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COMPLETED 06/27/05 SH

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00998(P&F)

Project # 1003696

Project Name: TORRENTINO SUBDIVISION

Agent: Rio Grande Engineering

Phone No.: 321-9099

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/22/05 by the DRB with delegation of signature(s) to the following departments. OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: [lines]

UTILITIES: [lines]

CITY ENGINEER / AMAFCA: [lines]

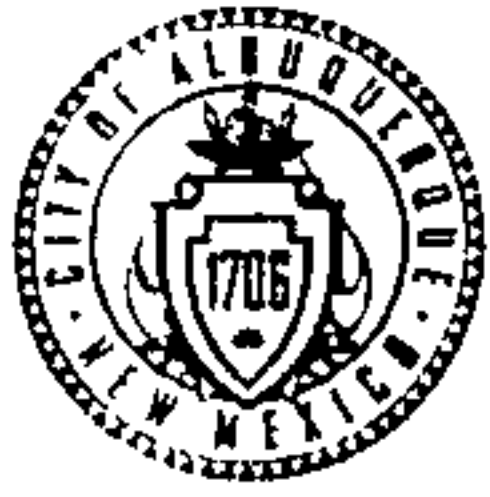
PARKS / CIP: [lines]

PLANNING (Last to sign): [lines]

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

Project Number 1003696

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- 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 1003696



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 22, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:55 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000635**
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] [Deferred from 6/22/05] (E-12) **DEFERRED AT AGENT'S REQUEST TO 6/29/05.**

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00894 Major-Vacation of
Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004223**
05DRB-00884 Major-Vacation of
Public Easements
05DRB-00885 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [*Deferred from 6/22/05*] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

5. **Project # 1004228**
05DRB-00888 Major-Vacation of Pub
Right-of-Way
- PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project # 1004232**
05DRB-00896 Major-Vacation of
Public Easements
- MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**
7. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of
Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer
SDWK
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

8. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E,** zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05 & 6/1/05]* (C-9) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, RECORDING OF PLAT AND AGIS DXF FILE.**

9. **Project # 1004204**
05DRB-00871 Major-Vacation of
Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2,** zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] *[Deferred from 6/15/05]*(J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-01007 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2,** zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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.

- 10. Project # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [Deferred from 6/22/05] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**
- 11. Project # 1000195**
05DRB-01016 Minor-SiteDev Plan
Subd/EPC
05DRB-01018 Minor-SiteDev Plan
BldPermit/EPC
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**
- 05DRB-01014 Minor-Prelim&Final Plat
Approval
05DRB-01015 Minor-Vacation of
Private Easements
- MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK**, (to be known as **GRAYBAR ELECTRIC**) zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

- 12. Project # 1003859**
05DRB-00994 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] [**Juanita Garcia, EPC Case Planner**] (E-12/F-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MTB APPROVAL, NMDOT APPROVAL AND DMD APPROVAL.**

- 05DRB-01010 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s).[REF: [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845](E-12/F-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON TRACT 9. A WATERLINE MUST BE RELOCATED AND ACCEPTED BY WATER UTILITY DEPARTMENT**

OR HAVE A TEMPORARY EASEMENT IN PLACE FOR THE EXISTING WATER LINE LOCATION. A ROUND-ABOUT DESIGN SHALL BE PROVIDED. STREET INTERSECTION ANGLES MUST BE REEVALUATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

13. **Project # 1003883**
05DRB-00999 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located on TIBURON ST NE and JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING DIMENSIONS AND PLANNING FOR WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01000 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROVIDE A SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project # 1003057**
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

15. **Project # 1003591**
05DRB-00996 Minor-Final Plat
Approval

BOHANNAN HUSTON INC. agent(s) for D.R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUNGATE ESTATES SUBDIVISION, UNIT 1**, zoned R-2 FOR R-T & R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 46 acre(s). [REF: 04DRB-01185] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PLAT RECORDING.**

16. **Project # 1003429**
05DRB-00995 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 16B and 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION, UNIT 1**) zoned R-LT, R-D, located on GIBSON BLVD SW, and containing approximately 62 acre(s). (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

17. **Project # 1003030**
05DRB-00997 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 05DRB00282] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

18. **Project # 1003571**
05DRB-01002 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, ATRISCO GRANT (to be known as **EL RANCHO GRANDE, UNIT 9B**) zoned R-LT residential zone, located south of BLAKE RD NW and west of the AMOLE CHANNEL and containing approximately 35 acre(s). [REF: 04DRB01518] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WAIVER APPLICATION, TRACT A REFERENCE, AMAFCA LICENSE AGREEMENT FOR WATER AND SEWER LINES AND PLANNING FOR RECORDING OF PLAT.**

19. **Project # 1002857**
05DRB-01004 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 2**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s).[REF:Z-99-8] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING. UNIT 2 NEEDS TO BE RECORDED FIRST.**

05DRB-01006 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 3**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s). [REF: Z-99-8, SPR-95-22] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

~~20. Project # -1003696~~

05DRB-00998 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for J D HOME CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 26 and 27, **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). (L-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. Project # 1003624

05DRB-01001 Minor-Prelim&Final Plat
Approval

MICHAEL RENFRO, request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 38-A and 38-B, M.R.G.C.D. MAP #34, (to be known as **SAN ISIDRO GARDENS**)¹ zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [REF: 04ZHE01281] [Deferred from 6/22/05] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

