTH, UNIT 1, (to be known as SUNDORO SOUTH, UNIT 2, zoned SU-2 FOR RLT, located on 98<sup>TH</sup> STREET NW, between LADERA DR NW and I-40 containing approximately 6 acre(s). [REF: 04DRB01006, 04DRB01007] (J-8/J-9) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROPERTY SHALL BE EXCHANGED WITH NMDOT. THE 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.

5. **Project # 1003285**  
05DRB-00105 Major-Preliminary Plat Approval  
05DRB-00106 Major-Vacation of Pub Right-of-Way  
05DRB-00112 Minor-Sidewalk Waiver  
05DRB-00107 Major-Vacation of Public Easements  
05DRB-00113 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT UNIT 5 (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90<sup>TH</sup> STREET NW and 94<sup>TH</sup> STREET NW containing approximately 23 acre(s). [REF: 04DRB01689, 04DRB01690, 04DRB01691, 04DRB01692, 04DRB01693] [Listed under Project #1003606 in error] (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: SILICA AVENUE SHALL BE DEDICATED AS A 44-FOOT RIGHT-OF-WAY TO THE WESTERN BOUNDARY. VACATIONS WERE 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003360**  
05DRB-00115 Major-Vacation of Public Easements  
05DRB-00116 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 special use zone, located on GLENRIO RD NW, between 56<sup>TH</sup> ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: ZA-77-179] (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**



Refer 12/23/05

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003684 AGENDA#: 7 DATE: 2.16.05

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: \_\_\_\_\_

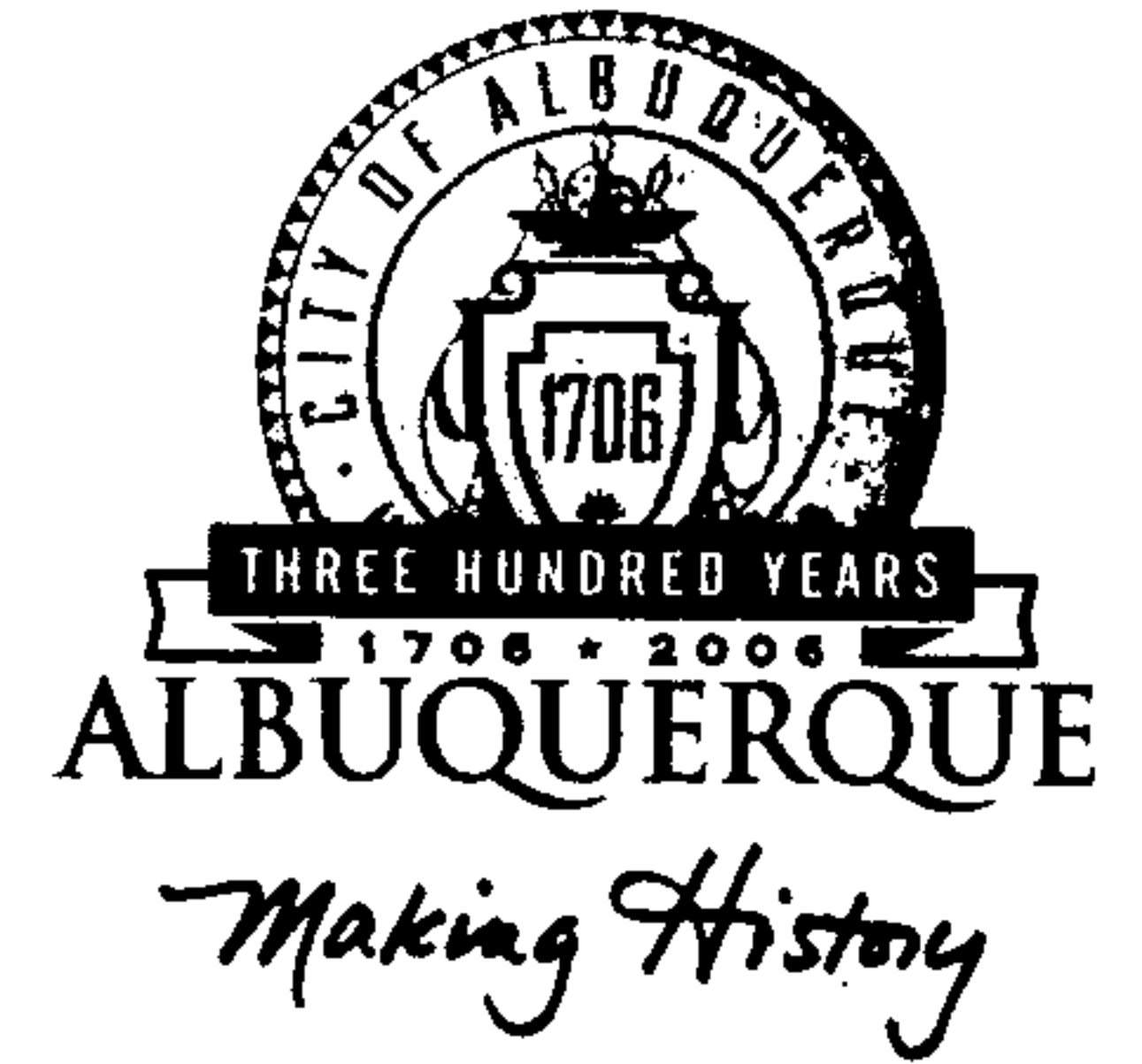
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003684**

**AGENDA ITEM NO: 7**

**SUBJECT:**

- |                         |                          |                           |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan      |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan         |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension        |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |
|                         |                          | (15) Sidewalk Waiver      |

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report is required for Preliminary Plat approval.

The Hydrology section has no objection to the vacation request. Completion and acceptance of the AMAFCA project is required prior to Final plat. An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87101

www.cabq.gov

**RESOLUTION:**

2-23-05

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:** February 16, 2005



**"Scott Davis"**  
**<Scott@goodwinengi**  
**neers.com>**

02/15/05 03:36 PM

To: <csenova@cabq.gov>  
cc: <SMatson@cabq.gov>  
Subject: DRB Project #1003684 - Anasazi Ridge Subdivision

#7

Claire:

I would like to request that the referenced project be deferred until the 2-23-05 DRB meeting. The deferral fee will be paid prior to that date.

Thank you





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 16, 2005

**Project # 1003684**

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

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

AMAFCA	AMAFCA does not approve Preliminary Plat until the results of the Calabacillas Arroyo analysis have been evaluated.
COG	Universe Blvd has been identified on the Long Range Roadway System map as a future minor arterial with ROW of 86'. The project is also within proximity of a future trail/path along the Callabacillas Arroyo. Coordination with the City's Municipal Development Department should occur to ensure that these elements are included in the project as appropriate.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coordination	Letter sent to Skies West NA (R).
APS	No comments received.
Police Department	No adverse comments.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	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

Open Space is pleased to receive this important dedication.

City Engineer

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

Transportation Development

Where is the traffic distribution map to evaluate street widths and P-1 lot designations? Objection to the vacation request that is labeled note 8 (McMahon Blvd.) Also, McMahon on the west side at Universe should not be vacated to provide connection to Universe. Defer the sidewalk waiver along Anasazi Ridge Ave. to Parks. Is there going to be a trail system along the Calabacillas? Trail connections? The infrastructure list lists limits of streets that do not match the Unit line boundaries. McMahon needs to be listed on all three units so that access is maintained if any unit is built. Where is the temporary or permanent pavement from Kayenta for McMahon? Where is offsite mitigation? Sidewalk needs to be placed around Tract F. Also need to evaluate the street widths around the park to provide parking. Is there a sidewalk deferral exhibit for the streets south of McMahon?

Parks & Recreation

This request is subject to the Park Dedication and Development Ordinance. The submittal identifies a park dedication to meet this requirement. More information is need before the dedication will be accepted. What is the size of the park? Are there easements/development restrictions on the property? Will any future developments meet dedication requirements with this dedication?

The plat shows dedication of 2 tracks to open space, have they accepted the dedication? Defer to Transportation regarding the vacation request.

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Calabacillas Arroyo. There are no requirements for the trail associated with this request. No objection to the sidewalk requests.

## Utilities Development

No objection to Vacation requests. No objection to Preliminary Plat approval except that NMUI must sign the Infrastructure List, and water/sewer lines must be identified as NMUI owned lines. No objection to Sidewalk Waiver/Deferral.

## Planning Department

Perimeter Wall Submittal. The lots which have side yards abutting public streets inside the subdivision are also subject to the wall regulations found in the Zone Code. Be sure to go over these requirements as there are lower heights for the portion closest to the front yard setback. Elevations <sup>2</sup>are required for this situation showing the heights, etc. The maximum garden wall height above ground should be indicated on the elevation.

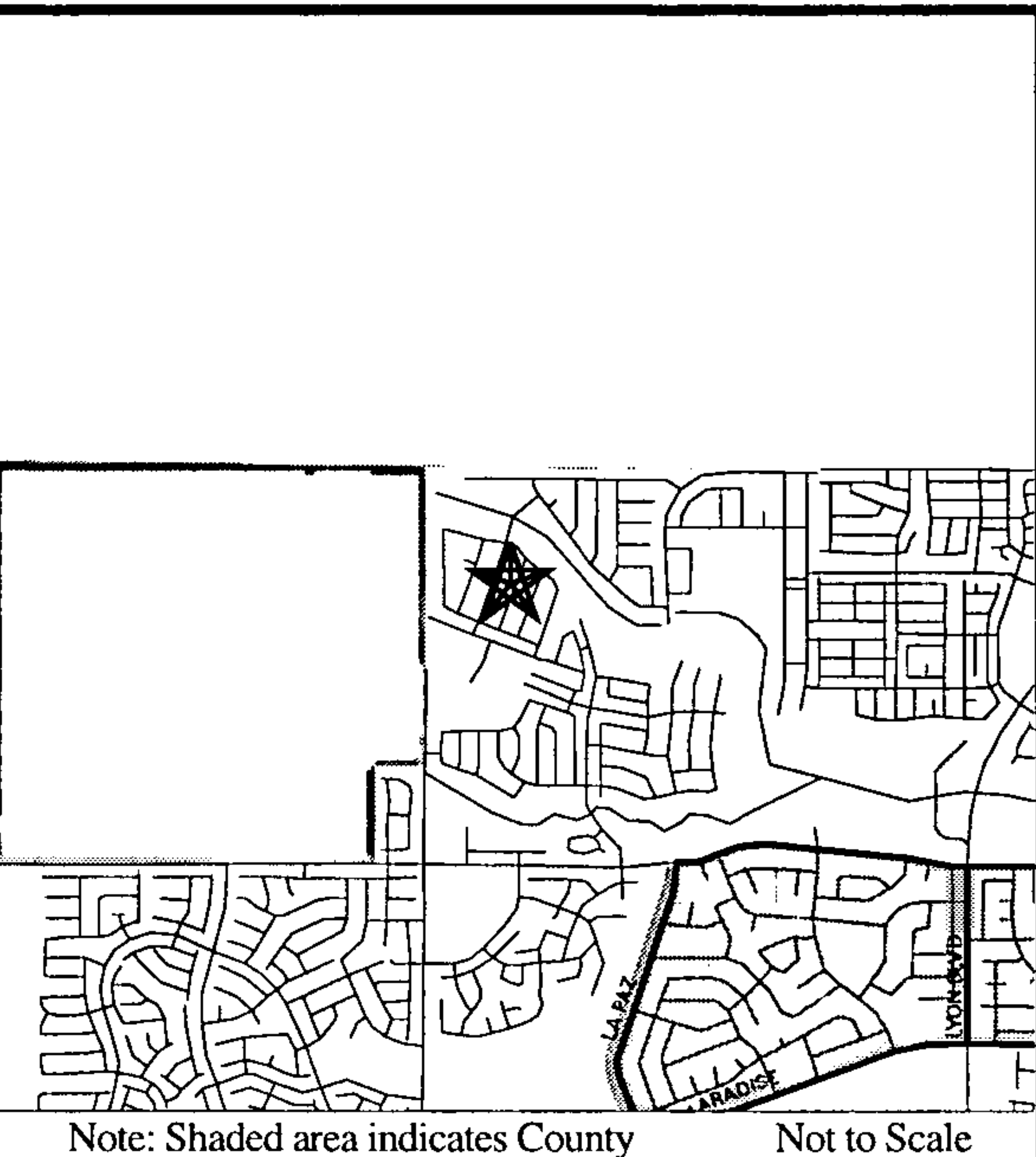
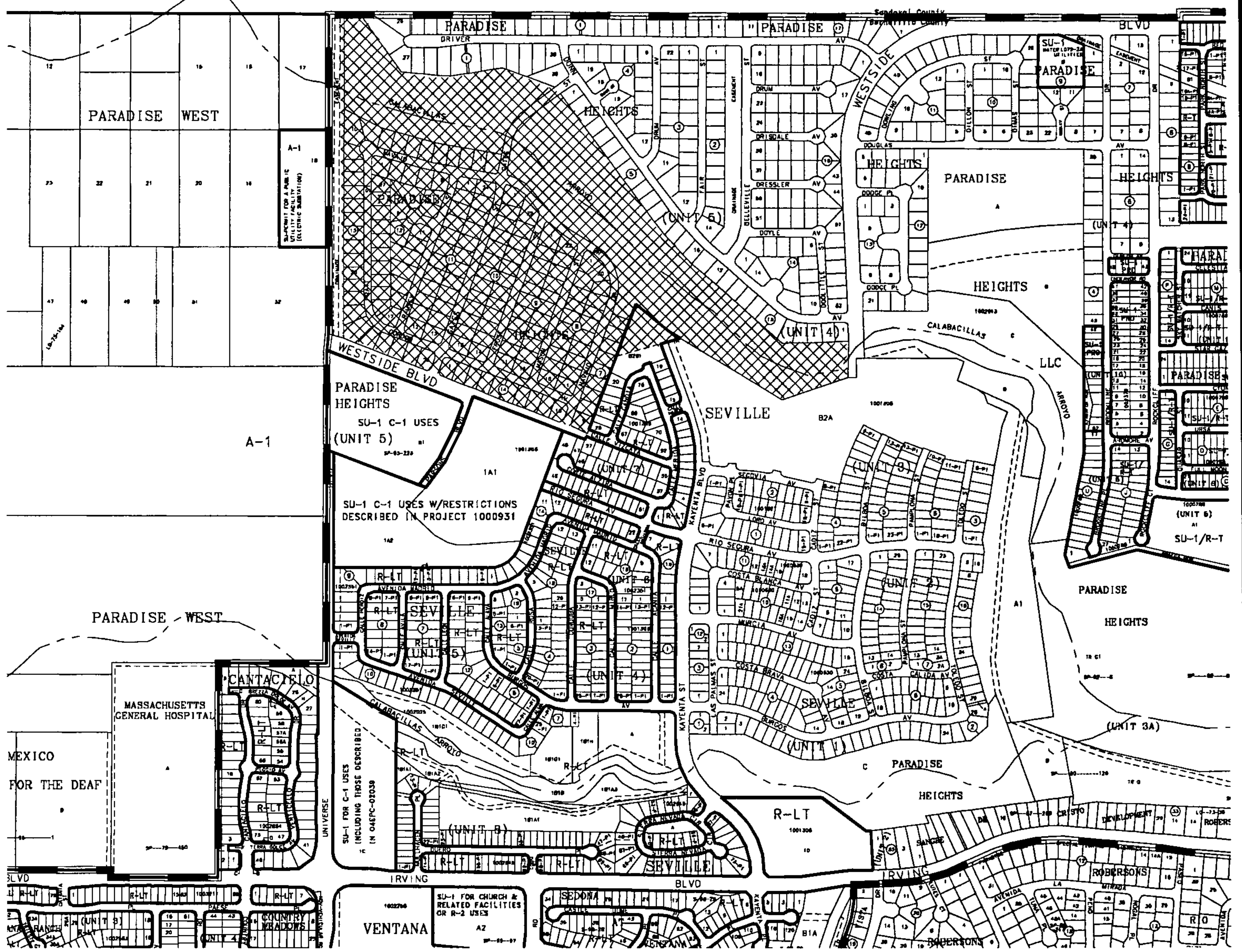
The entire pilaster is supposed to protrude a minimum of 2" on the public side, not just the cap. If Note 2 means there is retaining wall showing on the public side, there is an 8' height limitation for both retaining & screen wall combined. The maximum garden wall height above ground should be indicated on the elevation. Otherwise, a stepped wall is required. See the Zone Code regulations.

When the wall design is re-submitted, be sure to provide 3 copies of the entire submittal. The design should be re-submitted no later than Monday, February 14<sup>th</sup> at noon.

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

cc: Collatz Inc., 661 Quantum Rd., P.O. Box 2010, Rio Rancho, NM 87124  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199





# ZONING MAP



Scale 1" = 968'

PROJECT NO.  
1003684

HEARING DATE  
2-16-05

MAP NO.  
A-10

ADDITIONAL CASE NUMBER(S)  
05DRB-00118  
05DRB-00119  
05DRB-00120



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

**PAGE 2**

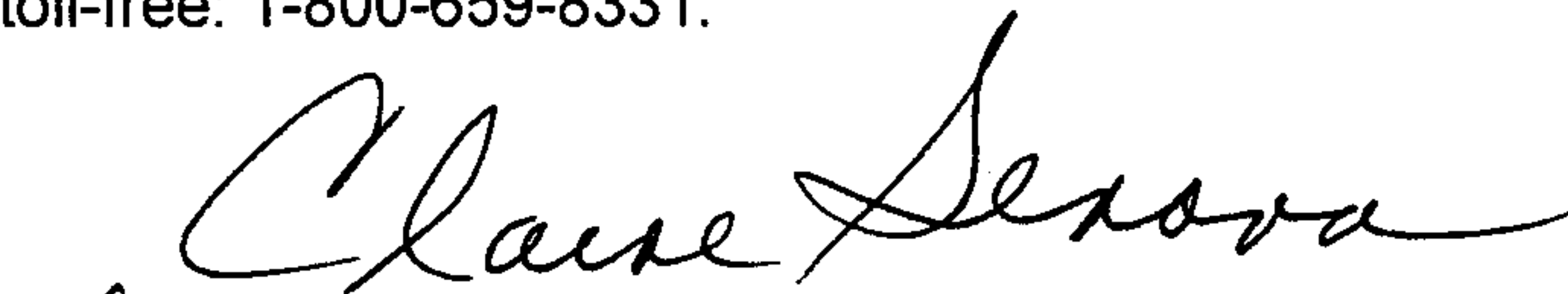
**Project # 1003360**  
05DRB-00115 Major-Vacation of Public  
Easements  
05DRB-00116 Minor-Prelim&Final Plat  
Approval

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

~~**Project # 1003684**~~  
05DRB-00118 Major-Vacation of Pub  
Right-of-Way  
05DRB-00121 Major-Preliminary Plat  
Approval  
05DRB-00119 Minor-Sidewalk Waiver  
05DRB-00120 Minor-Temp Defer SDWK

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

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

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

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





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 16, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000126**

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

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

**Project # 1000508**

05DRB-00093 Major-Vacation of Public  
Easements

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

**Project # 1002960**

05DRB-00108 Major-Vacation of Pub  
Right-of-Way  
05DRB-00109 Major-Preliminary Plat  
Approval  
05DRB-00110 Minor-Sidewalk Waiver  
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**Project # 1003606**

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**SEE PAGE 2 . . .**





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**PAGE 2**

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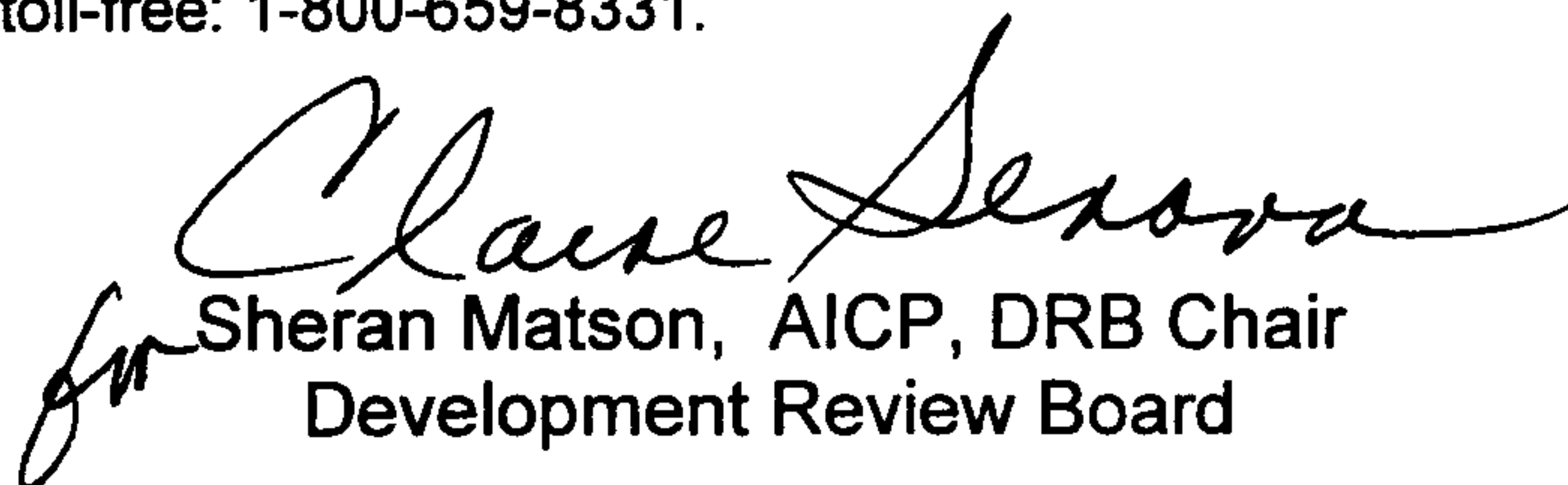
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**SEE PAGE 2 . . .**

# CITY OF ALBUQUERQUE



THREE HUNDRED YEARS

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## ALBUQUERQUE

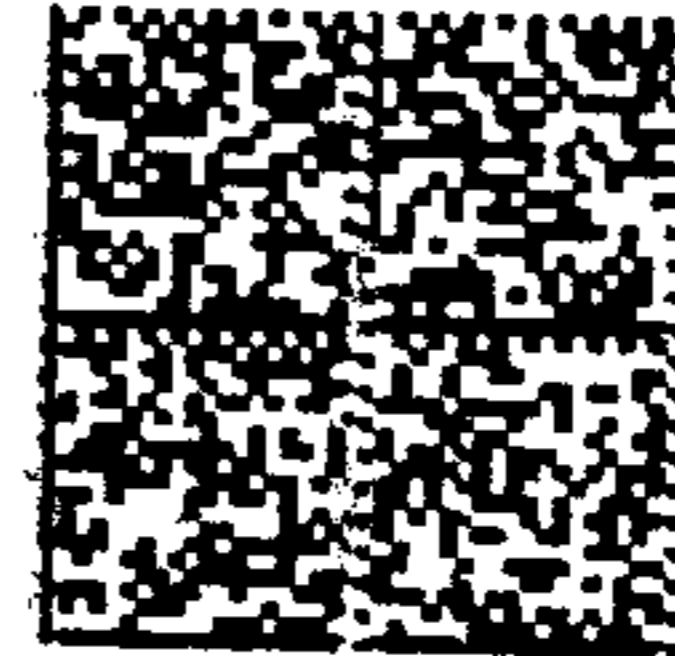
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**PAGE 2**