22. **Project # 1004178**
05DRB-01013 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1003238**
05DRB-01012 Major-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**) zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENTS ON PARCELS D & E FOR WATER/SEWER SERVICES (OR SHOW OFFSITE EASEMENTS FOR LOTS NEXT TO PARCEL E) AND TO PLANNING FOR M.R.G.C.D. SIGNATURE AND PLAT RECORDING.**

24. **Project # 1004264**
05DRB-01003 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION**, zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
25. **Project # 1003629**
05DRB-01008 Minor-Prelim&Final Plat
Approval
- ARMIJO SURVEYING agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
26. **Project # 1004261**
05DRB-00988 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING**, and Tract(s) 140, **M.R.G.C.D. MAP 38**, zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

27. **Project # 1003554**
05DRB-00530 Minor- Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05 and 4/20/05 FINAL PLAT WAS INDEF DEFERRED FOR SIA]* (L-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

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

28. **Project # 1000696**
05DRB-00977 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between EAGLE RANCH RD NW and LA ORILLA RD NW containing approximately 7 acre(s). (D-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1004258**
05DRB-00984 Minor-Sketch Plat or
Plan

KIMBERLY A. KIEGEL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 32, **MONTEREY HILLS ADDITION, UNIT 2**, zoned R-1, located on SAN RAFAEL SE, between GIRARD SE and RICHMOND SE containing approximately 1 acre(s).(L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1004232**
05DRB-00991 Minor-Sketch Plat or Plan
- MIGUEL TRUJILLO agent(s) for WILLIAM K WILSON, request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **CLAYTON HEIGHTS**, zoned C-2, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Was issued Project #1004262 in error.] (L-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
31. **Project # 1004267**
05DRB-01019 Minor-Sketch Plat or Plan
- GARY MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF MANUEL GONZALES (to be known as **VILLA PLAZA VIEJA**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between MONTTOYA RD NW and CENTRAL AVE NW containing approximately 2 acre(s). [REF: DRB-97-247] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
32. **Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan
- SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). [*Deferred from 6/15/05*] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
33. Approval of the Development Review Board Minutes for June 8, 2005. **DRB MINUTES FOR JUNE 8, 2005 WERE APPROVED.**

ADJOURNED: 12:55 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments**

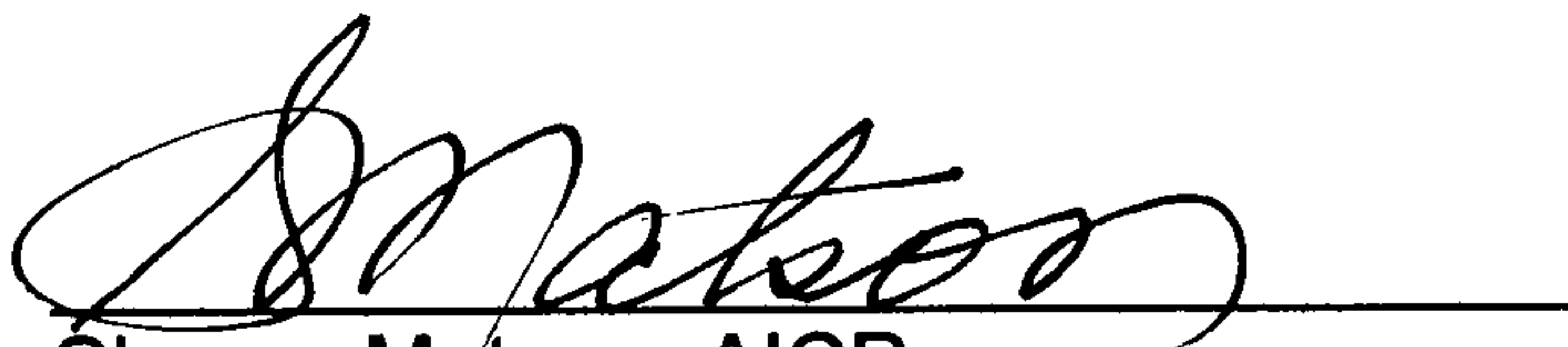
AGENDA ITEM # 20

PROJECT # 1003696 APPLICATION # 05-00998

RE: Lots 26 & 27, Torrentino/minor plat

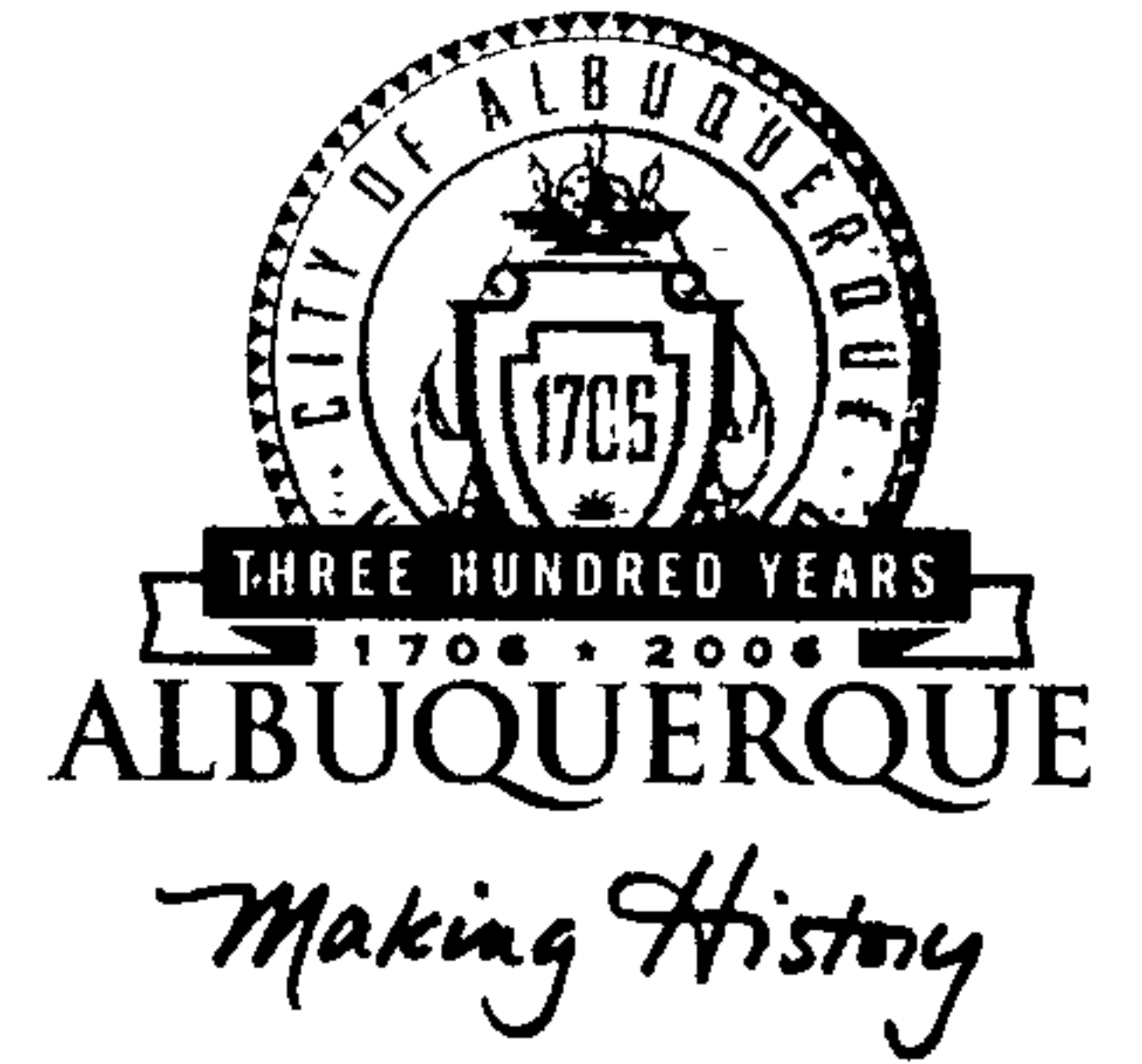
The language on the plat, "Lot line to be eliminated by this plat" should be eliminated because it leaves the impression that the new lot line is the one eliminated by this action.

Instead, the new east/west dimensions on the two affected lots indicate a change in lot line. However, the old dimensions, in parentheses(?) should be taken off as they are also confusing.

A handwritten signature in black ink, appearing to read "Sheran Matson", is written over a horizontal line.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003696

AGENDA ITEM NO: 20

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005



Complete 2-23-05 B1.

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00096 (FP)**

Project # **1003696**

Project Name: **TORRENTINO SUBDIVISION**

Agent: **Rio Grande Engineering**

Phone No.: **872-0999**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 2/9/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): Prop. Mgmt. signature
- AGIS DXF
- m2
- _____
- _____

Project Number 1003696

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: 2-23-05
- Tax printout from the County Assessor.

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

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. OK
- Copy of recorded plat for Planning.

P/u 2/23/05
by Rio Grande Eng

$$\begin{array}{r} 25 \\ 8 \\ 45 \\ 8 \\ \hline 5.9 \\ 9 \\ \hline \cancel{29.5} \\ 53.1 \end{array}$$

3696

DXF Electronic Approval Form

DRB Project Case #: 1003696

Subdivision Name: TORRENTINO

Surveyor: DAVID R VIGIL

Contact Person: DAVID SOULE

Contact Information:

DXF Received: 2/11/2005

Hard Copy Received: 2/11/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

2/11/05
Date

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

AGIS Use Only
Copied cov 3696 to agiscov on 2/11/2005 Contact person notified on 2/11/2005



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00096 (FP)**

Project # **1003696**

Project Name: **TORRENTINO SUBDIVISION**

Agent: Rio Grande Engineering

Phone No.: 872-0999

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 2/9/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): Prop. Mgmt. signature
- AGIS dxp
- _____
- _____

Project Number 1003696

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 9, 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
David Flores, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 12:55 p.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003673**
05DRB-00028 Major-Vacation of Pub Right-of-Way
05DRB-00029 Major-Vacation of Public Easements
RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s).
[Deferred from 2/2/05] (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

2. **Project # 1003585**
05DRB-00087 Major-Vacation of
Pub Right-of-Way
05DRB-00088 Minor-Temp Defer
SDWK
- RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17) **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.**
3. **Project # 1003585**
04DRB-01958 Major-Preliminary Plat
Approval
- RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] [*Deferred from 1/12/05*] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/04 THE PRELIMINARY PLAT WAS APPROVED.**
4. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [*Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04 & 1/12/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003594**
05DRB-00086 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00166] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-00166 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00086] (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, ADJUSTMENT ON PLAT, QUIT CLAIM DEED AND TO FIX TRACT B AND TO PLANNING FOR 15-DAY APPEAL PERIOD.**

6. **Project # 1003471**
05DRB-00083 Major-Vacation of Pub
Right-of-Way
05DRB-00084 Major-Vacation of Public
Easements

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

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] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 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] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 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] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
8. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

9. **Project # 1003874**
05DRB-00032 Major-Preliminary Plat
Approval
05DRB-00033 Major-Vacation of Public
Easements
05DRB-00034 Minor-Sidewalk Waiver
05DRB-00035 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717] *[Deferred from 2/2/05]* (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE APPLICANT MUST SUBMIT A SDV FOR BLOCK LENGTH. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00126 Minor-SiteDev Plan
Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032,05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat Approval
04DRB-01992 Major-Vacation of Pub Right-of-Way
04DRB-01993 Major-Vacation of Public Easements
04DRB-01994 Minor-Temp' Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [*Deferred from 1/26/05 & 2/2/05*] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REPLAT TRACT 5 TO DEDICATE PUBLIC ROADWAY EASEMENT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **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*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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.