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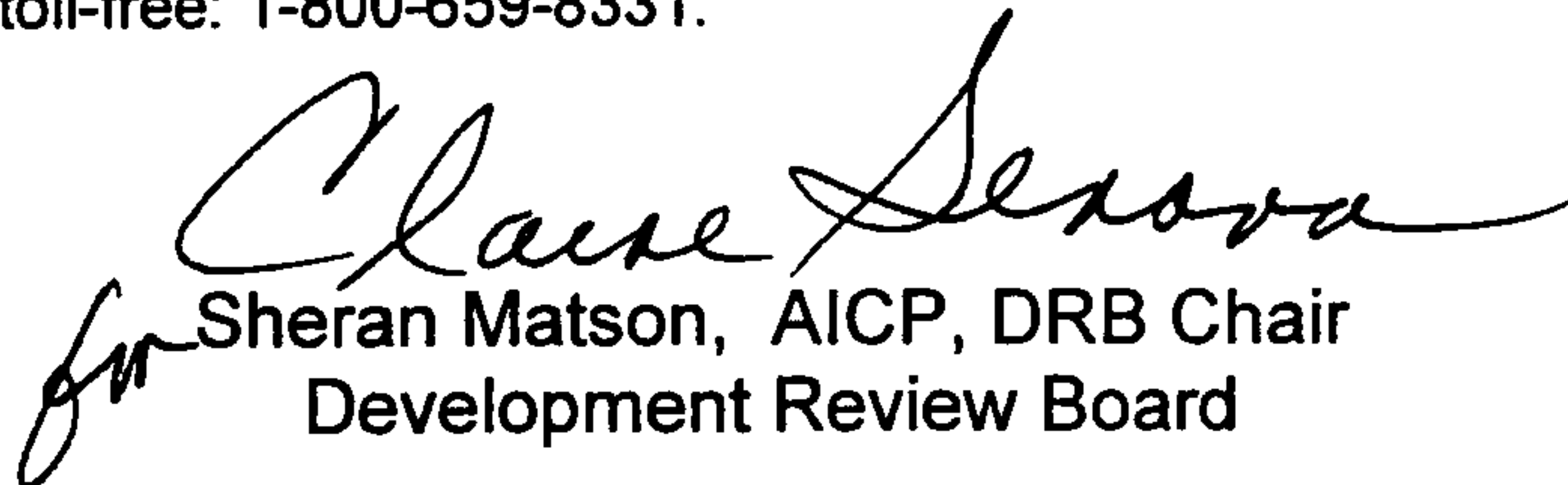
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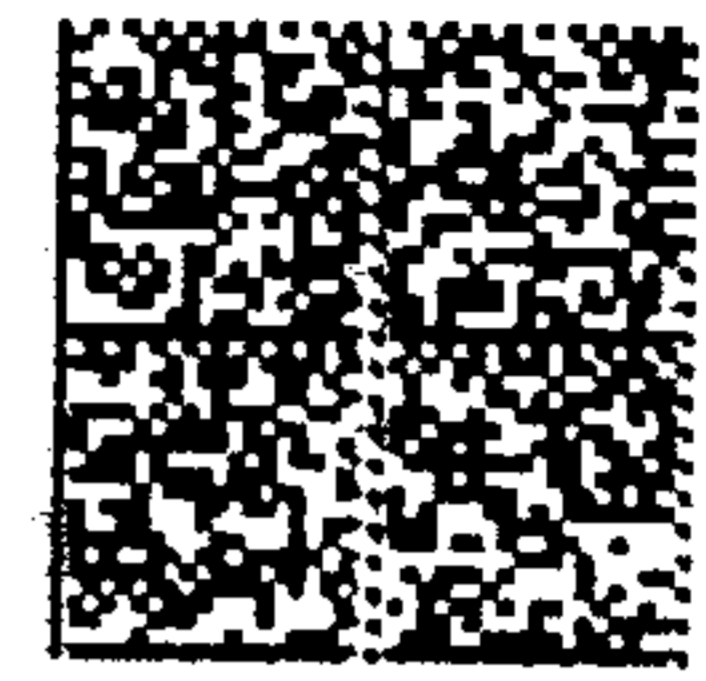
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# CITY OF ALBUQUERQUE



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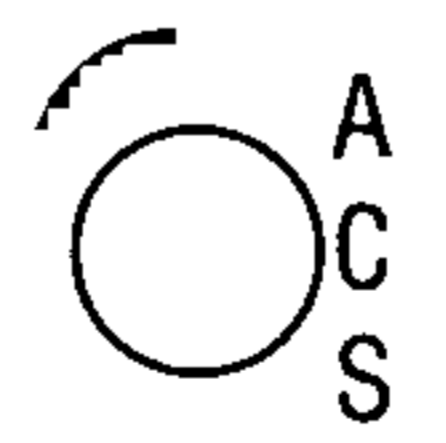
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Albuquerque, NM 87103



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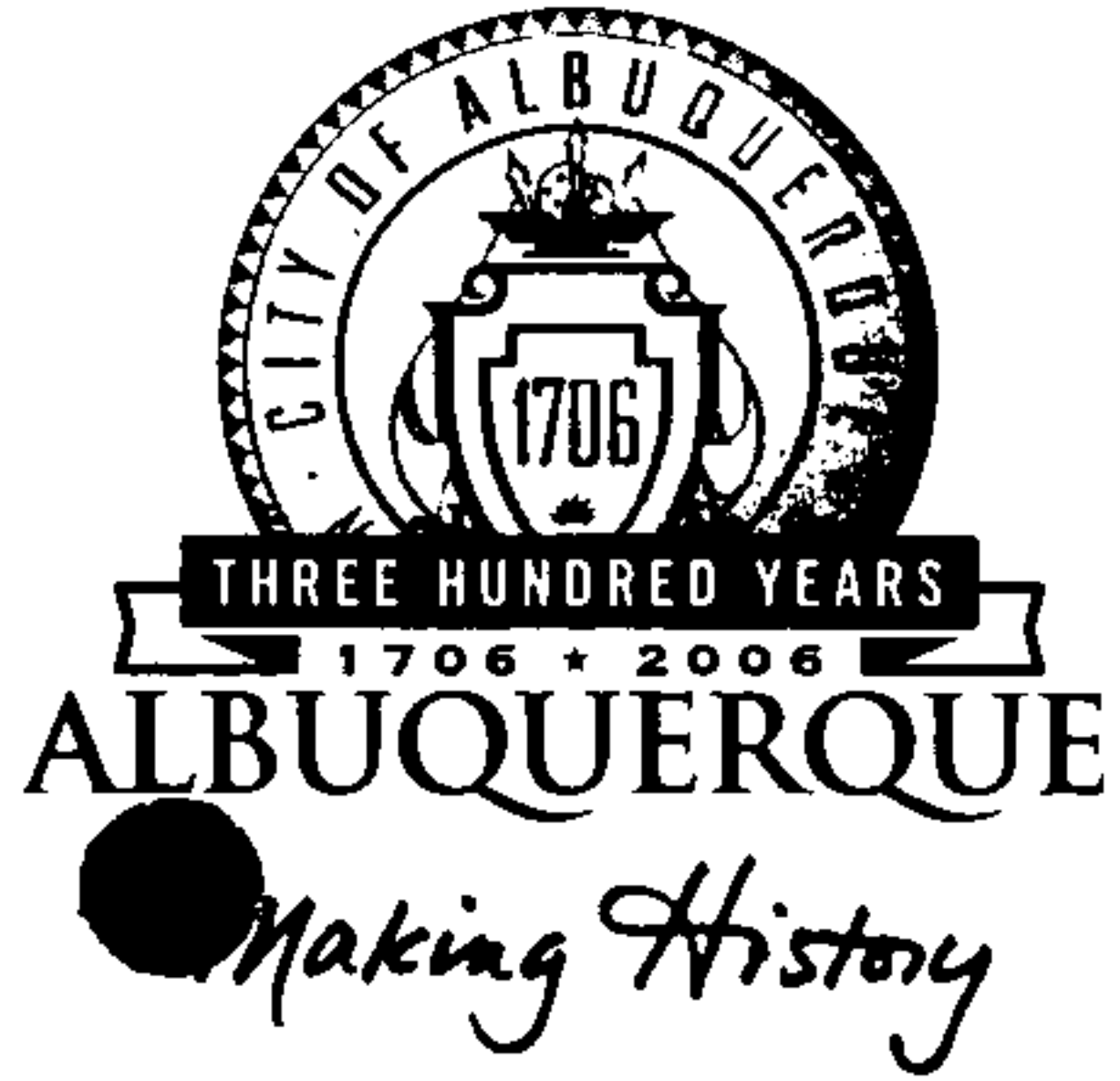
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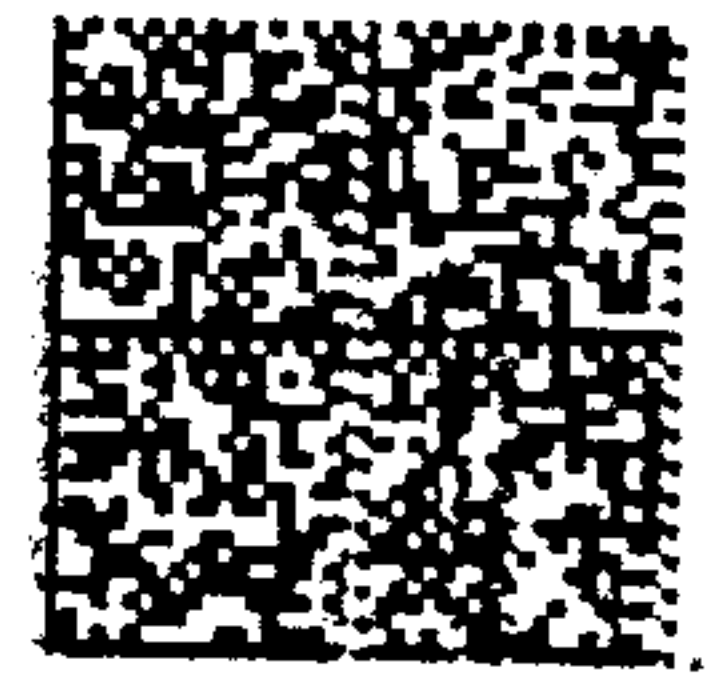
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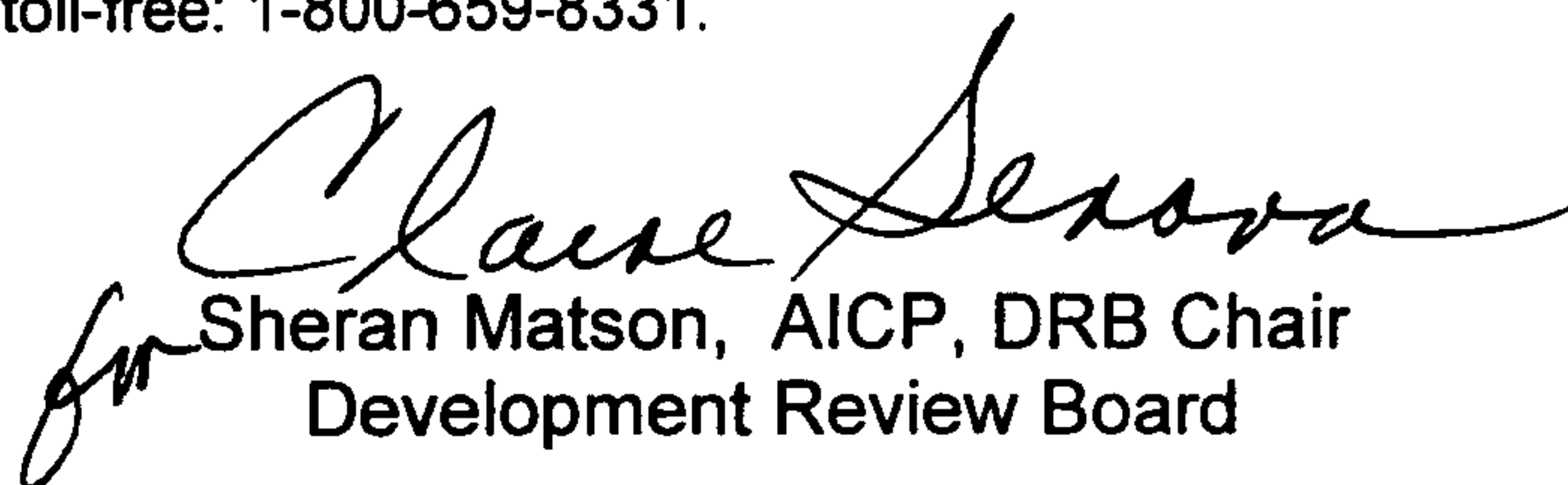
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05DRB-00110 Minor-Sidewalk Waiver  
05DRB-00111 Minor-Temp Defer SDWK

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

**Project # 1003606**

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

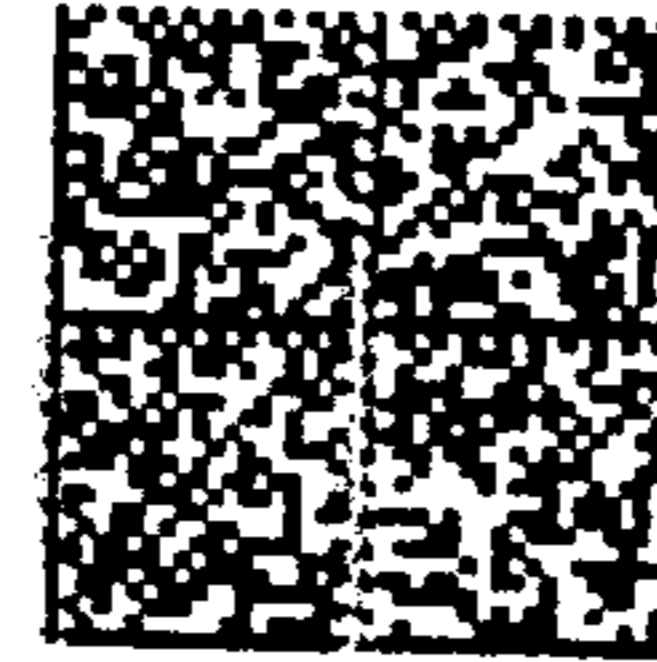
MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, **TOWN OF ATRISCO GRANT UNIT 5** (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90<sup>TH</sup> STREET NW and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

**SEE PAGE 2 . . .**

# CITY OF ALBUQUERQUE



DRB



UNITED STATES POSTAGE  
FITNEY BOWES  
02 1A \$ 00.37<sup>0</sup>  
0004329277 JAN 27 2005  
MAILED FROM ZIP CODE 87102

Planning Department

101006608943920428

P.O. Box 1293

RACELA SAMUEL A ETUX  
519 S WOODS RD  
BELLE MEAD NJ ~~08502~~

Albuquerque, NM 87103

- A  INSUFFICIENT ADDRESS
- C  ATTEMPTED NOT KNOWN  OTHER
- S  NO SUCH NUMBER/ STREET
- NOT DELIVERABLE AS ADDRESSED  
- UNABLE TO FORWARD

**RTS**  
RETURN TO SENDER

87103/1293





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

**Meeting Date:** FEBUARY 16, 2005  
**Zone Atlas Page:** J-11-Z  
**Notification Radius:** 100 Ft.

**Project# 1003684**  
**App# 05DRB-00118**  
**App# 05DRB-00119**  
**App# 05DRB-00120**  
**App# 05DRB-00121**

**Cross Reference and Location:**

**Applicant:** COLLATZ, INC.  
**Address:** 661 QUANTUM RD / PO BOX 2010  
RIO RANCHO NM 87124

**Agent:** MARK GOODWIN & ASSOCIATE, P.A.  
**Address:** PO BOX 90606  
ALBUQUERQUE NM 87199

**Special Instructions:**

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

**Date Mailed:** JANUARY 28, 2005

**Signature:** KYLE TSEHLIKAI

RECORDS WITH LABELS

PAGE 1

100906651549010116	LEGAL: SEC 4 T1 1N R2E TR IN E OF NE OF NE OF NE OF NE CONT 5.0 PROPERTY ADDR: 00000 N/A OWNER NAME: SHRINERS HOSPITALS FOR OWNER ADDR: 00000	TAMPA FL 33631	LAND USE:
101006606547520431	LEGAL: T11N R2E SEC 3 TR IN NW1/4 OF NW1/4 CONT 12.328 AC PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE RESERVE LIMITED CO OWNER ADDR: 07620 JEFFERSON	NE ALBUQUERQUE NM 87109	LAND USE:
101006603751220445	LEGAL: 26 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006604452020446	LEGAL: 25 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006609350120439	LEGAL: 32 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006610050120438	LEGAL: 33 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006610850220437	LEGAL: 34 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006611750120436	LEGAL: 35 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006612450020435	LEGAL: 36 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006613250120434	LEGAL: 37 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006614050220433	LEGAL: 38 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:

RECORDS WITH LABELS

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101006608349820440	LEGAL: 31 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006604949620444	LEGAL: 27 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006607349720441	LEGAL: 30 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006605849620443	LEGAL: 28 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006606749720442	LEGAL: 29 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006613949020432	LEGAL: 39 1 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006615347921116	LEGAL: LT 1 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2376 AC PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006619038021117	LEGAL: TR I N NW 1/4 AND SW1/4 OF NE1/4 SEC 3 T11N R2E PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE RESERVE LIMITED CO OWNER ADDR: 07620 JEFFERSON	NE ALBUQUERQUE NM 87109	LAND USE:
101006615847221115	LEGAL: LT 2 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006616246521114	LEGAL: LT 3 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC PROPERTY ADDR: 00000 N/A OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM 87109	LAND USE:
101006602045520420	LEGAL: 10 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM 87123	LAND USE:

## RECORDS WITH LABELS

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101006616746021113	LEGAL: LT 4 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006603045520421	LEGAL: 9 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006617245321112	LEGAL: LT 5 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006604045020422	LEGAL: 8 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: MYRIANTHOPOULOS LEON C ETUX OWNER ADDR: 11755 S LAPORTE	AV ALSIP IL	60803
100906651541910105	LEGAL: E1/2 OF SE OF NE OF NE OF SEC 4 T11N R2E CONT 5.00 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PAPA JOHN R OWNER ADDR: 00314 SUNBIRD CLIFFS	LN COLORADO SPRCO	80919
101006604744820423	LEGAL: 7 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: MYRIANTHOPOULOS LEON C ETUX OWNER ADDR: 11755 S LAPORTE	AV ALSIP IL	60803
101006605544620424	LEGAL: 6 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006617744621111	LEGAL: LT 6 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006606344420425	LEGAL: 5 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006601944320419	LEGAL: 11 1 3 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: COURTRIGHT WILLIAM D OWNER ADDR: 00146 ESCOLTA WAY	SAN FRANCISCCA	94116
101006607244320426	LEGAL: 4 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: O'ROURKE ELIZABETH OWNER ADDR: 00102 HUNTSMAN	CT SUMMERVILLE SC	29485

## RECORDS WITH LABELS

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101006608044020427	LEGAL: 3 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: RACELA SAMUEL A ETUX OWNER ADDR: 00519 S WOODS	RD BELLE MEAD NJ	08502
101006618244021110	LEGAL: LT 7 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006608943920428	LEGAL: 2 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: RACELA SAMUEL A ETUX OWNER ADDR: 00519 S WOODS	RD BELLE MEAD NJ	08502
101006609643820429	LEGAL: 1 13 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006603643320517	LEGAL: 1 12 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PETTY JOHN D OWNER ADDR: 07704 AMERICAN HERITAGE	NE ALBUQUERQUE NM	87109
101006618743421109	LEGAL: LT 8 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006602043420418	LEGAL: 12 1 3 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM	87123
101006604643020516	LEGAL: 2 12 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PETTY JOHN D OWNER ADDR: 07704 AMERICAN HERITAGE	NE ALBUQUERQUE NM	87109
101006605542820515	LEGAL: 3 12 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SENG BERNICE M OWNER ADDR: 00125 RED OAK	RD FLINTON PA	16640
101006606442620514	LEGAL: 4 12 PAR ADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SENG BERNICE M OWNER ADDR: 00125 RED OAK	RD FLINTON PA	16640
101006619142821108	LEGAL: LT 9 BLK 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	87109



## RECORDS WITH LABELS

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101006607342520513	LEGAL: 5 12 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: SENG BERNICE M OWNER ADDR: 00125 RED OAK	RD FLINTON PA	LAND USE: 16640
101006602042620417	LEGAL: 13 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM	LAND USE: 87123
101006603742220518	LEGAL: 27 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: RUIZ BEN & MARGARET J TRUSTEES OWNER ADDR: 00000	ALBUQUERQUE NM	LAND USE: 87193
101006609042320614	LEGAL: 1 11 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LTD PTNS OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122
101006619342121107	LEGAL: LT 1 0 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC PROPERTY ADDR: 00000 OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	LAND USE: 87109
101006610042220613	LEGAL: 24 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122
101006604841020509	LEGAL: 9 12 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122
101006605541520510	LEGAL: 8 12 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122
101006611841620714	LEGAL: 1 10 PAR ADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LTD PTNS OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122
101006602041820416	LEGAL: 14 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE NM	LAND USE: 87123
101006608841520615	LEGAL: 2 11 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122