12. **Project # 1003688**
05DRB-00164 Minor- Amended
SiteDev Plan BldPermit/EPC
- BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between WOODMONT AVE NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 04EPC01832, 04EPC01833, 04DRB01463] **[Elvira Lopez, EPC Case Planner] (C-9) AN AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS BY ELVIRA LOPEZ.**
13. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC
- TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND THREE COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

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]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 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]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

15. **Project # 1002134**
 05DRB-00142 Minor-Temp Defer
 SDWK
- MARK GOODWIN & ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 AND U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on EL PUEBLO RD NE AND LAS LOMITAS NE between EDITH BLVD NE and JEFFERSON BLVD NE containing approximately 31 acre(s). [REF: Z-87-113] (D-16) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003696**
05DRB-00096 Major-Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

17. **Project # 1003685**
05DRB-00127 Major-Final Plat
Approval
05DRB-00128- Minor-Subd Design
(DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304, 04DRB01814] *[Deferred from 2/2/05]* (B-8) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

18. **Project # 1002074**
05DRB-00157 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC agent(s) for KEN HIGHTOWER, SAUVIGNON HOME OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Tract(s) C, **SAUVIGNON SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on BERINGER LN NE, between SAN ANTONIO NE and ACADEMY NE containing approximately 5 acre(s). [REF: S-99-140, 02AA01018, Project #1000126] (E-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL.**

19. **Project # 1003907**
05DRB-00136 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GERALD HAMILTON request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, UNIT 3**, zoned O-1, located on MONTANO RD NW, between WHITEMAN DR NW and PICTURE ROCK NW containing approximately 1 acre(s). [REF: DRB-98-361, V-98-97] (E-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECIPROCAL CROSS-LOT DRAINAGE EASEMENT.**
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*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
21. **Project # 1002584**
05DRB-00168 Minor-Prelim&Final
Plat Approval
- WILSON & COMPANY agent(s) for LOVELACE SANDIA request(s) the above action(s) for all or a portion of Tract(s) 1A and 2A, **ST. JOSEPH'S WEST MESA HOSPITAL, PARADISE HEIGHTS, UNIT 1**, zoned SU-1 FOR HOSPITAL, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and MCMAHON BLVD NW containing approximately 21 acre(s). [REF: 04DRB01375,AA0300579,04EPC00696,04DRB01068, 04AA01458] (A-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DEFINE ACCESS EASEMENT, RECORDING INFORMATION AND PARKING ISSUE AND TO PLANNING FOR AGIS DXF FILE AND NMU INC SIGNATURE.**

22. **Project # 1003913**
05DRB-00167 Minor-Prelim&Final
Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for PETERSON - FOX, LLC request(s) the above action(s) for all or a portion of Tract(s) C-1 and C-2, **LAND OF TIJERAS PLACE IMPROVEMENT**, zoned C-2, located on SAN PEDRO SE, between CENTRAL AVE SE and ZUNI SE containing approximately 2 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

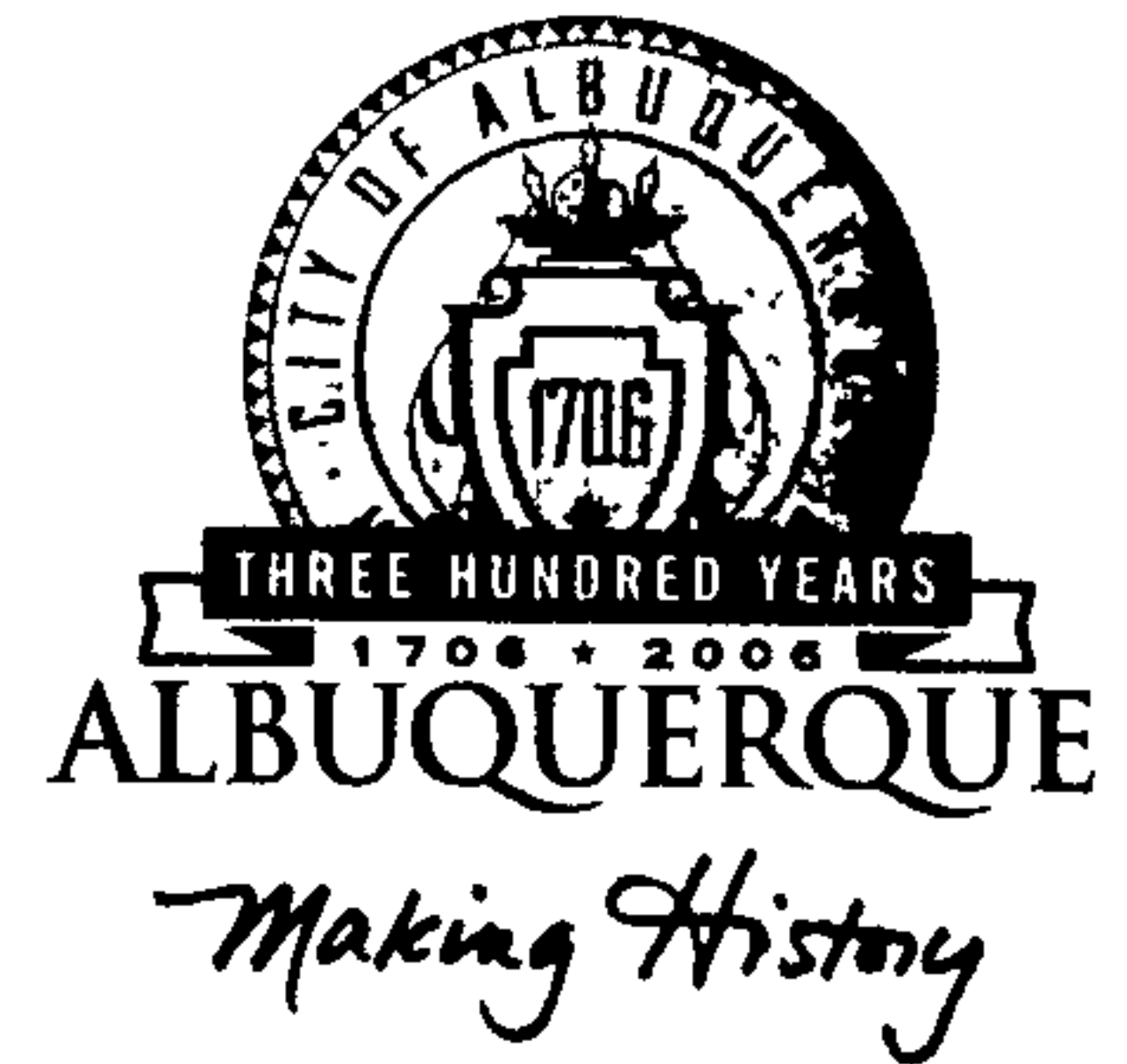
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

23. **Project # 1003904**
05DRB-00132 Minor-Sketch Plat or
Plan

ANASTASIA WOLFE agent(s) for RANDY DURSRY request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 4, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on WYOMING NE, between ALAMEDA NE and WILSHIRE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 12: 55 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003696

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 9, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 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: Noon
- 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 # 1001932**
04DRB-01995 Major-One Year SIA MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002250**
05DRB-00009 Major-One Year SIA
- ISAACSON & ARFMAN PA agent(s) for VENTANA RANCH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-C, **VENTANA RANCH APARTMENTS**, zoned SU-1 FOR R-2, located on IRVING BLVD NW at UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 02DRB01890, 02EPC01480, 02EPC01481] (B-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1003874**
05DRB-00032 Major-Preliminary Plat Approval
05DRB-00033 Major-Vacation of Public Easements
05DRB-00034 Minor-Sidewalk Waiver
05DRB-00035 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717] [*Deferred from 2/2/05*] (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
- 05DRB-00126 Minor-SiteDev Plan Subd
- ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032,05DRB00033,05DRB00034, 05DRB00035] [*Deferred from 2/2/05*] (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
4. **Project # 1000045**
05DRB-00030 Major-Vacation of Public Easements
- 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 C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 13 acre(s). [REF: DRB-98-227, Z-98-22, Z-99-3, 04DRB01978] (F-16) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003673**
05DRB-00028 Major-Vacation of Pub
Right-of-Way
05DRB-00029 Major-Vacation of Public
Easements
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). *[Deferred from 2/2/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
6. **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) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
7. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat
Approval
04DRB-01992 Major-Vacation of Pub
Right-of-Way
04DRB-01993 Major-Vacation of Public
Easements
04DRB-01994 Minor-Temp Defer
SDWK
- TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199][*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/18/05 THE PRELIMINARY PLAT WAS APPROVED.**

04DRB-01967 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16) **THE SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**

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 # 1000965**
05DRB-00124 Minor-Amended
SiteDev Plan BldPermit/EPC
- CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 1A, E, F, G, J, L, M, N and P, LANDS OF RAY A GRAHAM III, OVENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 FOR PRD, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 46 acre(s). [REF: 04EPC00855, 04EPC00857, 03EPC01103, 03DRB01714] [**Juanita Garcia, EPC Case Planner**] (F-11) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 05DRB-00129 Major-Final Plat
Approval
- BOHANNAN-HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL. NW containing approximately 85 acre(s). [REF: 03DRB01559,03DRB01565] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **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) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

12. **Project # 1003871**
05DRB-00019 Minor-Prelim&Final Plat
Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] [Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05] (K-22) **WITHDRAWN AT THE AGENT'S REQUEST.**

05DRB-00125 Minor-Vacation of
Private Easements

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36, 05DRB00019]. (K-22) **WITHDRAWN AT THE AGENT'S REQUEST WITH THE FOLLOWING FINDING: IT HAS ALREADY BEEN VACATED AT THE COUNTY CLERK'S OFFICE.**

13. **Project # 1003685**
05DRB-00127 Major-Final Plat
Approval
05DRB-00128- Minor-Subd Design
(DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304,04DRB01814] *[Deferred from 2/2/05]* (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

14. **Project # 1003696**
05DRB-00096 Major-Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