## RECORDS WITH LABELS

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101006620141521106	LEGAL: LT 1 1 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC PROPERTY ADDR: 00000 OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	LAND USE: 87109
101006607041820512	LEGAL: 6 12 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122
101006603741420519	LEGAL: 26 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GRAFFEO MARK A ETUX OWNER ADDR: 07965 MONTICELLO	DR DUNWOODY GA	LAND USE: 30350
101006609941220612	LEGAL: 23 1 1 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: KRUCZKOWSKI GEORGE B ETUX OWNER ADDR: 01205 KENILWORTH	CLAWSON MI	LAND USE: 48017
101006612840720713	LEGAL: 25 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LTD PARTNER OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122
101006602040920415	LEGAL: 15 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: SHERMAN PAUL A & JANICE J OWNER ADDR: 12107 LINDEN	LN BOWIE MD	LAND USE: 20715
101006606641320511	LEGAL: 7 12 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122
101006608540820616	LEGAL: 3 11 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122
101006620640821105	LEGAL: LT 1 2 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2112 AC PROPERTY ADDR: 00000 OWNER NAME: PARCO INVESTORS LTD CO OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	LAND USE: 87109
101006611540720715	LEGAL: 2 10 PAR ADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LTD PTNS OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	LAND USE: 87122
101006603740520520	LEGAL: 25 1 2 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GRAFFEO MARK A ETUX OWNER ADDR: 07965 MONTICELLO	DR DUNWOODY GA	LAND USE: 30350

## RECORDS WITH LABELS

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PROPERTY ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	ZIP
101006609640420611	22 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	TRENNEL ANTHONY J ETUX	00076 PINON HILL	PL NE ALBUQUERQUE NM	87122
101006621140121104	LT 1 3 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2324 AC	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006602040020414	16 1 3 PA RADISE HEIGHTS UNIT 5	00000 N/A	RARDIN DAVID C & CYNTHIA S	05650 EDGEVIEW	DR BYRON CA	94514
101006608240020617	4 11 PAR ADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006611240020716	3 10 PAR ADISE HGTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LTD PTNS	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006605039320508	10 1 2 PA RADISE HEIGHTS UNIT 5	00000 N/A	CHOY PON YIP & KAM CHING	00042 WALKER	AV EDISON NJ	08820
101006603739720521	24 1 2 PA RADISE HEIGHTS UNIT 5	00000 N/A	MARKS THOMAS ETUX	38658 MT GILEAD	RD LEESBURG VA	20175
101006612439620712	24 1 0 PA RADISE HGTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LTD PTNS	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006609339520610	21 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	TRENNEL ANTHONY J ETUX	00076 PINON HILL	PL NE ALBUQUERQUE NM	87122
101006621639521103	LT 1 4 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2204 AC	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006614039220813	1 9 PARA DISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122

## RECORDS WITH LABELS

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PROPERTY ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	ZIP
101006606039420507	11 1 2 PA RADISE HEIGHTS UNIT 5	00000 N/A	AMIRHAMZEH MEHRDAD M R	01501 OAKDALE	RD MODESTO CA	95355
101006607839220618	5 11 PAR ADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006602039220413	17 1 3 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LTD PTNS	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006611039320717	4 10 PAR ADISE HGTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LTD PTNS	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006622239021102	LT 1 5 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2204 AC	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006609038720609	20 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006603738820522	23 1 2 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006615038620812	22 9 PAR ADISE HEIGHTS UNIT 5	00000 N/A	PIAZZA THOMAS A	00006 SPRING VALLEY	ST BEACON NY	12508
101006612038920711	23 1 0 PA RADISE HGTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006605938720506	12 1 2 PA RADISE HEIGHTS UNIT 5	00000 N/A	AMIRHAMZEH MEHRDAD M R	01501 OAKDALE	RD MODESTO CA	95355
101006610838520718	5 10 PAR ADISE HGTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LTD PTNS	11219 JORDAN	NE ALBUQUERQUE NM	87122



## RECORDS WITH LABELS

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PROPERTY ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	APN
101006607538320619	LEGAL: 6 11 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006602038420412	LEGAL: 18 1 3 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: ROBERT H MCBRIDE DEFINED BENEF	OWNER ADDR: 07809 SPAIN	NE ALBUQUERQUE NM	87109
101006622838321101	LEGAL: LT 1 6 BL K 5 PARADISE HEIGHTS UNIT 5 CONT .2204 AC	PROPERTY ADDR: 00000	OWNER NAME: PARCO INVESTORS LTD CO	OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006605238020505	LEGAL: 13 1 2 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000	OWNER NAME: AMIRHAMZEH MEHRDAD M R	OWNER ADDR: 01501 OAKDALE	RD MODESTO CA	95355
101006613738220814	LEGAL: 2 9 PARA DISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006611938020710	LEGAL: 22 1 0 PA RADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006618738020608	LEGAL: 19 1 1 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
100906650034610110	LEGAL: T11N R2E SEC 4 PORTION E1/2 SE NE CONT 10.30 ACRES	PROPERTY ADDR: 00000 N/A	OWNER NAME: DILLER RICHARD L & DEBRA L	OWNER ADDR: 13104 SANDSTONE	PL NE ALBUQUERQUE NM	87111
101006603738020523	LEGAL: 22 1 2 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006616537720912	LEGAL: 1 8 PARA DISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006614837820811	LEGAL: 21 9 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: PIAZZA THOMAS A	OWNER ADDR: 00006 SPRING VALLEY	ST BEACON NY	12508

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PROPERTY ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	APN
101006610437720719	LEGAL: 6 10 PAR ADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LTD PTNS	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006607237520620	LEGAL: 7 11 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006602037720411	LEGAL: 19 1 3 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: COLLINS ROBERT J ETUX	OWNER ADDR: 02042 MONACO	CT EL CAJON CA	92020
101006613537520815	LEGAL: 3 9 PARA DISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006605037120504	LEGAL: 14 1 2 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: MENDOZA TEODORO P ETUX	OWNER ADDR: 00185 WEST EVANS	ST NORFOLK VA	23503
101006611637320709	LEGAL: 21 1 0 PA RADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: SURFACE MARGARET C	OWNER ADDR: 01257 LEISURE WORLD	MESA AZ	85206
101006618337220607	LEGAL: 18 1 1 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: OGREN JOHN W ETUX	OWNER ADDR: 00000	FORT LEAVENWKS	66027
101006624037010512	LEGAL: 012 015P ARADISE HGTS UNIT 4	PROPERTY ADDR: 00000 N/A	OWNER NAME: PARCO INVESTORS LTD CO	OWNER ADDR: 05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006603737220524	LEGAL: 21 1 2 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122
101006614537120810	LEGAL: 20 9 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CASTILLO DORA	OWNER ADDR: 03101 DRAXTON	SW ALBUQUERQUE NM	87105
101006617037020911	LEGAL: 20 8 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	NE ALBUQUERQUE NM	87122



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PROPERTY ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	ZIP
101006610136920720	7 10 PAR ADISE HGTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LTD PTNS	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006607036720621	8 11 PAR ADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006602036820410	20 1 3 PA RADISE HEIGHTS UNIT 5	00000 N/A	CARPENTER GENEVIEVE H	01000 ELBEL	RD SCHERTZ TX	78154
101006613136820816	4 9 PARA DISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006624636410511	011 015P ARADISE HGTS UNIT 4	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006616036520913	2 8 PARA DISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006611336520708	20 1 0 PA RADISE HGTS UNIT 5	00000 N/A	SURFACE MARGARET C	01257 LEISURE WORLD	MESA AZ	85206
101006618036320606	17 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	OGREN JOHN W ETUX	00000	FORT LEAVENWKS	66027
101006604936220503	15 1 2 PA RADISE HEIGHTS UNIT 5	00000 N/A	MENDOZA TEDORO P ETUX	00185 WEST EVANS	ST NORFOLK VA	23503
101006603736420525	20 1 2 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006614236320809	19 9 PAR ADISE HEIGHTS UNIT 5	00000 N/A	GRIEGO MIKE & MARTHA	01501 5TH	ST SANTA FE NM	87505

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PROPERTY ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	ZIP
101006609936220721	8 10 PAR ADISE HGTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LTD PTNS	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006606735920622	9 11 PAR ADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006625235910510	010 015P ARADISE HGTS UNIT 4	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006602036020409	21 1 3 PA RADISE HEIGHTS UNIT 5	00000 N/A	CARPENTER GENEVIEVE H	01000 ELBEL	RD SCHERTZ TX	78154
101006617236220910	19 8 PAR ADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006612936020817	5 9 PARA DISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006611035920707	19 1 0 PA RADISE HGTS UNIT 5	00000 N/A	SURFACE MARGARET C	01257 LEISURE WORLD	MESA AZ	85206
101006617735520605	16 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122
101006615835720914	3 8 PARA DISE HEIGHTS UNIT 5	00000 N/A	ROTH JOHN PETTY IRA	19103 HARVEST GLEN	SAN ANTONIO TX	78258
101006625835310509	009 015P ARADISE HGTS UNIT 4	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM	87109
101006603735820526	19 1 2 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM	87122

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Record ID	Legal Description	Property Address	Owner Name	Owner Address	Land Use	City/State/Zip
101006614035520808	LEGAL: 18 9 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: NAPOLITANO CARMINE S	OWNER ADDR: 00517 3RD	LAND USE:	ST NE WASHINGTON DC 20002
101006609735520722	LEGAL: 9 10 PAR ADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: IRA JOHN PETTY ROTH	OWNER ADDR: 05854 OSUNA	LAND USE:	RD NE ALBUQUERQUE NM 87109
101006604835220502	LEGAL: 16 1 2 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: FLEISHER MARK	OWNER ADDR: 13635 NORTH FORTY-NINTH	LAND USE:	ST SCOTTSDALE AZ 85254
101006642532010101	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE					
101006606335020623	LEGAL: 10 1 1 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY PARTNERSHIP	OWNER ADDR: 11219 JORDAN	LAND USE:	NE ALBUQUERQUE NM 87122
101006612635220818	LEGAL: 6 9 PARA DISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	LAND USE:	NE ALBUQUERQUE NM 87122
101006602035120408	LEGAL: 22 1 3 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: CHAVEZ AMANDA & GILBERT	OWNER ADDR: 09917 GUADALUPE	LAND USE:	TR NW ALBUQUERQUE NM 87114
101006617035320909	LEGAL: 18 8 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: MORROW JOHN M	OWNER ADDR: 00127 GROH	LAND USE:	LN ANNAPOLIS MD 21403
101006626634810508	LEGAL: 008 015P ARADISE HGTS UNIT 4	PROPERTY ADDR: 00000 N/A	OWNER NAME: PARCO INVESTORS LTD CO	OWNER ADDR: 05854 OSUNA	LAND USE:	RD NE ALBUQUERQUE NM 87109
101006610735120706	LEGAL: 18 1 0 PA RADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	LAND USE:	NE ALBUQUERQUE NM 87122
101006615635020915	LEGAL: 4 8 PARA DISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: KINDER DOUGLAS K & MARY K	OWNER ADDR: 00333 FITCH	LAND USE:	AV MONTEREY CA 93940
101006613734820807	LEGAL: 17 9 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: AMIRHAMZEH MEHRDAD M R	OWNER ADDR: 01501 OAKDALE	LAND USE:	RD MODESTO CA 95355

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Record ID	Legal Description	Property Address	Owner Name	Owner Address	Land Use	City/State/Zip
101006617534720604	LEGAL: 15 1 1 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	LAND USE:	NE ALBUQUERQUE NM 87122
101006609234720723	LEGAL: 10 1 0 PA RADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: IRA JOHN PETTY ROTH	OWNER ADDR: 05854 OSUNA	LAND USE:	RD NE ALBUQUERQUE NM 87109
101006603734820527	LEGAL: 18 1 2 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	LAND USE:	NE ALBUQUERQUE NM 87122
101006606134220624	LEGAL: 11 1 1 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY PARTNERSHIP	OWNER ADDR: 11219 JORDAN	LAND USE:	NE ALBUQUERQUE NM 87122
101006612334520819	LEGAL: 7 9 PARA DISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	LAND USE:	NE ALBUQUERQUE NM 87122
101006627234310507	LEGAL: 007 015P ARADISE HGTS UNIT 4	PROPERTY ADDR: 00000 N/A	OWNER NAME: PARCO INVESTORS LTD CO	OWNER ADDR: 05854 OSUNA	LAND USE:	RD NE ALBUQUERQUE NM 87109
101006602034220407	LEGAL: 23 1 3 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 00624 MANOR	LAND USE:	CT NE ALBUQUERQUE NM 87123
101006616734520908	LEGAL: 17 8 PAR ADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: MORROW JOHN M	OWNER ADDR: 00127 GROH	LAND USE:	LN ANNAPOLIS MD 21403
101006619529021142	LEGAL: TR B -2-B BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-	PROPERTY ADDR: 00000	OWNER NAME: WESTFORK LIMITED	OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE:	RD NE ALBUQUERQUE NM 87110
101006610534420705	LEGAL: 17 1 0 PA RADISE HGTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: GEILENFELDT FAMILY LIMITED PAR	OWNER ADDR: 11219 JORDAN	LAND USE:	NE ALBUQUERQUE NM 87122
101006604234120501	LEGAL: 17 1 2 PA RADISE HEIGHTS UNIT 5	PROPERTY ADDR: 00000 N/A	OWNER NAME: ENGESET ROBERT M	OWNER ADDR: 39724 249TH	LAND USE:	AV SE ENUMCLAW WA 98022



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PROPERTY ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	APPLICABLE	APPLICABLE
101006615334320916	5 8 PARA DISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM		87122
101006617133820603	14 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM		87122
101006613434020806	16 9 PAR ADISE HEIGHTS UNIT 5	00000 N/A	NELSON ROBERT & CAROL AND	01423 FAIROAKS	CT EAST LANSINGMI		48823
101006609034020724	11 1 0 PA RADISE HGTS UNIT 5	00000 N/A	IRA JOHN PETTY ROTH	05854 OSUNA	RD NE ALBUQUERQUE NM		87109
101006627833810506	006 015P ARADISE HGTS UNIT 4	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM		87109
101006618334021133	LT 1 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2058 AC	00000 N/A	DENMAN LILLIAN	01250 WEST	AV LANCASTER CA		93534
101006616533820907	16 8 PAR ADISE HEIGHTS UNIT 5	00000 N/A	MORROW JOHN M	00127 GROH	LN ANNAPOLIS MD		21403
101006612033720820	8 9 PARA DISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM		87122
101006602233320406	24 1 3 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	00624 MANOR	CT NE ALBUQUERQUE NM		87123
101006615733420601	12 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM		87122
101006610133520704	16 1 0 PA RADISE HGTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM		87122

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PROPERTY ID	LEGAL	PROPERTY ADDR	OWNER NAME	OWNER ADDR	LAND USE	APPLICABLE	APPLICABLE
101006628533410505	005 015P ARADISE HGTS UNIT 4	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM		87109
101006615033520917	6 8 PARA DISE HEIGHTS UNIT 5	00000 N/A	HALSTEAD DONALD D ETUX	00015 WILDWOOD	RD HILTON HEAD SC		29928
101006631633210501	001 015P ARADISE HGTS UNIT 4	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM		87109
101006629333210504	004 015P ARADISE HGTS UNIT 4	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM		87109
101006630833210502	002 015P ARADISE HGTS UNIT 4	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM		87109
101006608833220725	12 1 0 PA RADISE HGTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM		87122
101006613133420805	15 9 PAR ADISE HEIGHTS UNIT 5	00000 N/A	NELSON ROBERT & CAROL AND	01423 FAIROAKS	CT EAST LANSINGMI		48823
101006630133210503	003 015P ARADISE HGTS UNIT 4	00000 N/A	PARCO INVESTORS LTD CO	05854 OSUNA	RD NE ALBUQUERQUE NM		87109
101006616833020602	13 1 1 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM		87122
101006618033321134	LT 2 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2352 AC	00000 N/A	DENMAN LILLIAN	01250 WEST	AV LANCASTER CA		93534
101006603032720405	25 1 3 PA RADISE HEIGHTS UNIT 5	00000 N/A	GEILENFELDT FAMILY LIMITED PAR	11219 JORDAN	NE ALBUQUERQUE NM		87122



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PROPERTY ID	LEGAL	OWNER NAME	OWNER ADDR	LAND USE	ZIP
101006616133020906	LEGAL: 15 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122
101006611833020821	LEGAL: 9 9 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122
101006609932820703	LEGAL: 15 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: BORGES GUSTAVE & AIDA J OWNER ADDR: 00025 GRUNAVAR			AV SADDLE BROOKNJ	07663
101006603932420404	LEGAL: 26 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122
101006614832720918	LEGAL: 7 8 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122
101006608532520701	LEGAL: 13 1 0 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122
101006612932520804	LEGAL: 14 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GELLENFELDT FAMILY LTD PTNS OWNER ADDR: 11219 JORDAN			AV NE ALBUQUERQUE NM	87122
101006604932020403	LEGAL: 27 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122
101006617832521135	LEGAL: LT 3 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2262 AC PROPERTY ADDR: 00000 N/A OWNER NAME: DENMAN LILLIAN OWNER ADDR: 01250 WEST			AV LANCASTER CA	93534
101006631027040501	LEGAL: TR B -2-A BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1- PROPERTY ADDR: 00000 N/A OWNER NAME: WESTFORK LIMITED OWNER ADDR: 06301 INDIAN SCHOOL			RD NE ALBUQUERQUE NM	87110
101006615832320905	LEGAL: 14 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122

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PROPERTY ID	LEGAL	OWNER NAME	OWNER ADDR	LAND USE	ZIP
101006640030010102	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE				
101006611532220822	LEGAL: 10 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: HURD WILSON S OWNER ADDR: 01040 1ST			AV NEW YORK NY	10022
101006609632020702	LEGAL: 14 1 0 PA RADISE HGTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: BORGES GUSTAVE & AIDA J OWNER ADDR: 00025 GRUNAVAR			AV SADDLE BROOKNJ	07663
101006605631820402	LEGAL: 28 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122
101006614532020919	LEGAL: 8 8 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122
101006612631820803	LEGAL: 13 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: HEINEMAN PETER OWNER ADDR: 09899 SOUTH TURKEY CREEK			RD MORRISON CO	80465
101006606531520401	LEGAL: 29 1 3 PA RADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122
101006617531721136	LEGAL: LT 4 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2269 AC PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN			NE ALBUQUERQUE NM	87122
101006603728030201	LEGAL: TRAC T B- 1 PLAT FOR TRS B-1 & B-2 PARADISE HEIGHTS PROPERTY ADDR: 00000 WESTSIDE OWNER NAME: GARCIA LOUIS F & FRANCES J OWNER ADDR: 01437 LAFAYETTE			DR NE ALBUQUERQUE NM	87106
101006611331420801	LEGAL: 11 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: HEINEMAN PETER OWNER ADDR: 09899 SOUTH TURKEY CREEK			RD MORRISON CO	80465
101006615631620904	LEGAL: 13 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: ROTH JOHN PETTY IRA OWNER ADDR: 01511 CHAIN BRIDGE			CT MC LEAN VA	22101
101006614231220920	LEGAL: 9 8 PARA DISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: HOGSTROM JAN OWNER ADDR: 11901 CARMEL			NE ALBUQUERQUE NM	87122

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101006607830921001	LEGAL: 1 14 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006612331020802	LEGAL: 12 9 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: HEINEMAN PETER OWNER ADDR: 09899 SOUTH TURKEY CREEK	LAND USE: RD MORRISON CO	80465
101006608630721002	LEGAL: 2 14 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006617231021137	LEGAL: LT 5 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2224 AC PROPERTY ADDR: 00000 OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006615230920903	LEGAL: 12 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: IWLEW WALTER ETUX OWNER ADDR: 01315 W. GULL LAKE	LAND USE: DR RICHLAND MI	49083
100906639626140160	LEGAL: POR OF N 1/2 N1/2 SE & POR OF S1/2 S1/2 NEF SEC 4 T PROPERTY ADDR: 00000 UNIVERSE OWNER NAME: ALB TECHNICAL VOCATIONAL INST OWNER ADDR: 00525 BUENA VISTA	LAND USE: DR SE ALBUQUERQUE NM	87106
101006609430521003	LEGAL: 3 14 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006613930520901	LEGAL: 10 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006610030221004	LEGAL: 4 14 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006616930221138	LEGAL: LT 6 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2304 AC PROPERTY ADDR: 00000 OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006615030020902	LEGAL: 11 8 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122

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101006610929921005	LEGAL: 5 14 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GLENN ROBERT W & HANNELORE OWNER ADDR: 00393 DUTCHMANS COVE	LAND USE: RD MIDWAY GA	31320
101006611529621006	LEGAL: 6 14 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GLENN ROBERT W & HANNELORE B OWNER ADDR: 00393 DUTCHMANS COVE	LAND USE: RD MIDWAY GA	31320
101006612229321007	LEGAL: 7 14 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GLENN ROBERT W & HANNELORE B OWNER ADDR: 00393 DUTCHMANS COVE	LAND USE: RD MIDWAY GA	31320
101006616629521139	LEGAL: LT 7 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2231 AC PROPERTY ADDR: 00000 OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006613029121008	LEGAL: 8 14 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LTD PTNS OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006613928821009	LEGAL: 9 14 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LTD PTNS OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006610024030203	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101006616428821140	LEGAL: LT 8 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2248 AC PROPERTY ADDR: 00000 OWNER NAME: CAMP LESLIE W & MARGARET W OWNER ADDR: 04491 SUNRISE	LAND USE: DR CASPER WY	82604
101006614628521010	LEGAL: 10 1 4 PARADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006616027821141	LEGAL: LT 9 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2825 AC PROPERTY ADDR: 00000 OWNER NAME: GEILENFELDT FAMILY LTD PTNS OWNER ADDR: 11219 JORDAN	LAND USE: NE ALBUQUERQUE NM	87122
101006617524530204	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		