15. **Project # 1001899**
04DRB-01239 Minor-Final Plat
Approval

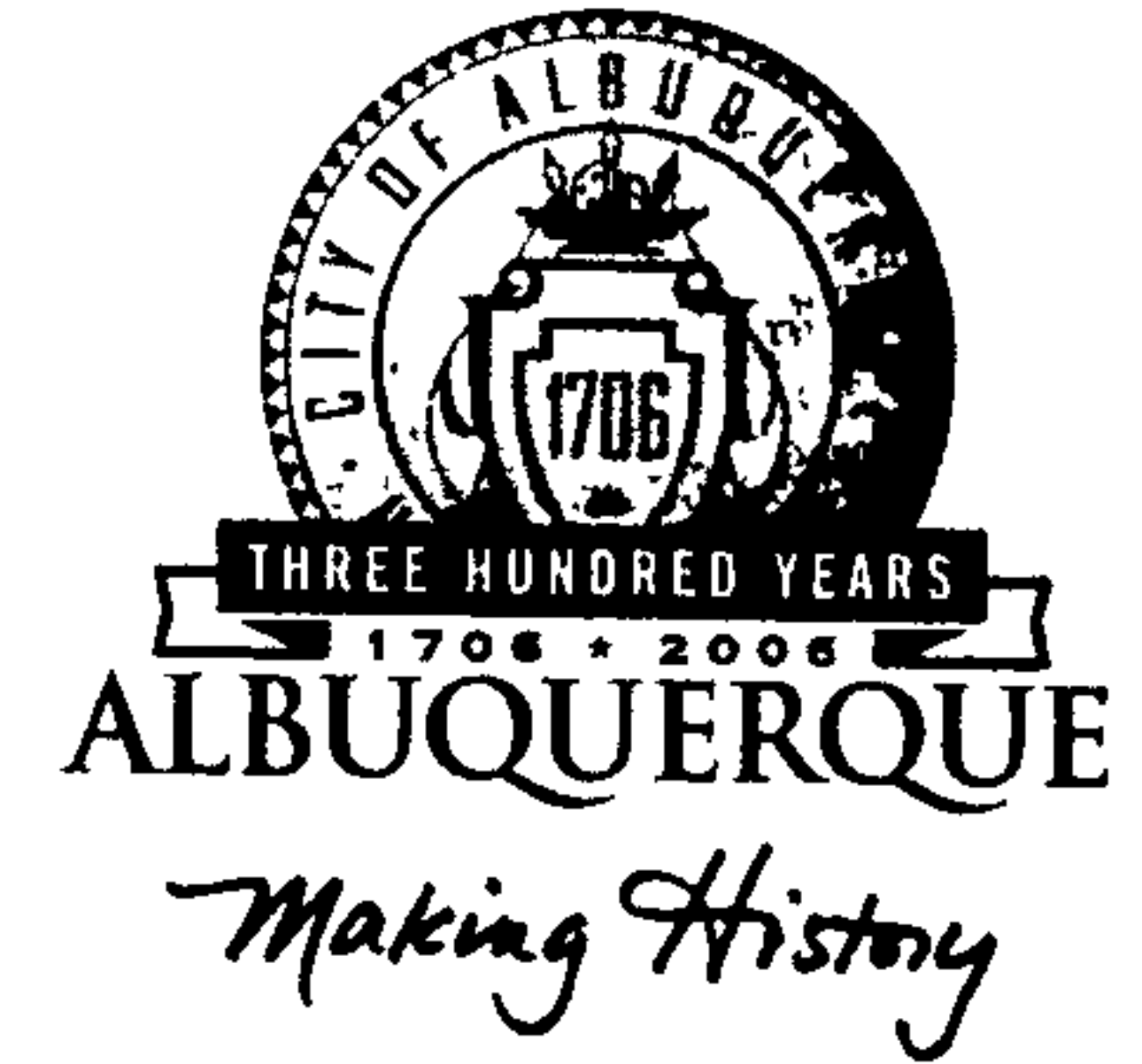
BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] [Carmen Marrone, EPC Case Planner] *[Final Plat was indefinitely deferred for the SIA]* (H-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION ON THE PLAT REGARDING MAINTENANCE AND BENEFICIARIES OF PRIVATE ROADS.**

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

16. **Project # 1003801**
05DRB-00101 Minor-Sketch Plat or
Plan
- SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned O-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] (J-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1003902**
05DRB-00102 Minor-Sketch Plat or
Plan
- SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE ADDITION**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and CAGUA DR SE. (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for January 19, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 19, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003696

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

New Mexico 87103

www.cabq.gov

RESOLUTION:

2-9-05

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: February 2, 2005

14

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

PAID RECEIPT

APPLICANT NAME David + Jennifer Saulo

AGENT Rio Grande Eng'g

ADDRESS _____

PROJECT & APP # 1003696/05PRB00096

PROJECT NAME Sorrentino Subd

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 50.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

2/2/2005 2:04PM LOC: ANNX
RECEIPT# 00037822 WS# 007 TR#IS# 0021
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$670.00
J24 Misc \$50.00