# "Attachment A"

Beth Gonzales, Mark Goodwin and Associates, PA  
Zone Map: A-10

**SKIES WEST N.A. (R)**

**\*Tom Skopayko**

10523 Taurus Ct. NW/87114 792-9227 (h)

Ed Eubank

10660 Neptune NW/87114 890-3721 (h)

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



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

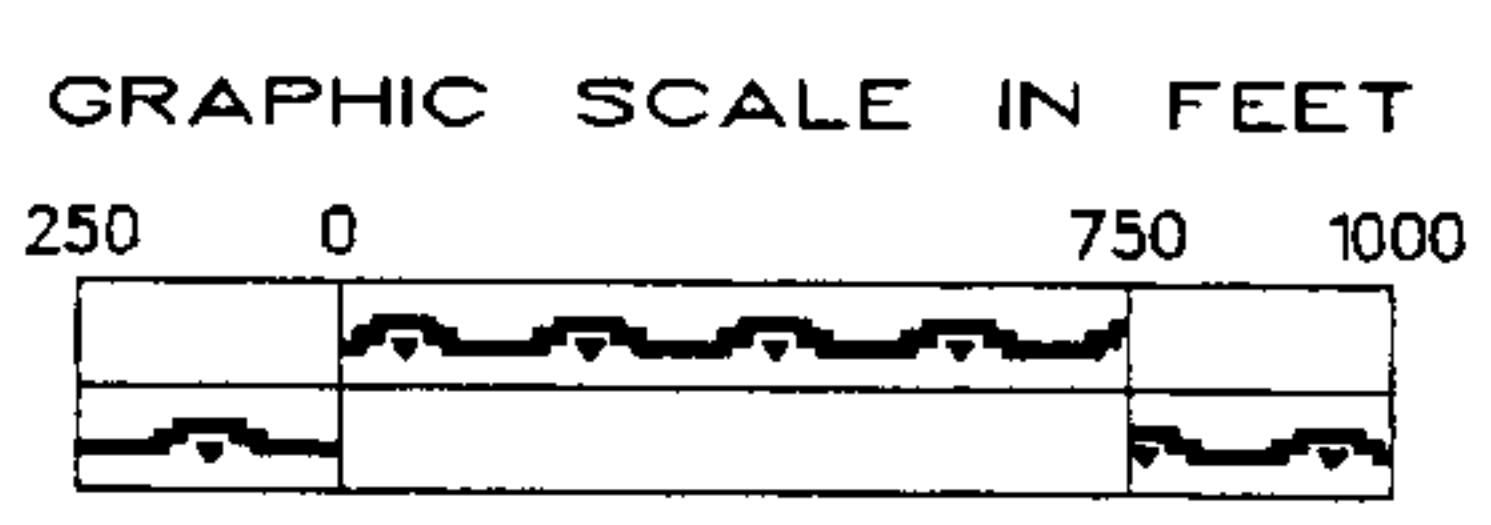
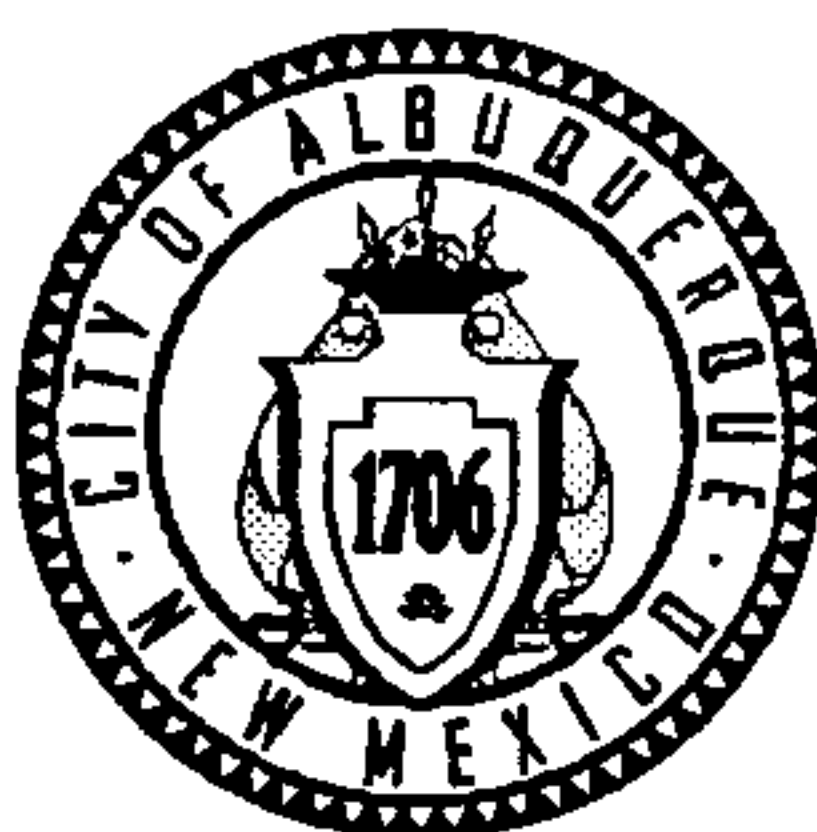
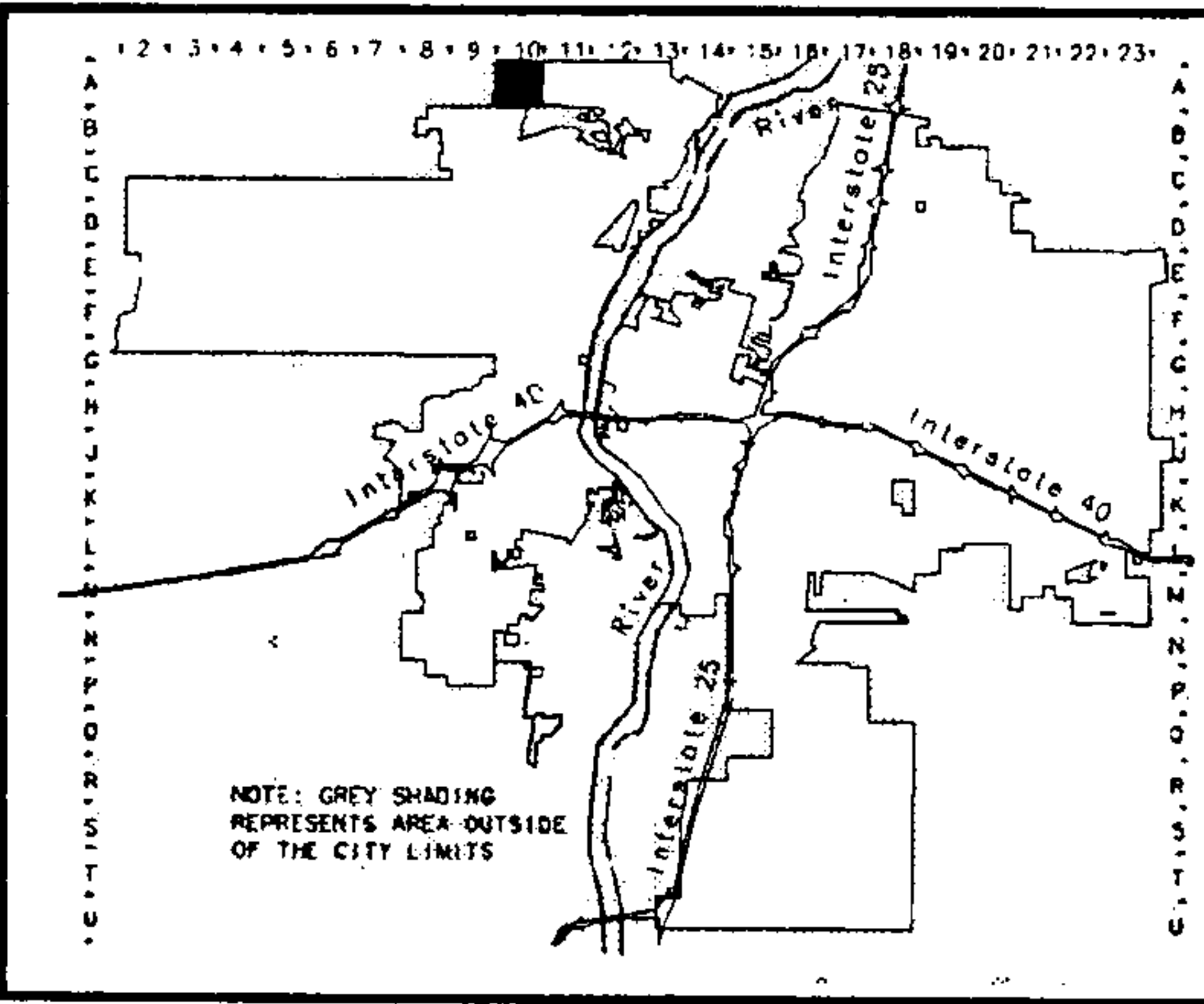
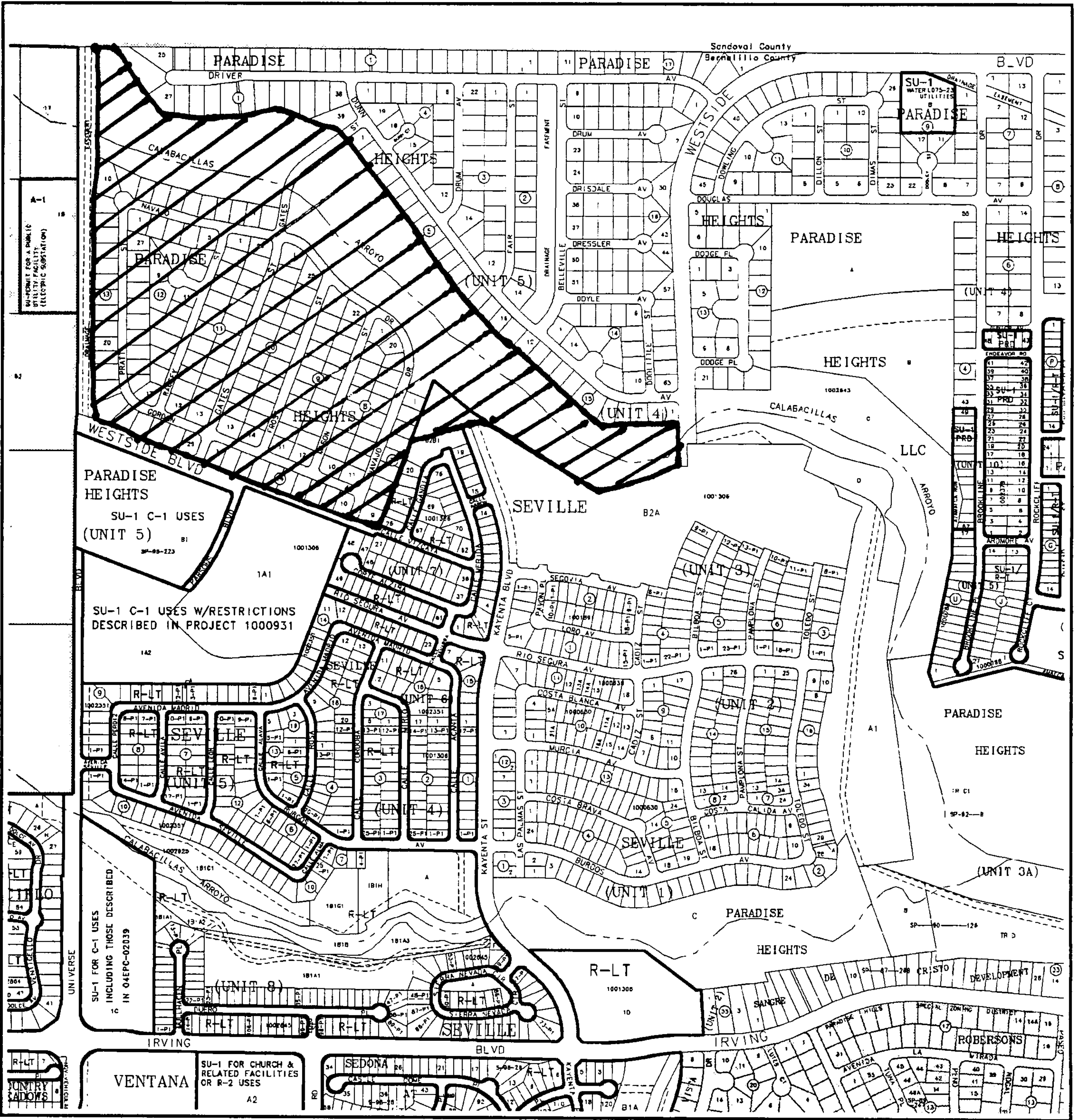
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the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

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 01/21/05 Time Entered: 9:50 a.m. ONC Rep. Initials: SW





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

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**Zone Atlas Page**

**A-10-Z**

Map Amended through November 03, 2004



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Vista Arroyo, LLC Date of request: 1/21/05 Zone atlas page(s): A-10-Z

CURRENT:  
Zoning R-1  
Parcel Size (acres / sq.ft.) 91.6949 acres

Legal Description -  
Lot or Tract # Tracts A & B, The Calabacillas Arroyo;  
Blocks 7-14, Paradise Hts, Unit 5; Tract B2B1, Seville Unit 7

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

No construction / development [ ]  
 New Construction [ ]  
 Expansion of existing development [ ]

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 264  
 Building Size - \_\_\_\_\_ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 1-21-05  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]  
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

Notes: SEVILLE SUBDIVISION TIS

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

[Signature] 1-21-05  
TRAFFIC ENGINEER DATE

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

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

TIS - SUBMITTED 1/1  
- FINALIZED 1/100

[Signature]  
TRAFFIC ENGINEER

1-21-05  
DATE

TO BE COMPLETED BY APPLICANT  
TRANSPORTATION DEVELOPMENT  
ENVIRONMENTAL HEALTH





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

**PAGE 2**

**Project # 1003360**

05DRB-00115 Major-Vacation of Public Easements

05DRB-00116 Minor-Prelim&Final Plat Approval

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**Project # 1003684**

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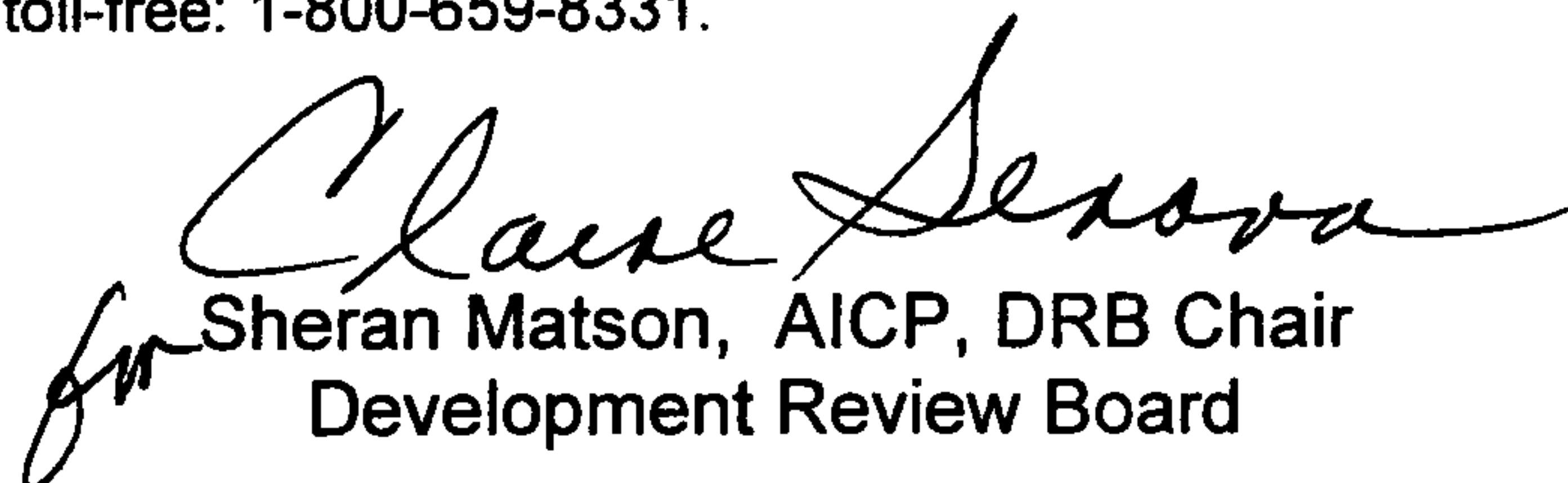
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05DRB-00119 Minor-Sidewalk Waiver

05DRB-00120 Minor-Temp Defer SDWK

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for Sheran Matson, AICP, DRB Chair  
Development Review Board

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



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

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**Project # 1000126**

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

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

**Project # 1000508**

05DRB-00093 Major-Vacation of Public  
Easements

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

**Project # 1002960**

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Right-of-Way  
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Approval  
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**Project # 1003606**

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

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**SEE PAGE 2 . . .**

# CITY OF ALBUQUERQUE



THREE HUNDRED YEARS

1706 \* 2006

## ALBUQUERQUE

*Making History*

Planning Department

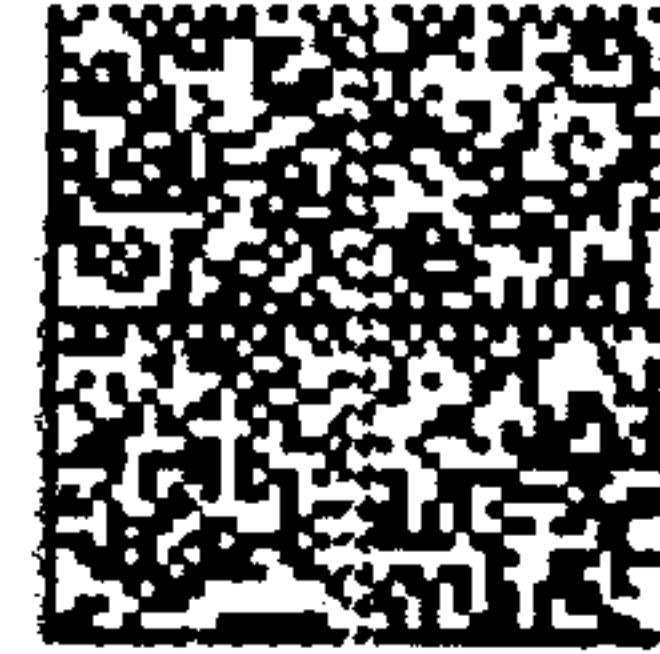
P.O. Box 1293

Albuquerque, NM 87103  
TO SENDER  
ATTEMPTED  
NOT KNOWN

*FOR DRB*

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6 SPRING VALLEY ST  
BEACON NY 12508



02 1A \$ 00.37<sup>0</sup>  
0004329277 JAN 27 2005  
MAILED FROM ZIP CODE 87102

12508+3317 06





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3

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

2/16

**PAGE 2**

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

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



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**SEE PAGE 2 . . .**

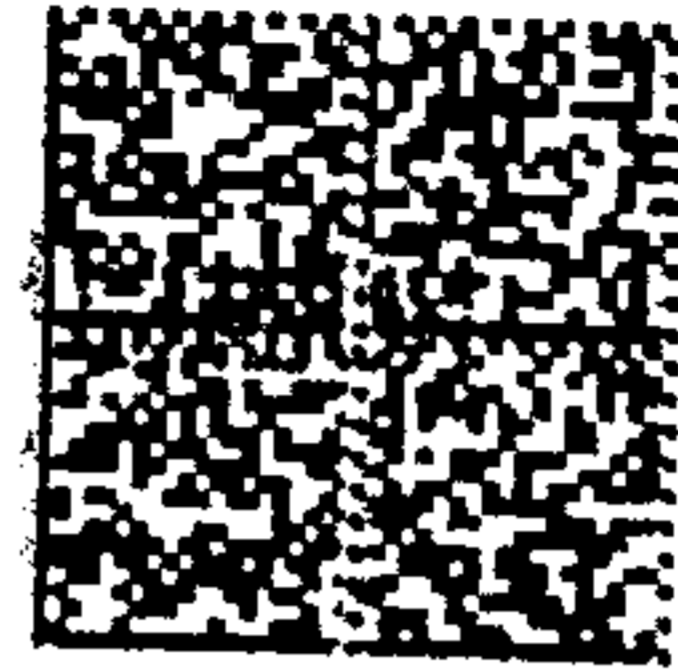
# CITY OF ALBUQUERQUE



DRB



\*R\* N\* FOR REASON  
\*N\* DELIVERABLE  
AS ADDRESSED,  
UNABLE TO FORWARD



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MAILED FROM ZIP CODE 87102

101006602036820410

CARPENTER GENEVIEVE H  
1000 ELBEL RD  
SCHERTZ TX 78154

Planning Department

P.O. Box 1293

Albuquerque, NM 87103







2/16

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
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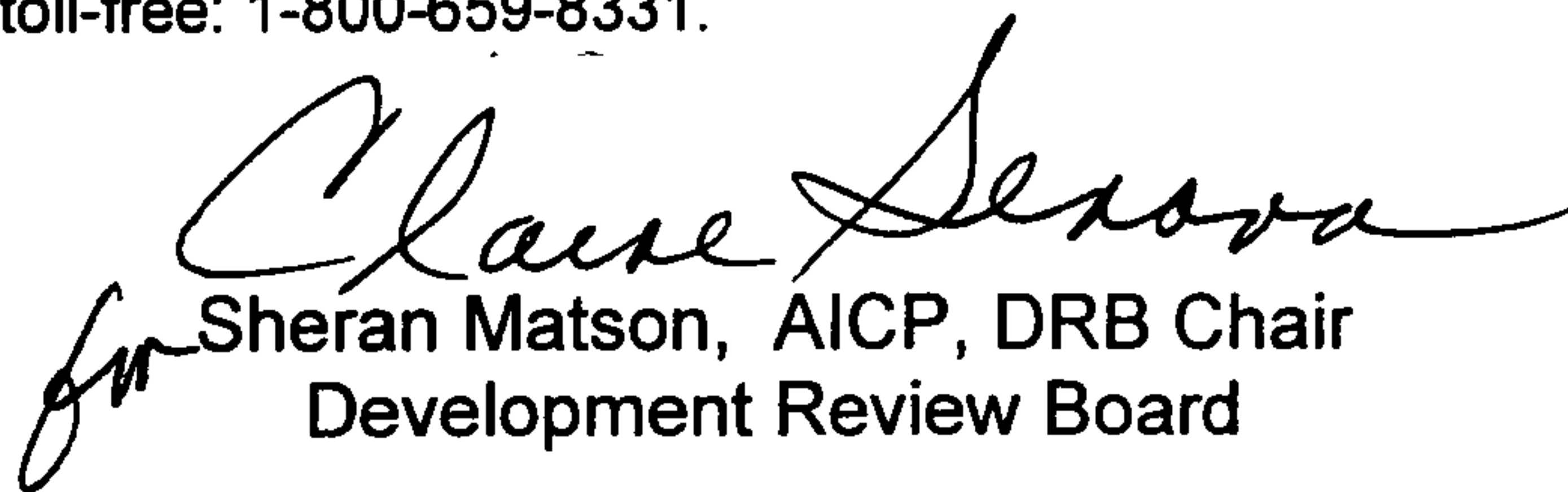
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**SEE PAGE 2 . . .**

# CITY OF ALBUQUERQUE



THREE HUNDRED YEARS

1706 \* 2006

## ALBUQUERQUE

*Making History*

Planning Department

P.O. Box [REDACTED]

Albuquerque, NM [REDACTED]

*DRB*

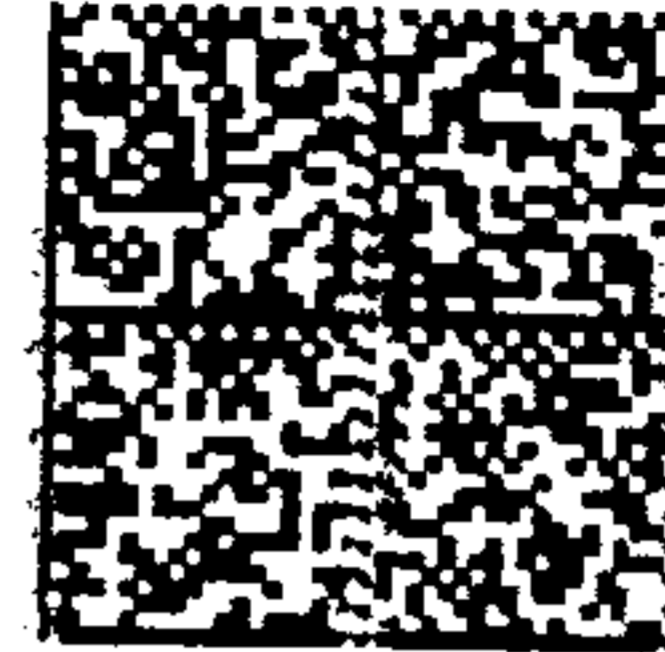
**RETURNED TO SENDER**

**REASON: Canceled**

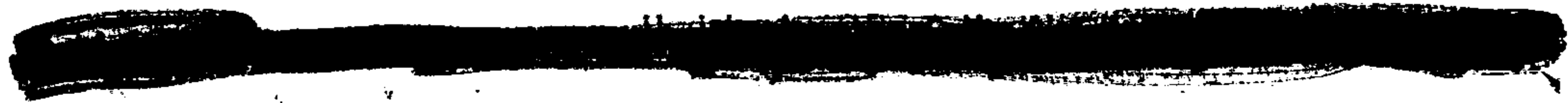
Unclaimed - No addressee  
 Attempted - No addressee  
 Insufficient address  
 No such street address  
 No such zip code  
 No addressee in ZIP code

15934021133

DENMAN, LILLIAN  
 1250 WEST  
 LANCASTER CA 93534



02 1A \$ 00.37<sup>0</sup>  
 0004329277 JAN 27 2005  
 MAILED FROM ZIP CODE 87102



YAF



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 29, 2004  
DRB Comments**

**ITEM # 11**

**PROJECT # 1003684**

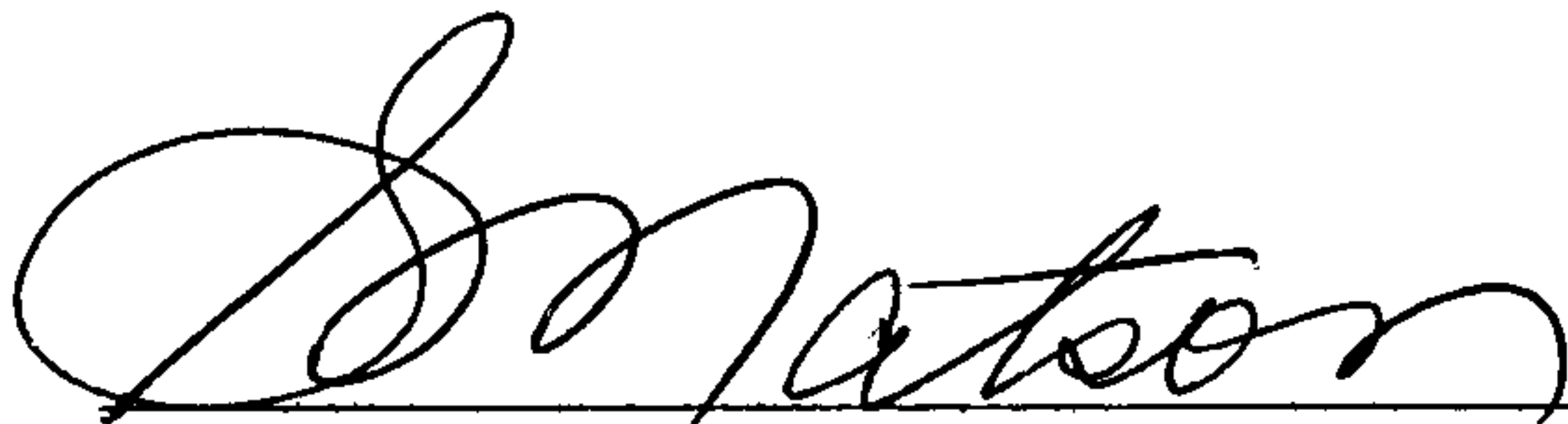
**APPLICATION # 04-01443**

**RE: Anasazi Ridge/sketch**

Any reference to the location of the archeological site should be removed from the plat for security reasons to protect the site.

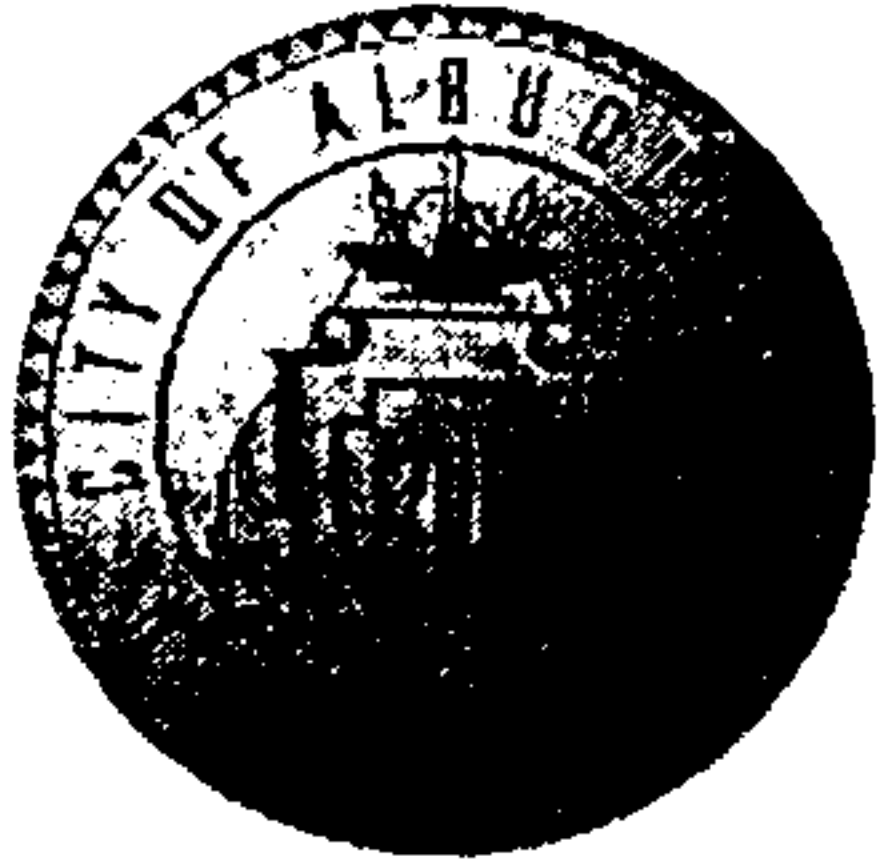
AGIS shows this site as zoned R-1. When did the zone change occur?

*His - R-1*



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





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

Development Review Board Comments

**Project Number:** 1003684  
**Application Number:** 04DRB-01443

**DRB Date:** 9/29/04  
**Item Number:** 11

**Subdivision:**

Paradise Hills, Town of Alameda Grant, Unit 5

**Zoning:** R-LT

**Zone Page:** A-10

**New Lots (or units) :** 224

**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, land or a fee in-lieu of and equal to the value of the required park land dedication for 224 new residential lots will be required. The required dedication is .87 acres, the city typically does not accept less than 1 acre dedications. You show a .68 acre park is this meant to be a private park?

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

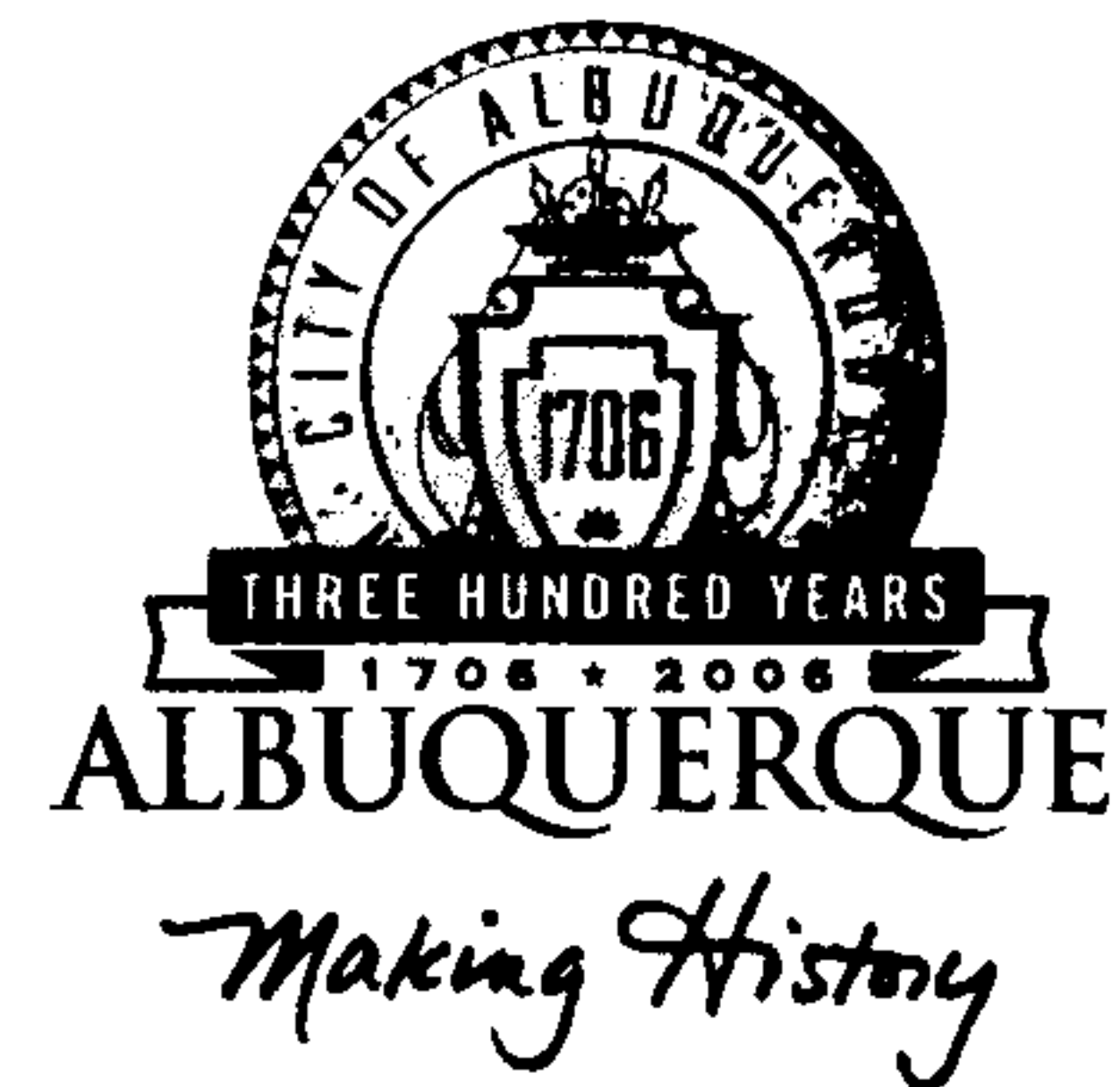
For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Calabiciallas Arroyo. There are no requirements for the trail associated with this request.

**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: 1003684**

**AGENDA ITEM NO: 11**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

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

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

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

**DATE:** September 29, 2004

**& RHODES  
SALMON P.C.**

ATTORNEYS AT LAW

Mark M. Rhodes

1801 LOMAS BOULEVARD N.W.  
ALBUQUERQUE, NEW MEXICO 87104  
(505) 247-0328  
FAX: (505) 766-9402  
<http://rspcnm.com>  
E-MAIL: [mmr@rspcnm.com](mailto:mmr@rspcnm.com)

*Copies  
made  
Plat,  
Notice of  
Decision  
and applications  
2.2.06*

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

PAID RECEIPT

APPLICANT NAME Mark Rhodes  
AGENT Rhodes + Salmon PC Attorney at Law  
ADDRESS 1801 Lonas Blvd NW  
PROJECT & APP # 1003684  
PROJECT NAME Anasazi Ridge

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 16.00 441006/4983000 DRB Actions Copies of plat and Appraisal Notice of Decision

\$ \_\_\_\_\_ 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

\$ 16.00 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

2/2/2006 3:30PM LOC: ANNX  
RECEIPT# 00052003 WSH 008 TRANSH 0061  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt \$16.00  
J24 Misc

VI \$16.00  
CHANGE \$0.00



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 2862  
CONNECTION TEL 97979539  
SUBADDRESS  
CONNECTION ID  
ST. TIME 01/27 13:21  
USAGE T 01'17  
PGS. 3  
RESULT OK

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: Scott Davis  
Doug Hughes FAX # 797-9539

# PAGES (INCLUDING COVER SHEET) 3

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

**COMMENTS:**

Planning's Comments  
only  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Project # 1003684**  
05DRB-00118 Major-Vacation of Pub  
Right-of-Way  
05DRB-00121 Major-Preliminary Plat  
Approval  
05DRB-00119 Minor-Sidewalk Waiver  
05DRB-00120 Minor-Temp Defer SDWK

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

Perimeter Wall Submittal. The lots which have side  
yards abutting public streets inside the subdivision are  
also subject to the wall regulations found in the Zone  
Code. Be sure to go over these requirements as there  
are lower heights for the portion closest to the front yard  
setback. Elevations are required for this situation  
showing the heights, etc. The maximum garden wall  
height above ground should be indicated on the  
elevation. The entire pilaster is supposed to protrude a  
minimum of 2" on the public side, not just the cap. If  
Note 2 means there is retaining wall showing on the  
public side, there is an 8' height limitation for both  
retaining & screen wall combined. The maximum  
garden wall height above ground should be indicated  
on the elevation. Otherwise, a stepped wall is required.  
See the Zone Code regulations.

When the wall design is re-submitted, be sure to  
provide 3 copies of the entire submittal. The design  
should be re-submitted no later than Monday, February  
14<sup>th</sup> at noon.

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

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

**INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 3/09/05  
Date Preliminary Plat Expires: 3/09/06  
DRB Project No.: 1003684  
DRB Application No.: 05-0012)

5 ORIGINAL

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

Anasazi Ridge Subdivision, Unit 1  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
Paradise Heights, Unit 5 within the Town of Atrisco Grant  
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
<b>Calabacillas Arroyo Improvements</b>									
			South Bank Arroyo improvements adjacent to Anasazi Ridge site as identified in Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc						
			Arroyo Grade Control Structure adjacent to Anasazi Ridge site as identified in the Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc						
<b>PAVING</b>									
		32' FF	Res Pvmt	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave	/	/	/
		4'	C & G , Std (Both Sides)						
		4'	Sidewalk (Both Sides) (*)						
		28' FF	Res Pvmt	Basketweaver Avenue	Lot 26, Block 6	End of Cul-de-Sac	/	/	/
			C & G , Std (Both Sides)						
			Sidewalk (Both Sides) (*)						
		32' FF	Res Pvmt	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave.	/	/	/
		4'	C & G , Std (Both Sides)						
		4'	Sidewalk (Both Sides) (*)						
		32' FF	Res Pvmt	Atlatz Drive	Desert Spirit Road	Ancients Road	/	/	/
		4'	C & G , Std (Both Sides)						
		4'	Sidewalk (Both Sides) (*)						
		32' FF	Art Pvmt	McMahon Boulevard	Lot 26, Block 6	Calabacillas Arroyo Crossing Structure	/	/	/
		6'	C & G, Std (North Side)						
		6'	Sidewalk (North Side)						
		10'	C & G Median (North Side)						
		10'	Asphalt Trail (North Side)						



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		48' FF	Res Pvmt C & G (Both Sides) Sidewalk (W. Side)	Anasazi Ridge Ave	Desert Spirit Rd. Transition	McMahon Blvd.			
		32' FF	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Ancients Road	Chaco Terrace Street	Anasazi ridge Ave.	/	/	/
		4'							
		28' FF	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Cliff Dweller Stub St	Cliff Dweller Road	End of Stub	/	/	/
		4'							
		32' FF	Res Pvmt C & G, Std (Both Sides) Sidewalk (South Side) (*)	Anasazi Ridge Ave	Chaco Terrace St	Desert Spirit Rd. McMahon Blvd	/	/	/
		4'							
		28' FF	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Cliff Dwellers Road	Chaco Terrace St	Ancients Road	/	/	/
		4'							
		28' FF	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Cliff House Drive	Ancients Road	Anasazi Ridge Ave	/	/	/
		4'							
		24'	Temp Pvmt.	Frost St.	Basketweaver Ave	Future McMahon Blvd.	/	/	/
		24'	Temp Pvmt.	Gates St	Desert Spirit Rd.	Gordon Ave.	/	/	/
		24'	Temp Pvmt	Gordon Ave.	Gates St.	Frost St.	/	/	/
		28' FF	Res Pvmt C & G, Std (Both Sides) Sidewalk (Both Sides) (*)	Tocal Street	Desert Spirit Road	Basketweaver Ave	/	/	/
		4'							
		24'	Temp. Pvmt WATER	Kayenta	McMahon	N. side Lot 19, Seville 7			
		12"	Waterline	Universe Blvd.	Existing WL Termini	Westside Blvd.	/	/	/
		12"	Waterline	Westside Blvd	Universe Blvd	Future McMahon	/	/	/
		12"	Waterline	McMahon Blvd.	Westside Blvd	Anasazi Ridge Ave	/	/	/
		12"	Waterline	Anasazi Ridge Ave.	McMahon Blvd	Cliff House Dr.	/	/	/
		12"	Waterline	Tract C	Cliff House Dr.	Exist 12" WL in A.V.	/	/	/
		8"	Waterline	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave.	/	/	/
		8"	Waterline	Ancients Road	Chaco Terrace Street	Anasazi Ridge Ave	/	/	/
		8"	Waterline	Desert Spirit Road	Chaco Terrace Street	Anasazi Ridge Ave	/	/	/
		8"	Waterline	Basketweaver Avenue	Lot 26, Block 6	Anasazi Ridge Ave	/	/	/
		8"	Waterline	Easement	Seville, Unit 7 Stub	McMahon Blvd	/	/	/



ORIGINAL

- \* Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure includes all related appurtences.
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<p><b>J. Scott Davis</b> NAME (print)</p> <p><b>MARK GOODWIN &amp; ASSOCIATES</b> FIRM</p> <p><i>[Signature]</i> 3/7/05 SIGNATURE - date</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A</p>	<p><i>[Signature]</i> 3/9/05 DRB CHAIR - date</p> <p><i>[Signature]</i> 3/9/05 TRANSPORTATION DEVELOPMENT - date</p> <p><i>[Signature]</i> 3/9/05 UTILITY DEVELOPMENT - date</p> <p><b>Brady J. Biker</b> 3-9-05 CITY ENGINEER - date</p>	<p><i>[Signature]</i> 3/9/05 PARKS &amp; GENERAL SERVICES - date</p> <p><i>[Signature]</i> 3-9-05 AMAFCA - date</p> <p><i>[Signature]</i> 3-8-05 - date</p>

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

PAID RECEIPT

APPLICANT NAME

Collatz Inc

AGENT

Mark Goodwin Assoc

ADDRESS

PROJECT & APP #

1003684

PROJECT NAME

Anasazi Ridge

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 110<sup>00</sup> 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

\$ 110<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.

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

3/8/2005 11:37AM LOC: ANNX  
RECEIPT# 00037693 WS# 008 TRANSH 0040  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$110.00  
J24 Misc \$110.00  
CK \$110.00  
CHANGE \$0.00

Thank You

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 8/1/05  
3/7/2005

INFRASTRUCTURE LIST

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

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

**Anasazi Ridge Subdivision, Unit 1**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**  
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**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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			Arroyo Grade Control Structure adjacent to Anasazi Ridge site as identified in the Final Approved Main Branch Calabacillas Arroyo study by Mussetter Engineering, Inc						
<b>PAVING</b>									
		32' FF	Res Pvmt	Chaco Terrace Street	Lot 21, Block 7	Anasazi Ridge Ave	/	/	/
		4'	C & G , Std (Both Sides) Sidewalk (Both Sides) (*)						
		28' FF	Res Pvmt	Basketweaver Avenue	Lot 26, Block 6	End of Cul-de-Sac	/	/	/
			C & G , Std (Both Sides) Sidewalk (Both Sides) (*)						
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		32' FF	Art Pvmt	McMahon Boulevard	Lot 26, Block 6	Calabacillas Arroyo Crossing Structure	/	/	/
		6'	C & G , Std (North Side) Sidewalk (North Side)						
		10'	C & G Median (North Side) Asphalt Trail (North Side)						

Project name:

Anasazi Ridge Subdivision, Unit 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		48' FF	Res Pvmnt	Anasazi Ridge Ave	Desert Spirit Rd.	McMahon Blvd.			
		4'	Sidewalk (W. Side)						
		32' FF	Res Pvmnt	Ancients Road	Chaco Terrace Street	Anasazi ridge Ave.	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		28' FF	Res Pvmnt	Cliff Dweller Stub St	Cliff Dweller Road	End of Stub	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		32' FF	Res Pvmnt	Anasazi Ridge Ave	Chaco Terrace St	Desert Spirit Rd. McMahon Blvd	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (South Side) (*)						
		28' FF	Res Pvmnt	Cliff Dwellers Road	Chaco Terrace St	Ancients Road	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		28' FF	Res Pvmnt	Cliff House Drive	Ancients Road	Anasazi Ridge Ave	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
		24'	Temp Pvmnt.	Frost St.	Basketweaver Ave	Future McMahon Blvd.	/	/	/
		24'	Temp Pvmnt.	Gates St	Desert Spirit Rd.	Gordon Ave.	/	/	/
		24'	Temp Pvmnt	Gordon Ave.	Gates St.	Frost St.	/	/	/
		28' FF	Res Pvmnt	Tocal Street	Desert Spirit Road	Basketweaver Ave	/	/	/
		4'	C & G, Std (Both Sides) Sidewalk (Both Sides) (*)						
<b>WATER</b>									
		12"	Waterline	Universe Blvd.	Existing WL Termini	Westside Blvd.	/	/	/
		12"	Waterline	Westside Blvd	Universe Blvd	Future McMahon	/	/	/
		12"	Waterline	McMahon Blvd.	Westside Blvd	Anasazi Ridge Ave	/	/	/
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		8"	Waterline	Easement	Seville, Unit 7 Stub	McMahon Blvd	/	/	/



Project name:

Anasazi Ridge Subdivision, Unit 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Waterline	Tocal St.	Basketweaver Ave	Desert Spirit Rd.	/	/	/
		8"	Waterline	Atlal Dr	Desert Spirit Rd.	Ancients Rd.	/	/	/
		8"	Waterline	Anasazi Ridge Avc	Chaco Terrace St.	Cliff Dweller Dr.	/	/	/
		8"	Waterline	Cliff Dweller Rd.	Chaco Terrace St	Ancients Rd	/	/	/
		8"	Waterline	Cliff Dweller Stub St	Cliff Dweller Rd	End of St.	/	/	/
		8"	Waterline	Cliff House Dr.	Ancients Rd	Anasazi Ridge Ave	/	/	/
<b>SANITARY SEWER</b>									
		8"	SAS	Anasazi Ridge Ave	Desert Spirit Rd.	Chaco Terrace St	/	/	/
		8"	SAS	Chaco Terrace St	Anasazi Ridge Ave	Lot 21, Block 7	/	/	/
		8"	SAS	Desert Spirit Road	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Tocal St.	Desert Spirit Rd	Basketweaver Ave	/	/	/
		8"	SAS	Ancients Rd	Anasazi Ridge Ave	Chaco Terrace St	/	/	/
		8"	SAS	Cliff Dweller Rd	Ancients Rd	Chaco Terrace St	/	/	/
		8"	SAS	Basket weaver Ave	Lot 26, Block 6	Cul-de-Sac	/	/	/
		8"	SAS	Cliff Dweller Stub	Cliff Dweller Rd	End of St.	/	/	/
		8"-10"	SAS	Public Sewer Easement	10" Stub in Seville Unit 3	Anasazi Ridge Ave	/	/	/
<b>STORM DRAIN</b>									
		30"	Storm Drain	Ancients Road	Cliff Dweller Rd	Anasazi Ridge Ave	/	/	/
		24"-42"	Storm Drain	Anasazi Ridge Ave	Ancients Rd.	Desert Spirit Rd	/	/	/
		24"	Storm Drain	Desert Spirit Rd	Anasazi Ridge Rd	Desert Spirit Rd	/	/	/
		30"	Storm Drain w/ Appurtences	Drainage Easement	Basketweaver Ave	Arroyo Outfall	/	/	/
		48"	Storm Drain	Drainage Easement	Anasazi Ridge Ave	Arroyo Outfall	/	/	/

**TIS**

Traffic Mitigation Fees \$565.00 per Lot

**IMPACT FEE CREDIT**

McMahon Blvd. is listed on the CCIP. This project is thereby eligible for Impact Fee Credits

The Calabacillas Arroyo is listed on the CCIP. This project is thereby eligible for Impact Fee Credits

Project name: Anasazi Ridge Subdivision, Unit 1

- \* Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure includes all related appurtences.
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.