Thank You

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 26, 2005
DRB Comments**

ITEM # 14

PROJECT # 1003696

APPLICATION # 05-00096

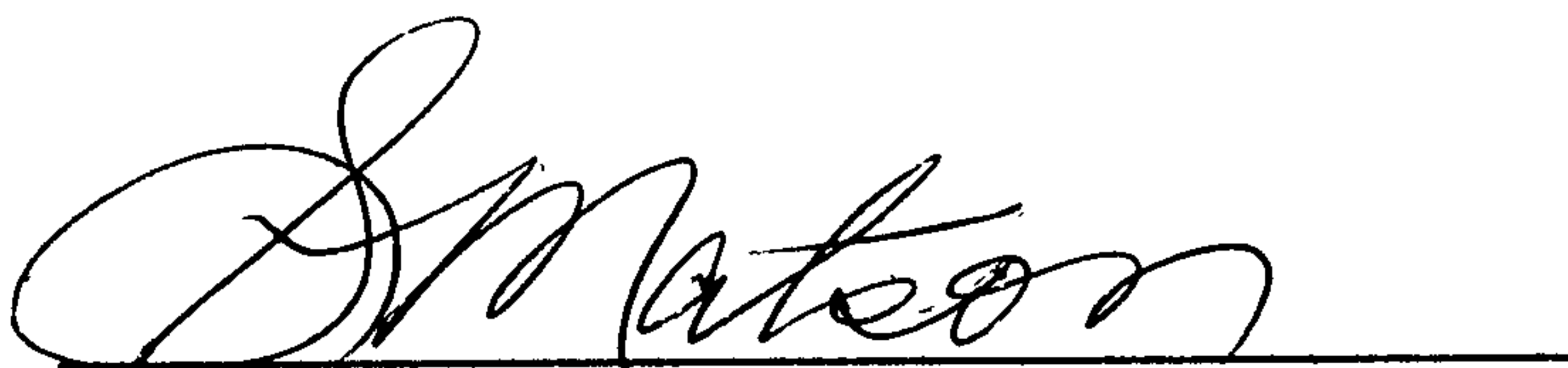
RE: Torrentino Subdivision/finalplat

Wall design is previously approved.

Planning must file the plat.

The final plat condition is that P-1 appear on all affected lots.

AGIIS dxf approval & Property Management's signature is needed before Planning signs.

A handwritten signature in black ink, appearing to read 'S. Matson', written over a horizontal line.

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 26, 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: 11:50 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 # 1002330**
04DRB-01985 Major-Two Year SIA

JAMES & JACKLYN HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2, located on MONTGOMERY BLVD NE, between CARLISLE NE and MONTGOMERY NE containing approximately 3 acre(s). [REF: 03DRB00401, 03DRB00402, 03DRB00347] (F-16) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat Approval
04DRB-01992 Major-Vacation of Pub Right-of-Way
04DRB-01993 Major-Vacation of Public Easements
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [Deferred from 1/26/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

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

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] [Deferred from 1/12/05] (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00090 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**) zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB01891, 04DRB00717] (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] *[Deferred from 12/29/04, 1/12/05 & 1/26/05]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

04DRB-01967 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/29/04, 1/12/05 & 1/26/05]* (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

5. **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]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

6. **Project # 1000045**
04DRB-01978 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, 3B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 AND SU-1 FOR IP, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: Z-98-22, Z-99-3, Z-84-13-1, S-99-16] *[Deferred from 1/19/05]* (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR VACATION OF PUBLIC EASEMENTS AND REPLAT.**

7. **Project # 1003004**
04DRB-01974 Major-Preliminary Plat
Approval
04DRB-01975 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ALBUQUERQUE EXCAVATORS request(s) the above action(s) for all or a portion of Tract(s) 414, 415B, 415C, 415D & 416, LANDS OF ATRISCO GRANT UNIT 3, (to be known as **STINSON PARK**), zoned RD, located on STINSON ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 15 acre(s). [REF: DRB-98-320, 03EPC01644, 04EPC00132] *[Deferred from 1/19/05]* (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/15/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT JACONITA PLACE NEEDS FIRE AND SOLID WASTE APPROVAL FOR USE OF HAMMERHEAD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

8. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC
- TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** [Deferred from 1/12/05, 1/19/05 & 1/26/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**
9. **Project # 1001763**
05DRB-00053 Minor-SiteDev Plan
Subd/EPC
05DRB-00054 Minor-SiteDev Plan
BldPermit/EPC
- CONSENSUS PLANNING agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST SUBDIVISION**, zoned SU-1 PRD AND C-1, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: 04EPC01716, 04EPC01717, Z-74-118, AX-74-22, Z-95-18] **[Carmen Marrone, EPC Case Planner]** [Deferred from 1/19/05] (L-10) (H-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA.**
- 04DRB-01136 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (Indef. Deferred from 7/28/04 & 1/19/05) (H-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

10. **Project # 1003871**
05DRB-00019 Minor-Prelim&Final Plat Approval
- SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] *[Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05] (K-22) DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.*
11. **Project # 1002051**
05DRB-00091 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHIMISA RIDGE, UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: DRB-94-20, 02DRB00973, 03DRB02008, 03DRB02011] (D-10) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
12. **Project # 1002473**
05DRB-00092 Major-Final Plat Approval
- TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **DESERT VISTA SUBDIVISION**) zoned R-D, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921, 04DRB01254, 04DRB01258, 04DRB01257] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

13. **Project # 1000440**
05DRB-00089 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT A RUSSELL request(s) the above action(s) for all or a portion of Tract(s) 5, 6 & 7, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PLACE NE, between MIDTOWN ROAD NE and ALEXANDER BLVD NE containing approximately 5 acre(s). [REF: 00DRB00486, 03DRB01750, 03DRB02096, 04DRB00105, 04DRB00182] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO SHOW PUBLIC DRAINAGE EASEMENT ON TRACT 3.**

14. **Project # 1003696**
05DRB-00096 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] [Deferred from 1/26/05] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