<b>AGENT / OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
----------------------	--

**J. Scott Davis**  
 NAME (print)  
**MARK GOODWIN & ASSOCIATES**  
 FIRM  
*[Signature]* 3/7/05  
 SIGNATURE - date  
 MAXIMUM TIME ALLOWED TO CONSTRUCT  
 THE IMPROVEMENTS WITHOUT A DRB  
 EXTENSION: N/A

\_\_\_\_\_  
 DRB CHAIR - date  
 \_\_\_\_\_  
 TRANSPORTATION DEVELOPMENT - date  
 \_\_\_\_\_  
 UTILITY DEVELOPMENT - date  
 \_\_\_\_\_  
 CITY ENGINEER - date

\_\_\_\_\_  
 PARKS & GENERAL SERVICES - date  
*[Signature]* 3-9-05  
 AMAFCA - date  
*[Signature]* 3-8-05  
 \_\_\_\_\_ - date

<b>DESIGN REVIEW COMMITTEE REVISIONS</b>
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

PAID RECEIPT

APPLICANT NAME \_\_\_\_\_

AGENT Mark Goodwin

ADDRESS \_\_\_\_\_

PROJECT & APP # 1003684

PROJECT NAME Anasazi Ridge

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 110.00 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

\$ 110.00 TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A.  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199-0606  
(505) 828-2200

4456

95-681/1070

DATE 2.22.05

PAY TO THE ORDER OF

City of Albuquerque

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division  
\$ 110.00

One Hundred ten 00/100

DOLLARS



BANK OF WEST  
Coronado Office  
1-800-488-2265

FOR

Anasazi Ridge

2/23/2005 9:26AM LOC: ANNX  
RECEIPT# 00036740 WSH# 008 TRANSH# 0006  
Account 441006 Fund 0110  
Activity 4983000 TRSDM#  
Trans Amt Susan Pasenski

⑈004456⑈ ⑆107006813⑆ 283007003⑈

\$110.00

\$110.00

\$0.00

Thank You





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

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

February 22, 2005

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

**Re: Anasazi Ridge – DRB 1003684**

Dear Ms. Matson:

We are hereby requesting a one (1) week deferral of the referenced project, which is scheduled to be heard at DRB February 23, 2005, item no. 6. We wish to be rescheduled for March 2, 2005. We will have a deferral fee check in the amount of \$110 check dropped off at your office in the morning.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

  
for John M. MacKenzie, PE  
Vice President

JMM/sr

Attachment

# 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...**
- D** 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: Collatz, Inc. PHONE: 898-6338  
 ADDRESS: 661 Quantum Road/ PO Box 2010 FAX: 898-6316  
 CITY: Rio Rancho, STATE NM ZIP 87124 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** Major Subdivision: Anasazi Ridge: Application for Preliminary Plat, Sidewalk Waiver, Temporary Sidewalk Deferral, Vacation of Public R-o-W

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

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

Lot or Tract No. Tracts A & B; Blocks 7-14; Tract B2B1 Block: TBK Anasazi Ridge Unit: 1, 2, 3  
 Subdiv. / Addn. The Calabacillas Arroyo; Paradise Hts, Unit 5; Seville, Unit 7  
 Current Zoning: R-1 Proposed zoning: Same  
 Zone Atlas page(s): A-10 No. of existing lots: 106 No. of proposed lots: 242/7Tr  
 Total area of site (acres): 91.6949 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. See Attached Sheet 101006619038021117 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: NE of intersection of McMahon/Westside Rd & NW Universe Blvd.  
 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.): 04DRB01443

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

SIGNATURE J. Scott Davis DATE 11-12-04  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB - 00118</u>	<u>VRW</u>	<u>✓</u>	<u>\$ 705.00</u>
<input type="checkbox"/> All fees have been collected	<u>05DRB - 00119</u>	<u>SW</u>	<u>✓</u>	<u>\$ 50.00</u>
<input type="checkbox"/> All case #s are assigned	<u>05DRB - 00120</u>	<u>TDS</u>	<u>✓</u>	<u>\$ 50.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>05DRB - 00121</u>	<u>PP</u>	<u>SC2)</u>	<u>\$ 3500.00</u>
<input type="checkbox"/> Case history #s are listed		<u>AD Fee</u>		<u>\$ 75.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill		<u>CMF</u>		<u>Total 20.00</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>2-16-05</u>			<u>\$ 6820.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>1-21-05</u>			
	Project # <u>1003684</u>			



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**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**

- 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.

J. Scott Davis

*[Handwritten Signature]*

Applicant name (print)

11-12-04

Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers  
 05DRB-00118  
 05DRB-00119

*[Handwritten Signature]* 1-21-05  
 Planner signature / date

**Project # 1003684**



**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**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

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

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

J. Scott Davis

*[Signature]*

Applicant name (print)

11-12-04  
Applicant signature / date



Form revised 9/01, 8/03, 9/03 and 8/04

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

Application case numbers  
OSARB- \_\_\_\_\_ -00121

*[Signature]* 1-21-05  
Planner signature / date  
**Project # 1003684**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 9, 2005

### 5. Project # 1003684

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

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05*] (A-10)

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

#### FINDINGS:

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

#### CONDITIONS:

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

With the signing of the infrastructure list dated 3/9/05 and approval of the grading plan engineer stamp dated 3/7/05 the preliminary plat was approved.



OFFICIAL NOTICE OF DECISION  
PAGE 2

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

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

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

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

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

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

For Sheran Matson, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Collatz Inc., 661 Quantum Rd., P.O. Box 2010, Rio Rancho, NM 87124  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



Following is a Summary of the Submittal Fee calculation for Anasazi Ridge Subdivision

1.	Public Advertisement Fee	\$75.00 ✓
2.	Major Subdivision Plat Fee	
	• Maximum Fee	\$3,500.00 ✓
3.	Sidewalk Deferral Fee	\$50.00 ✓
4.	Conflict Management	\$20.00 ✓
5.	Grade & Drain Submittal Fee	\$2,470.00
6.	Fee for Vacating Road Easements	\$300.00 ✓
7.	Fee for Vacating Public or Private Easements Where no Public Road is Included	\$405.00
	<b>TOTAL DUE</b>	<u>\$6,820.00</u>



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

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

January 20, 2005

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

**Re: Anasazi Ridge Subdivision**

Dear Ms. Matson:

Attached hereto is our request for approval of the preliminary plat, right-of-way vacation, sidewalk variance, and sidewalk deferral for the referenced project.

The requested action will subdivide 166 Lots and right-of-way into 264 residential lots. Zoning for this 91.6949 acre site is R-1. Primary access to the site will be off of McMahon Boulevard in two separate locations for those lots north of McMahon Boulevard, and at one location for those lots along the south side of McMahon Boulevard. Internal streets will be public, and as such, will be built per DPM requirements. Construction of internal sidewalks is to be deferred so they aren't damaged during home construction.

Water and sewer service to this site will be supplied by New Mexico Utility Corp.

A site Drainage Report has previously been submitted to the City of Albuquerque which identifies the proposed drainage infrastructure necessary in developing this site. Development plans call for the phasing of construction of this site. As such, temporary ponding will be utilized prior to the development of Unit 2.

Public drainage and utility easements are to be granted with this platting action.

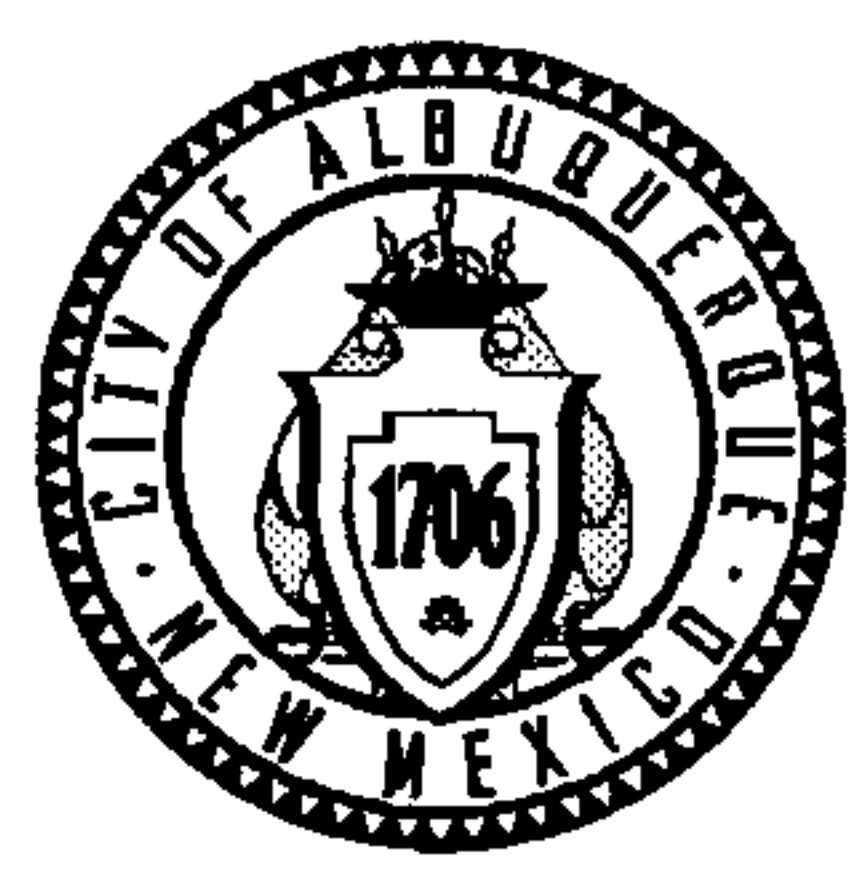
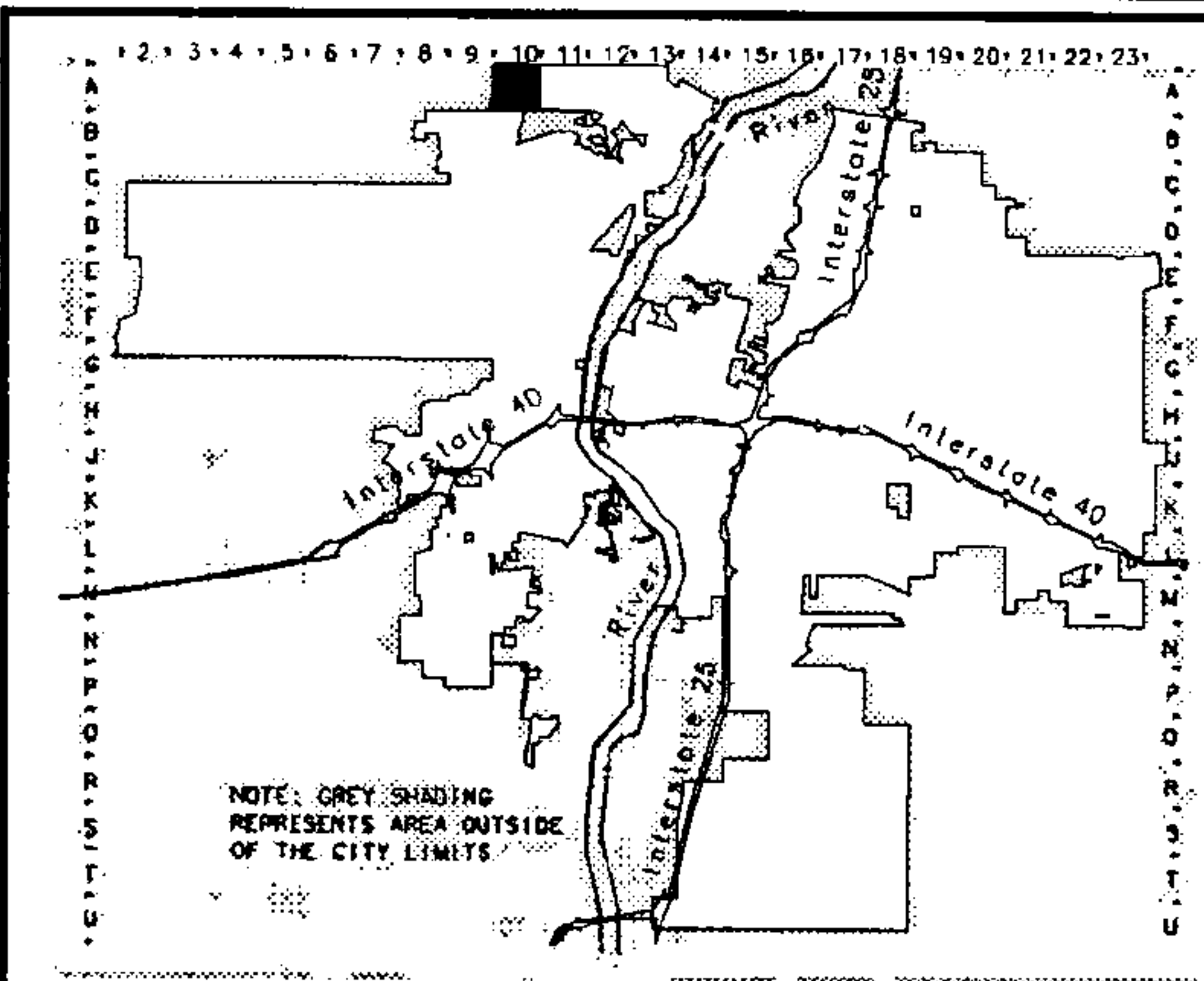
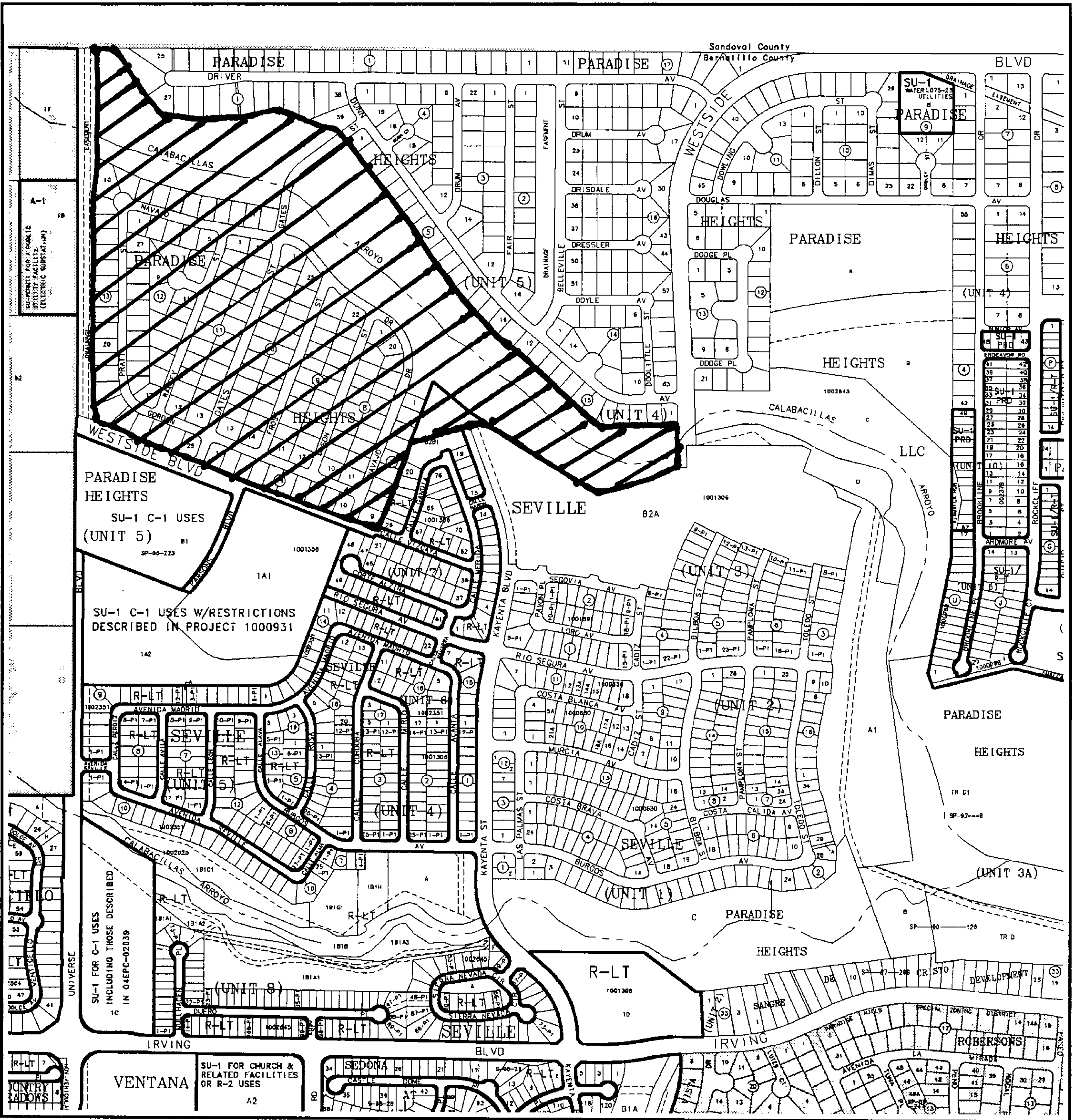
Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

J. Scott Davis  
Project Engineer

JSD/bg



**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2004



**Zone Atlas Page**  
**A-10-Z**  
 Map Amended through November 03, 2004



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Vista Arroyo, LLC Date of request: 1/21/05 Zone atlas page(s): A-10-Z

**CURRENT:**

Zoning R-1

Parcel Size (acres / sq.ft.) 91.6949 acres

**Legal Description -**

Lot or Tract # Tracts A & B, The Calabacillas Arroyo;

Blocks 7-14, Paradise Hts, Unit 5; Tract B2B1, Seville Unit 7

**REQUESTED CITY ACTION(S):**

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

**PROPOSED DEVELOPMENT:**

No construction / development [ ]  
 New Construction [ ]  
 Expansion of existing development [ ]

**GENERAL DESCRIPTION OF ACTION: 1**

# of units - 264  
 Building Size - \_\_\_\_\_ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 1-21-05  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: SEVILLE SUBDIVISION TIS

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

[Signature] 1-21-05  
TRAFFIC ENGINEER DATE

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

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

TIS - SUBMITTED 1/1  
 - FINALIZED 1/00

[Signature]  
TRAFFIC ENGINEER

1-21-05  
DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Anasazi Ridge Subdivision  
AGIS MAP #: A-10-Z  
LEGAL DESCRIPTION: Tracts A & B, the Calabacillas Arroyo; Blocks 7-14, Paradise Heights, Unit 5; Tract B2B1, Seville Unit 7

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 11/12/04 [date].

[Signature] 11/12/04  
Applicant / Agent Date

[Signature] 1-21-05  
Hydrology Division Representative Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on \_\_\_\_\_ [date]. In NMUT service area

[Signature] 11/12/04  
Applicant / Agent Date

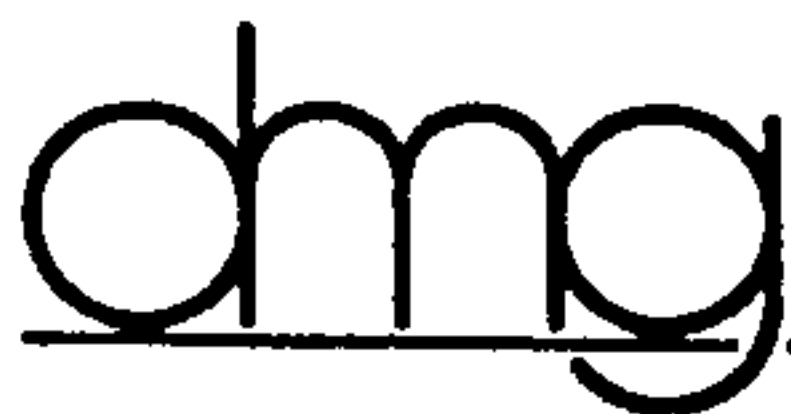
no request - make to NMUT 1/21/05  
Utility Division Representative [Signature] Date

DRB# \_\_\_\_\_

UPC Numbers for: Anasazi Ridge, Units 1 & 2

101006619038021117	101006610030221004	101006614532020919	101006612439620712	101006606735920622
101006606547520431	101006610929921005	101006614231220920	101006612840720713	101006606335020623
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101006608943920428	101006613029121008	101006612631820803	101006611240020716	101006604234120501
101006608044020427	101006613928821009	101006612932520804	101006611039320717	101006603734820527
101006607244320426	101006613928821009	101006613133420805	101006610838520718	101006603735820526
101006606344420425	101006614628521010	101006613434020806	101006610437720719	101006603736420525
101006605544620424	101006616027821141	101006613734820807	101006610136920720	101006603737220524
101006604744820423	101006616428821140	101006614035520808	101006609936220721	101006603738020523
101006604045020422	101006616629521139	101006614236320809	101006609735520722	101006603738820522
101006603045520421	101006616930221138	101006614537120810	101006609234720723	101006603739720521
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101006609430521003	101006614832720918	101006612038920711	101006607036720621	





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

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

January 21, 2005

Mr. Tom Skopayko  
Skies West Neighborhood Association  
10523 Taurus Court NW  
Albuquerque, NM 87114

Mr. Ed Eubanks  
Skies West Neighborhood Association  
10660 Neptune NW  
Albuquerque, NM 87114

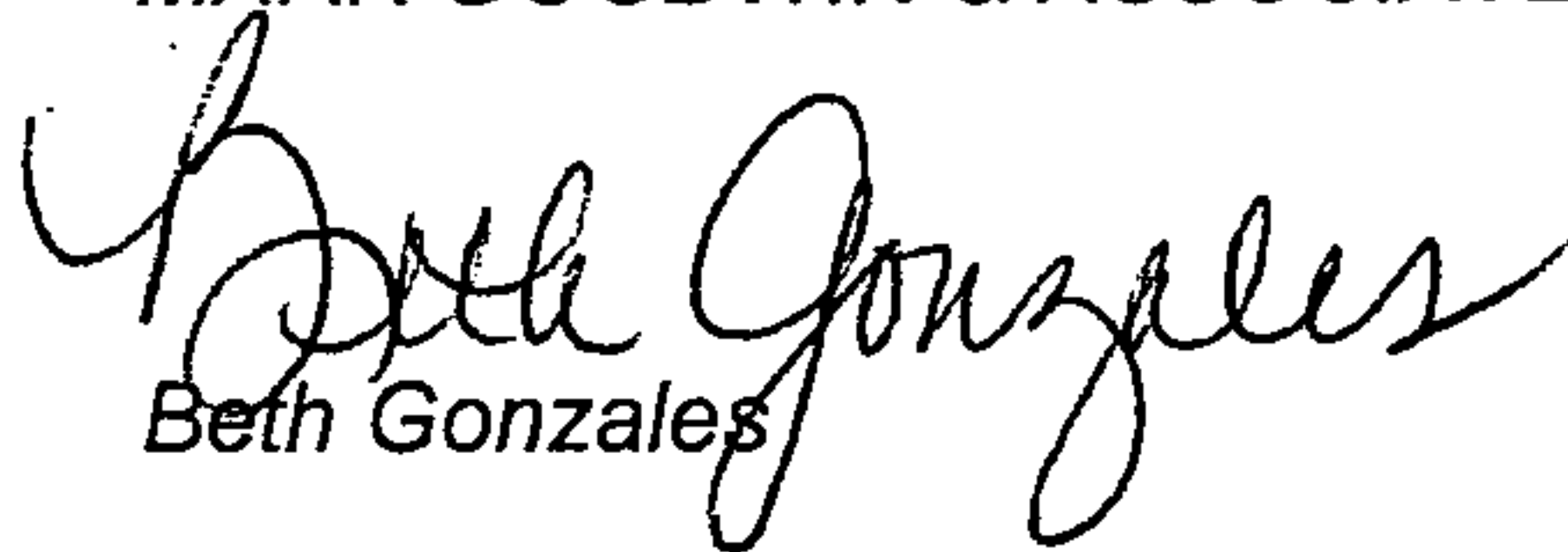
**Re: Anasazi Ridge Subdivision**

Dear Mr. Skopayko and Mr. Eubanks:

Enclosed please find a copy of the Preliminary Plat, Temporary Sidewalk Deferral, Vacation of Public Right of Way, and Sidewalk Waiver application for City of Albuquerque for the referenced project. The anticipated date to be heard February 16, 2005. Please contact J. Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

JSD/bg

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
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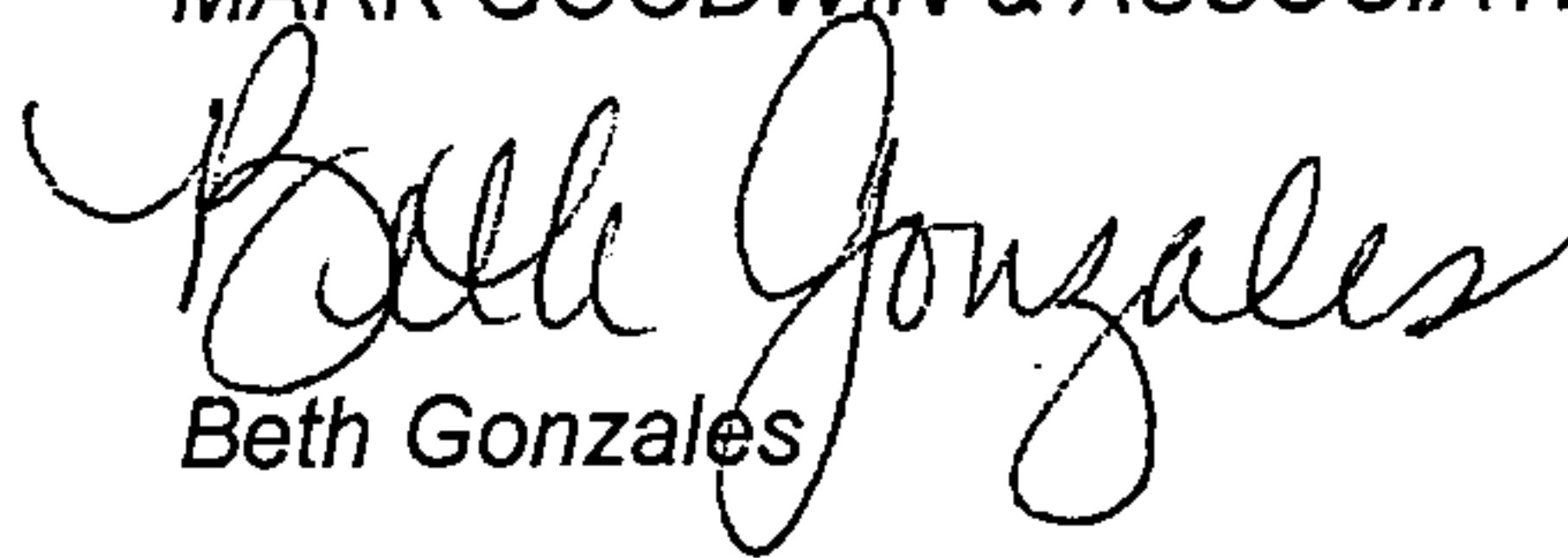
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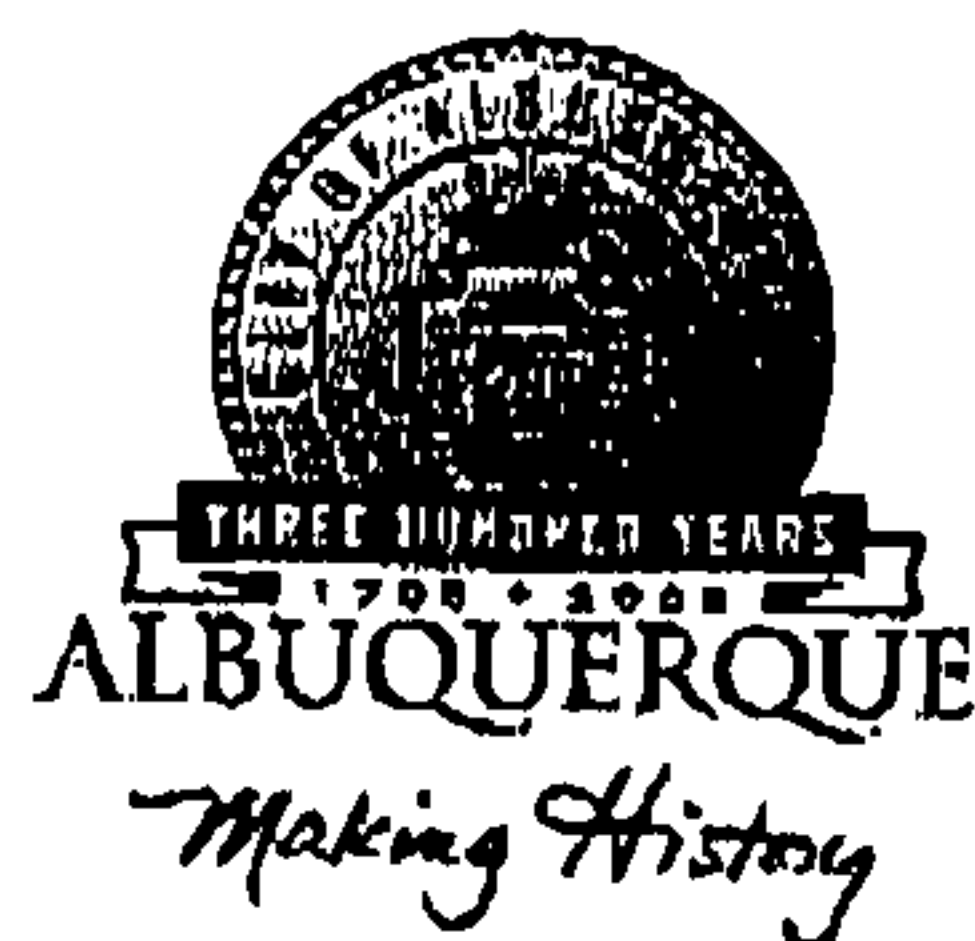
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

JSD/bg

Enclosure



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

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

January 21, 2005

Beth Gonzales  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539

Dear Beth:

Thank you for your inquiry of January 21, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS A & B, THE CALABACILLAS ARROYO AND BLOCKS 7-14, PARADISE HEIGHTS, UNIT 5 AND TRACT B2B1, SEVILLE, UNIT 7** zone map A-10.

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

## SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/05/04)



# "Attachment A"

Beth Gonzales, Mark Goodwin and Associates, PA  
Zone Map: A-10

**SKIES WEST N.A. (R)**

**\*Tom Skopayko**

10523 Taurus Ct. NW/87114 792-9227 (h)

Ed Eubank

10660 Neptune NW/87114 890-3721 (h)

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

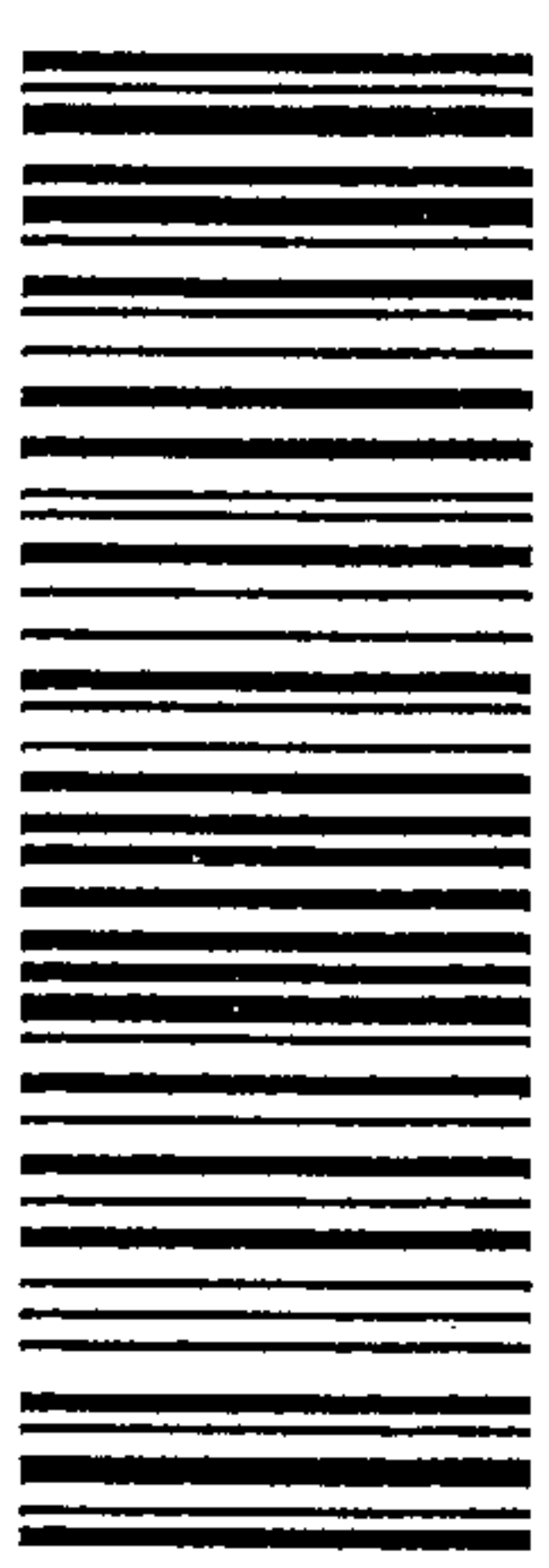
\*\*\*\*\*  
(below this line for OCNC use only)

Date of Inquiry: 01/21/05 Time Entered: 9:50 a.m. ONC Rep. Initials: SW



7004 0750 0000 3405 3341

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



7004 0750 0000 3405 3341  
7004 0750 0000 3405 3341

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark Here

Sent To: Mr. Ed Eubanks, Skies West N.A.  
 Street, Apt. No., or PO Box No.: 10660 Neptune NW  
 City, State, ZIP+4: Albuquerque NM 87114

PS Form 3800, June 2002 (3) See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 Mr. Ed Eubanks  
 Skies West N.A.  
 10660 Neptune NW  
 Albuquerque, New Mexico  
 87114

2. Article Number  
 (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

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

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

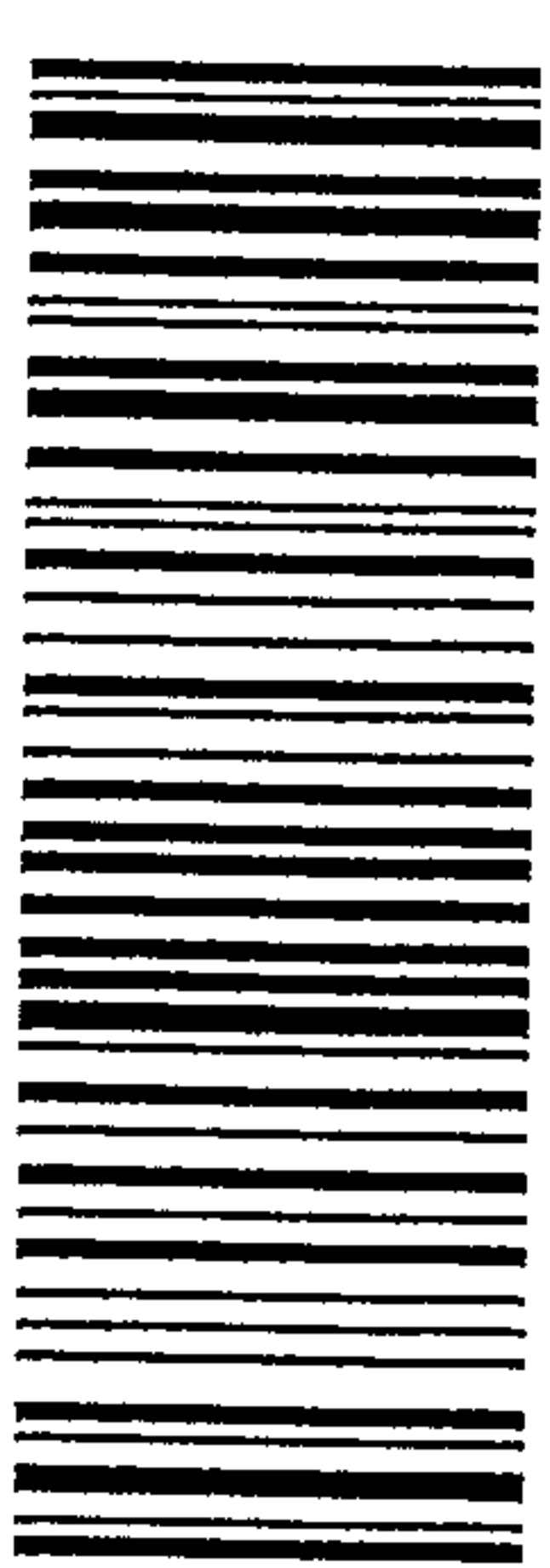
3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, February 2004 A04063 Domestic Return Receipt 102595-02-M-1540

7004 0750 0000 3405 3358

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



7004 0750 0000 3405 3358  
7004 0750 0000 3405 3358

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark Here

Sent To: Mr. Tom Skopayko, Skies West N.A.  
 Street, Apt. No., or PO Box No.: 10523 Jaurus Court NW  
 City, State, ZIP+4: Albuquerque New Mexico 87114

PS Form 3800, June 2002 (3) See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 Mr. Tom Skopayko  
 Skies West N.A.  
 10523 Jaurus Court NW  
 Albuquerque, NM  
 87114

2. Article Number  
 (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

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

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

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

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, February 2004 A04063 Domestic Return Receipt 102595-02-M-1540



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

**PAID RECEIPT**

APPLICANT NAME Collatz  
 AGENT MARK GOODWIN  
 ADDRESS PO Box 90606  
 PROJECT & APP # 1003684/  
 PROJECT NAME ANASAZI Ridge unit 1, 2 & 3

City Of Albuquerque  
Treasury Division

1/21/2005 12:51PM LOC: AN: X  
 RECEIPT# 00034083 WSH 006 TRANSH 0025  
 Account 441006 Fund 0110  
 Activity 4983000 TRSEJA  
 Trans Amt \$6,820.00  
 J24 Misc \$4,255.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 4255.00 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ 2470.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision (X) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study
- \$ 6820.00 TOTAL AMOUNT DUE

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

CHANGE  
 CK  
 CK  
 J24 Misc  
 Trans Amt  
 Activity 4983000  
 Account 441006  
 RECEIPT# 00034085 WSH 006 TRANSH 0025  
 1/21/2005 12:52PM  
 LOC: AN: X  
 TRSEJA  
 Fund 0110  
 \$6,820.00  
 \$2,470.00  
 \$705.00  
 \$6,115.00  
 \$0.00

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division  
 1/21/2005 12:52PM LOC: AN: X  
 RECEIPT# 00034084 WSH 006 TRANSH 0025  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEJA  
 Trans Amt \$6,820.00  
 J24 Misc \$75.00  
 Thank You

City Of Albuquerque  
Treasury Division  
 1/21/2005 12:51PM LOC: AN: X  
 RECEIPT# 00034082 WSH 006 TRANSH 0025  
 Account 441032 Fund 0110  
 Activity 3424000 TRSEJA  
 Trans Amt \$6,820.00  
 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 2-1-05 To 2-16-05

5. REMOVAL

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

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

Pauline Davis (Applicant or Agent) 1-21-05 (Date)

I issued 1 signs for this application, 1-21-05 (Date), Claudia Lopez (Staff Member)

DRB PROJECT NUMBER: 1003684



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

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

March 7, 2005

City of Albuquerque DRB Member  
Plaza del Sol  
PO Box 1293  
Albuquerque, NM 87103

**Re: Anasazi Ridge Subdivision – DRB #1003684**

Dear Madam / Sir:

We are submitting the revised Preliminary Plat, Grading Plan, Infrastructure List and pertinent exhibits necessary for the changes that were discussed at last week's DRB hearing. The previous Sidewalk Deferral Exhibit was not resubmitted due to the fact that all deferred sidewalk shown on that plan is still pertinent with these revisions. Comments received at last week's DRB hearing will be addressed prior to this Wednesday's hearing. If, in reviewing this information, you have comments, please feel free to contact our office prior to Wednesday, and we will attempt to address your concerns.

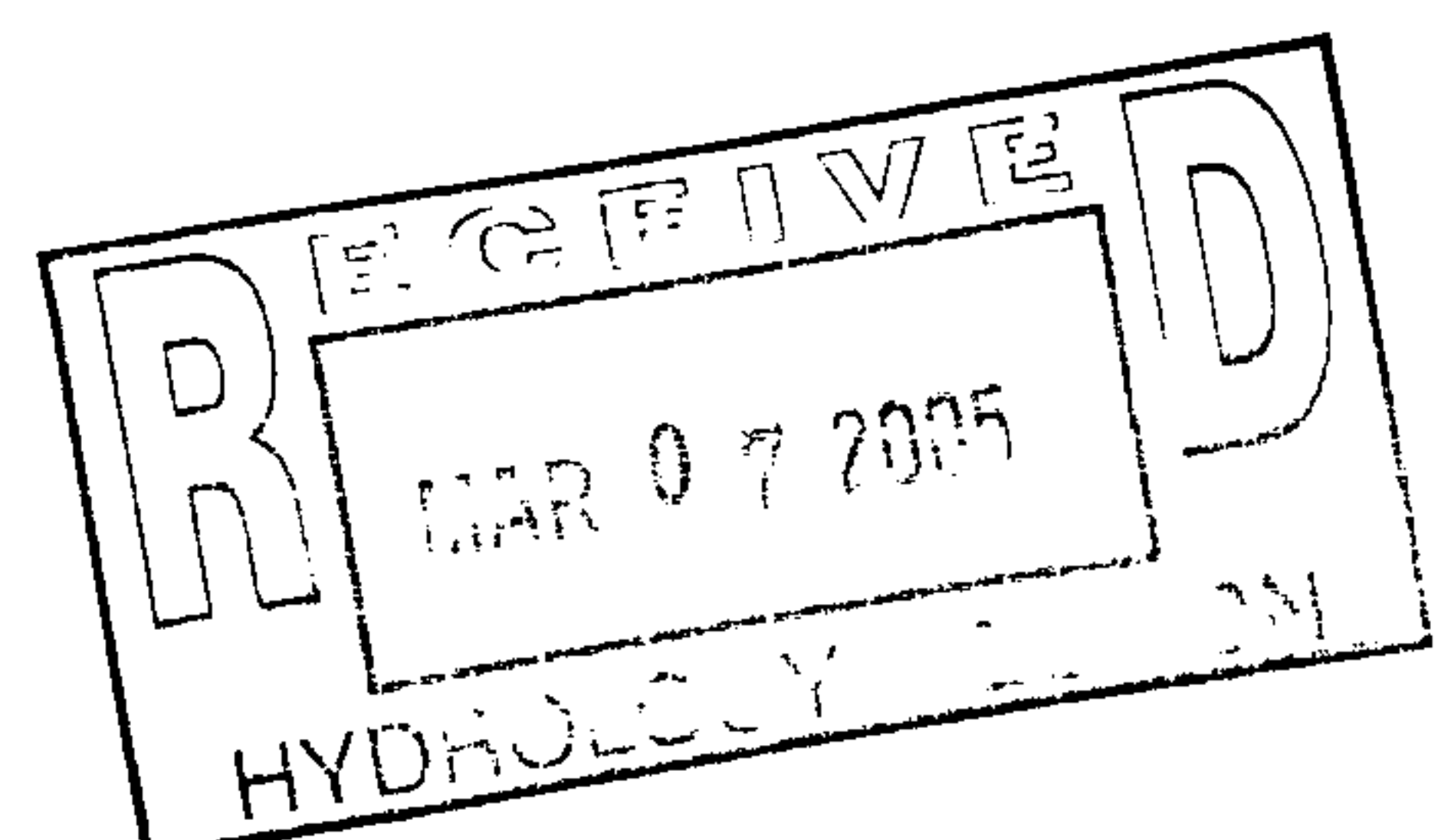
Thank you for your assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis  
Project Engineer

JSD/sr





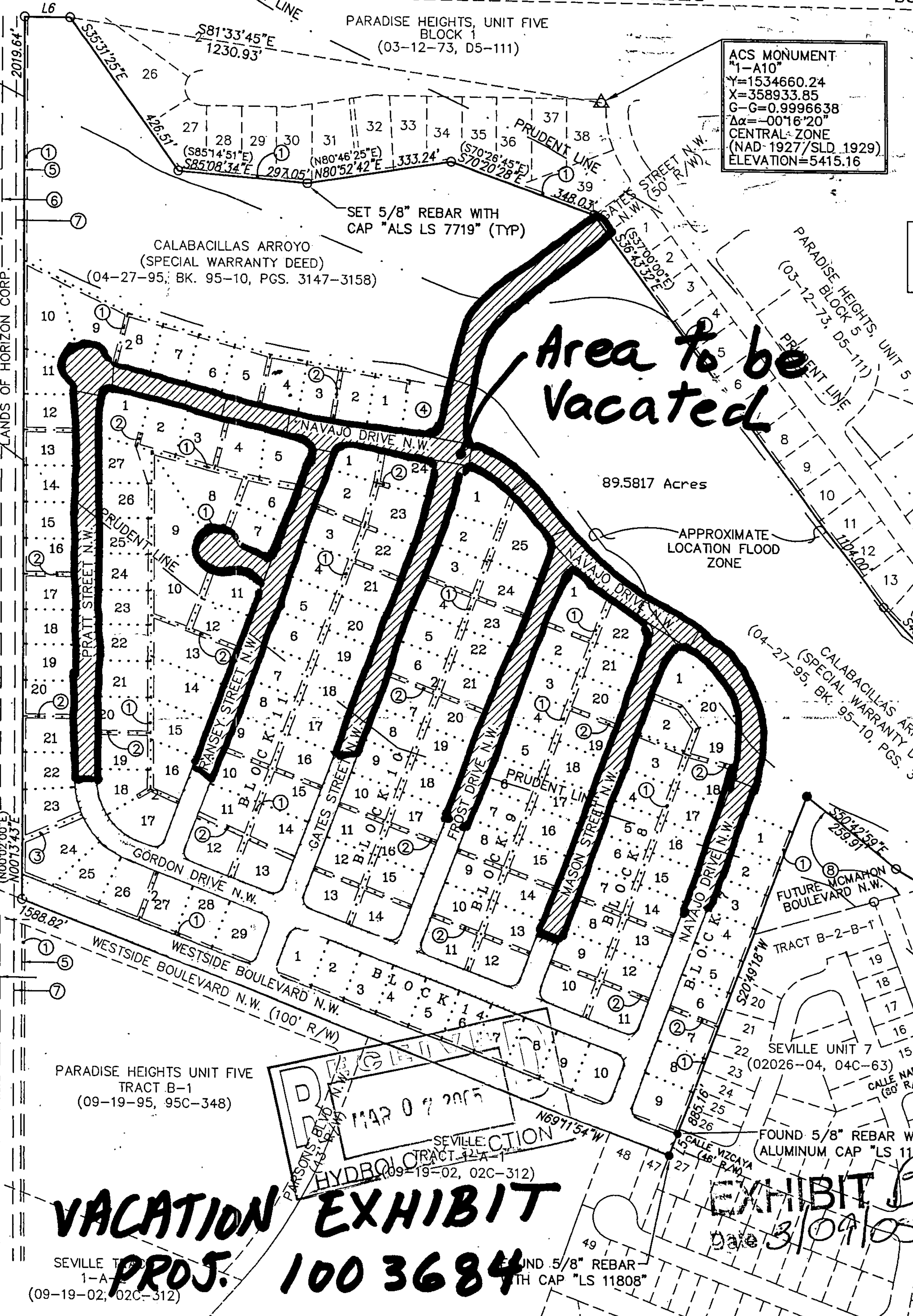


EXISTING 20' APPURTENANT EASEMENT FOR PUBLIC ROADWAY AND UTILITIES (04-72, BK.D916, PG.122)

(10-23-74, BK.D972, PG.178) (01-23-04, BK.A71, PG.8995)

(01-23-04, BK.A71, PG.8995) (01-11-71, BK.D887, PG.607)

(04-24-85, BK.D238A, PGS.57-59) UNIVERSE BOULEVARD N.W.



ACS MONUMENT "1-A10" Y=1534660.24 X=358933.85 G-G=0.9996638 Δα=-00°16'20" CENTRAL-ZONE (NAD-1927/SLD-1929) ELEVATION=5415.16

Area to be Vacated

89.5817 Acres

APPROXIMATE LOCATION FLOOD ZONE

PARADISE HEIGHTS UNIT FIVE TRACT B-1 (09-19-95, 95C-348)

SEVILLE TRACT 1-A-1 (09-19-02, 02C-312) HYDROLOGICAL SECTION

FOUND 5/8" REBAR WITH ALUMINUM CAP "LS 111808"

VACATION EXHIBIT PROJ. 100 3684

EXHIBIT B date 3/09/05



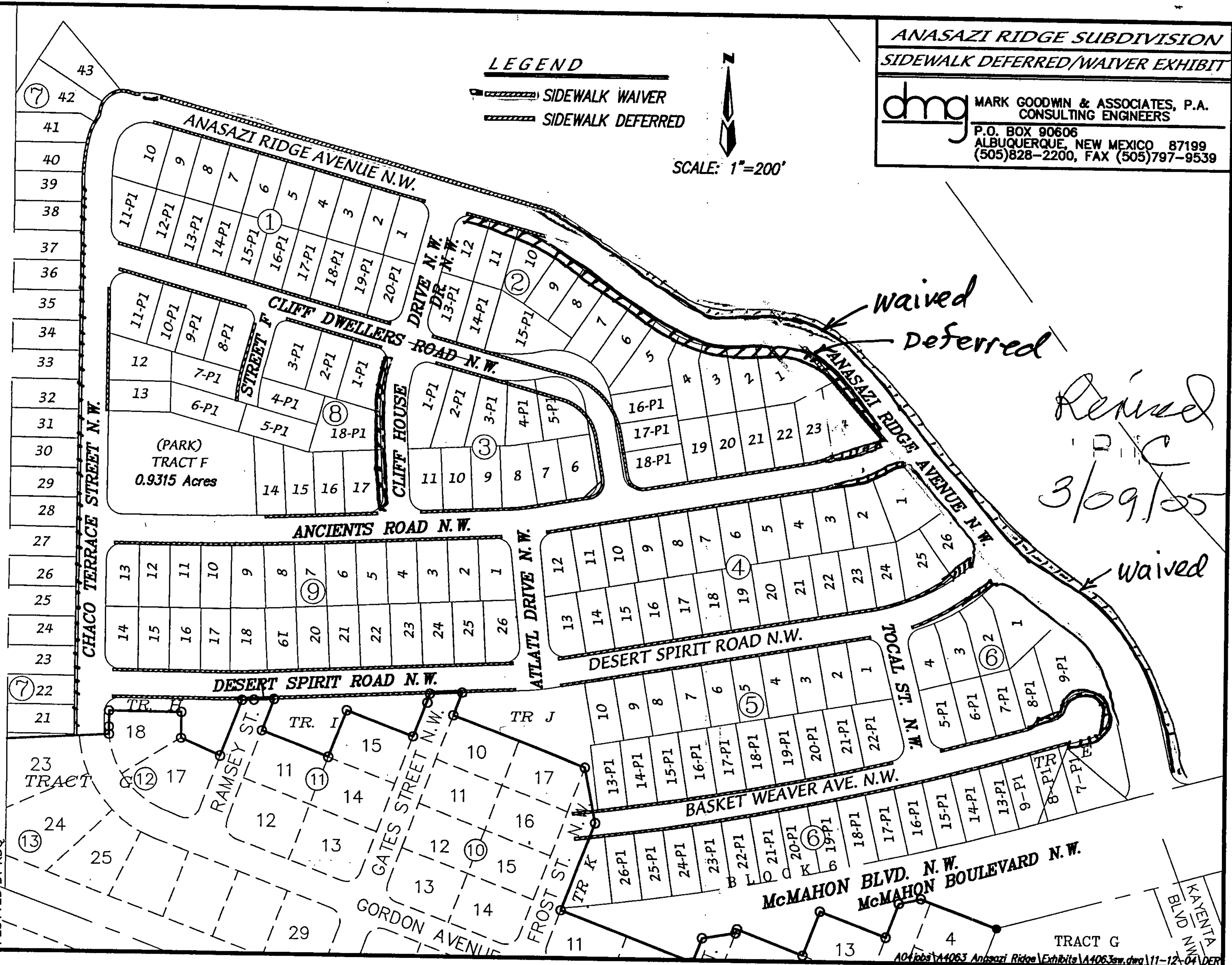
F:\A041085\A4063 Anasazi Ridge\EXHIBITS\A4063sw.dwg 3/9/2005 8:41:18 AM MARK GOODWIN & ASSOCIATES  
PLOTTED BY RDQ

**ANASAZI RIDGE SUBDIVISION**  
**SIDEWALK DEFERRED/WAIVER EXHIBIT**

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

**LEGEND**  
[Dashed line symbol] SIDEWALK WAIVER  
[Solid line symbol] SIDEWALK DEFERRED

SCALE: 1"=200'  
N



*waived*  
*deferred*

*Revised*  
*3/09/05*

*waived*

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**SITE DEVELOPMENT PLAN** **P**

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

**ZONING & PLANNING** Supplemental form **Z**

Annexation  
 County Submittal  
 EPC Submittal  
 Zone Map Amendment (Establish or Change Zoning)  
 Sector Plan (Phase I, II, III)  
 Amendment to Sector, Area, Facility or Comprehensive Plan  
 Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...** **A**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Tiffany Homes SW

PHONE: 898-6338

ADDRESS: PO Box 2010

FAX:

CITY: Corrales

STATE NM

ZIP 87048

E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA

PHONE: 828-2200

ADDRESS: PO Box 90606

FAX: 797-9539

CITY: Albuquerque

STATE NM

ZIP 87199

E-MAIL: scott@goodwinengineers.com

**DESCRIPTION OF REQUEST:** Sketch Plat Approval - Anasazi Ridge

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.           

Block:           

Unit: 5

Subdiv. / Addn. Paradise Hills, Town of Alameda Grant S3, T11N, R2E

Current Zoning: R-1 Proposed zoning: Same

Zone Atlas page(s): A-10

No. of existing lots: 1

No. of proposed lots: 224

Total area of site (acres): 42.1630

Density if applicable: dwellings per gross acre:           

dwellings per net acre:           

Within city limits?  Yes. No  but site is within 5 miles of the city limits.)

Within 1000FT of a landfill?  No

UPC No. See Attached

MRGCD Map No.           

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard

Between: Westside Boulevard

and the Calabacillas Arroyo

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): SC5-72-23

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

SIGNATURE Scott Davis

DATE 9-15-04

(Print) Scott Davis

Applicant

Agent

**FOR OFFICIAL USE ONLY**

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

**INTERNAL ROUTING**

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

Application case numbers

04 DRB- 01443

Action

SK

S.F.

SC3)

Fees

\$ 0

\$           

\$           

\$           

\$           

Total

\$ 0

Hearing date 9-29-04

9-17-04

Planner signature / date

**Project #** 100 3684



**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.
- N/A*  Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

Scott Davis  
Applicant name (print)  
[Signature]  
Applicant signature / date  
9-15-04



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

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

Application case numbers  
04DRB - 01443

[Signature] 9-17-04  
Planner signature / date  
**Project # 1003684**

**UPC Numbers :****Anasazi Ridge**

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101006606531520401	101006608540820616	101006610838520718	101006614837820811	





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

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

September 16, 2004

Sheran Matson – DRB Chair  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**Re: Sketch Plat Review for Anasazi Ridge Subdivision**

Dear Ms. Matson:

On behalf of our client, we are submitting at this time the proposed Anasazi Ridge Subdivision for Sketch Plat review.

The proposed site is comprised of 42.16 acres, and as indicated on the included vicinity map, is located along the southern banks of the Calabacillas Arroyo on Albuquerque's west side, just east of Universe Boulevard. The plan calls for a 224 lot single family residential development. City services will be provided to the site via current design standards for water & sewer construction. Storm water runoff is proposed to be discharged to the Calabacillas Arroyo at City and AMAFCA approved outfall point(s).

A request for water and sewer availability has been made to the City, and a grade and drain submittal will be made to City Hydrology prior to Preliminary Plat submittal.

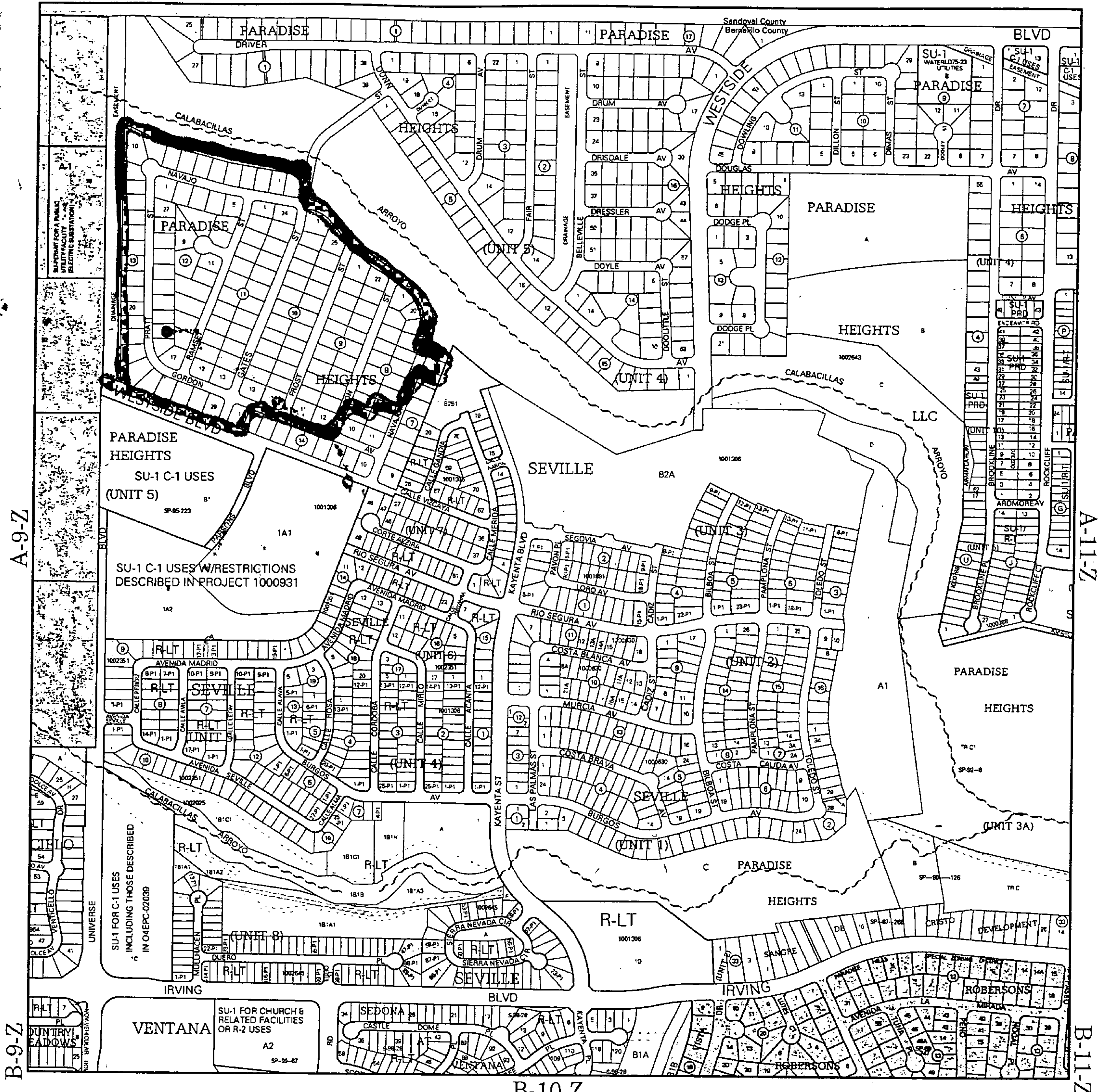
Sincerely,

D. MARK GOODWIN & ASSOCIATES, P.A.

A handwritten signature in black ink, appearing to read 'Scott Davis', is written over a horizontal line.

Scott Davis  
Project Engineer



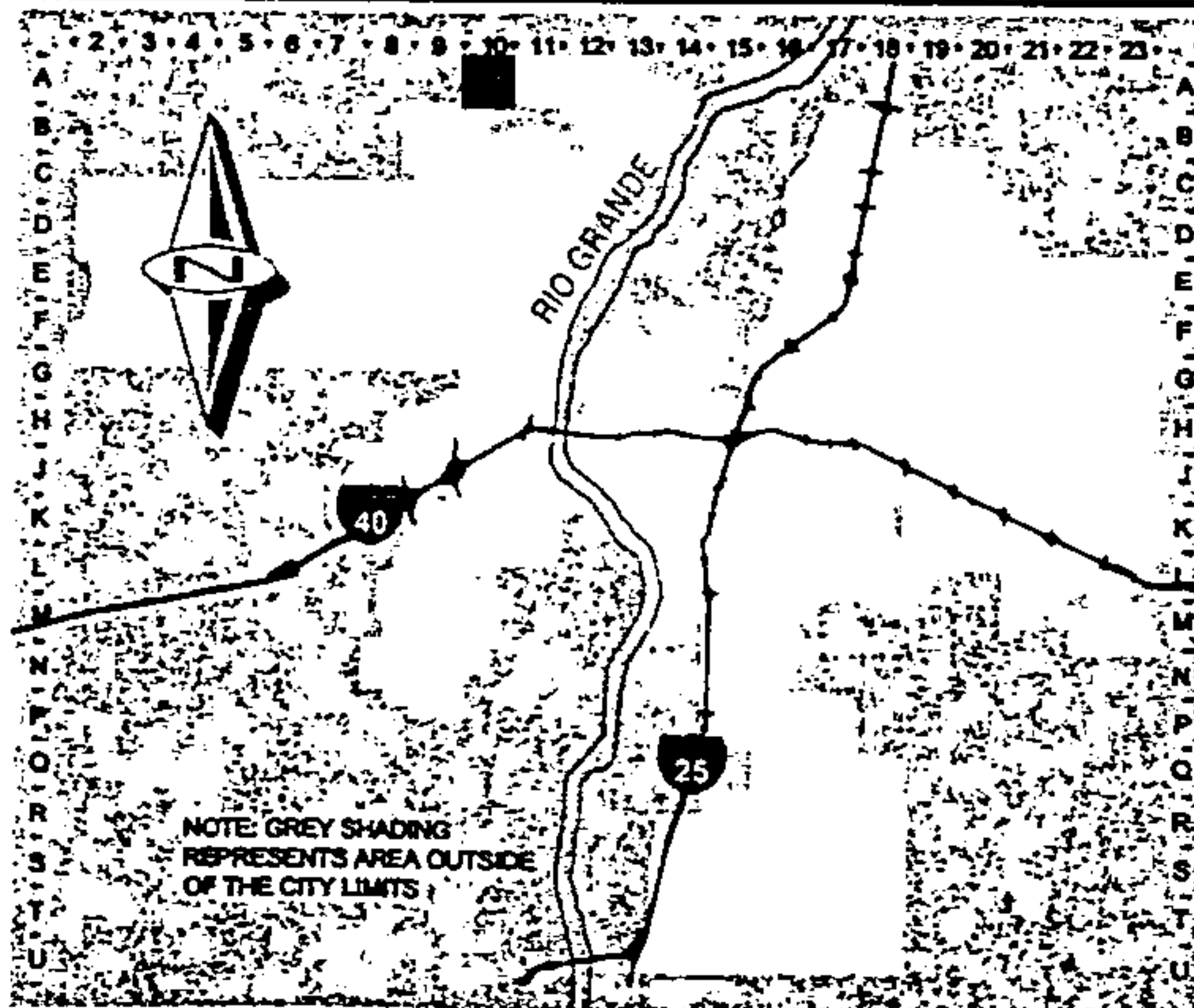
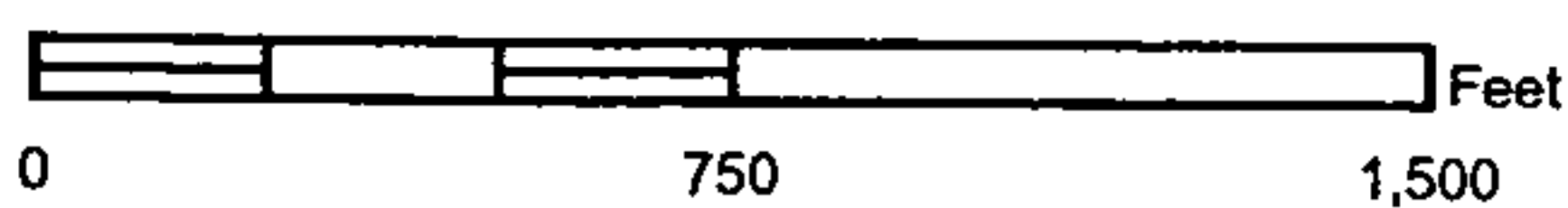


Zone Atlas Page: **A-10-Z**

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

Selected Symbols

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



**THREE HUNDRED YEARS**  
1706 - 2006

**ALBUQUERQUE**

*Haciendo Historia*

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

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AUGUST, 2004

A-10