15. **Project # 1003039**
05DRB-00095 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077, 04DRB01675, 04DRB01676, 04DRB01677] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

16. **Project # 1003593**
05DRB-00097 Major-Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RIDGE @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between IRVING BLVD NW and VENTANA WEST PARKWAY NW containing approximately 24 acre(s). [REF: 04DRB0198, 04DRB01360, 04DRB01361, 04DRB01362, 04DRB01363] (B-8) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
17. **Project # 1002798**
04DRB-01009 Minor- Final Plat Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, LANDS OF CONRADO GARCIA, (to be known as **RANCHO DE CANDELARIA SUBDIVISION**, zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12th ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] **[Russell Brito, EPC Case Planner for Simon Shima]** (Final Plat was Indef Deferred for SIA 7/14/04) (G-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK

18. Approval of the Development Review Board Minutes for January 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.



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

Development Review Board Comments

Project Number: 1003696
Application Number: 05DRB-00096

DRB Date: 1/26/05
Item Number: 14

Subdivision: Torrention Subdivision

Lots 1-17, Vincinti Montano Subdivision & Tracts A, B, & C,
 Juanita Lopez Vigil Subdivision

Zoning: RD

Zone Page: L-09

New Lots (or units) : 54

Request for:

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


Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 54 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

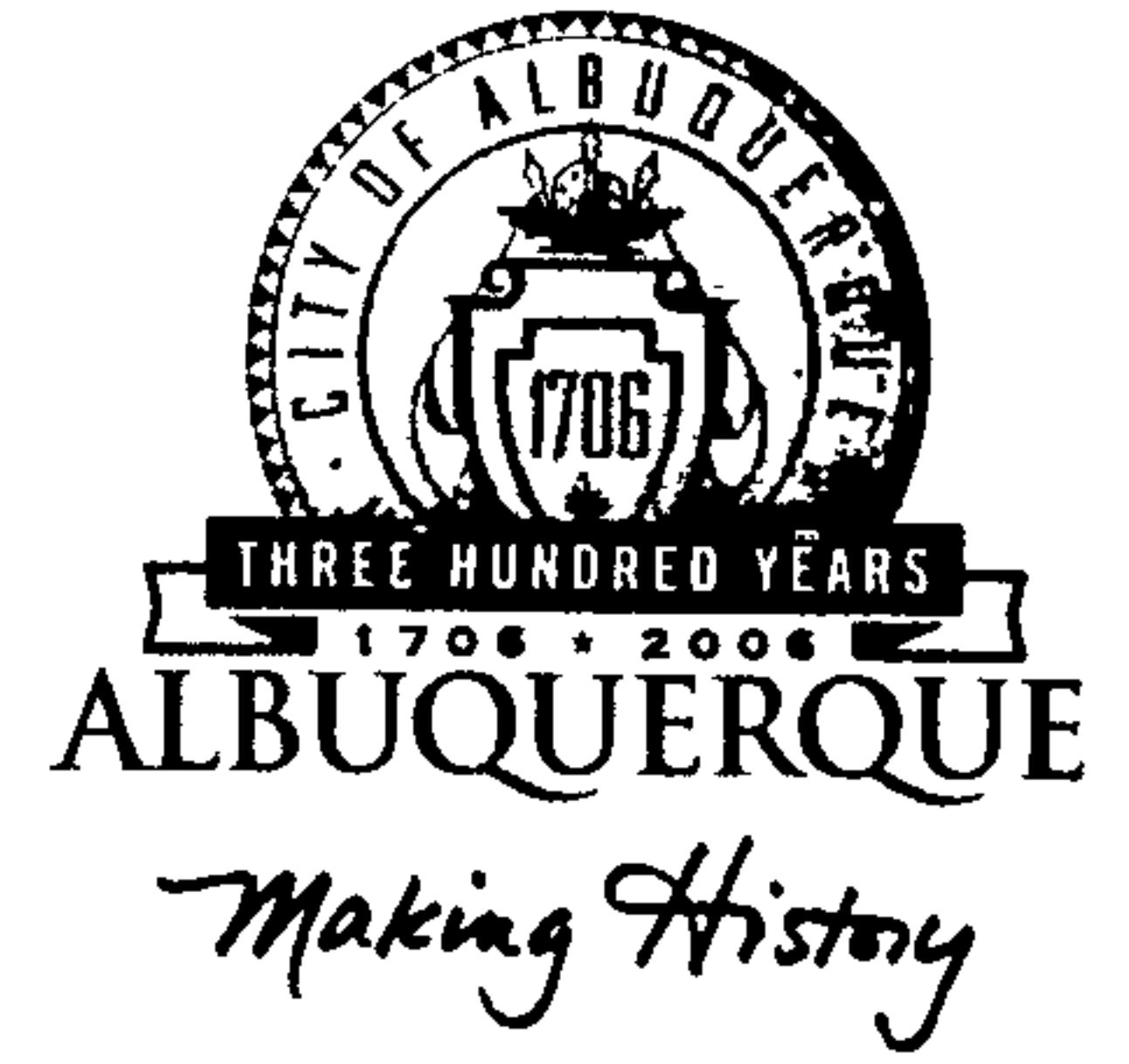
The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Detached open space credits were purchased. Add the following note to the plat. Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

Signed: 
 Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003696

AGENDA ITEM NO: 14

SUBJECT:

- | | | |
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| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
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| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ²⁻²⁻⁰⁵ 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: January 26, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003696 AGENDA#: 15 DATE: 12.1.04

1. Name: David Saul Address: Rio Grande Zip: _____
Court

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: _____

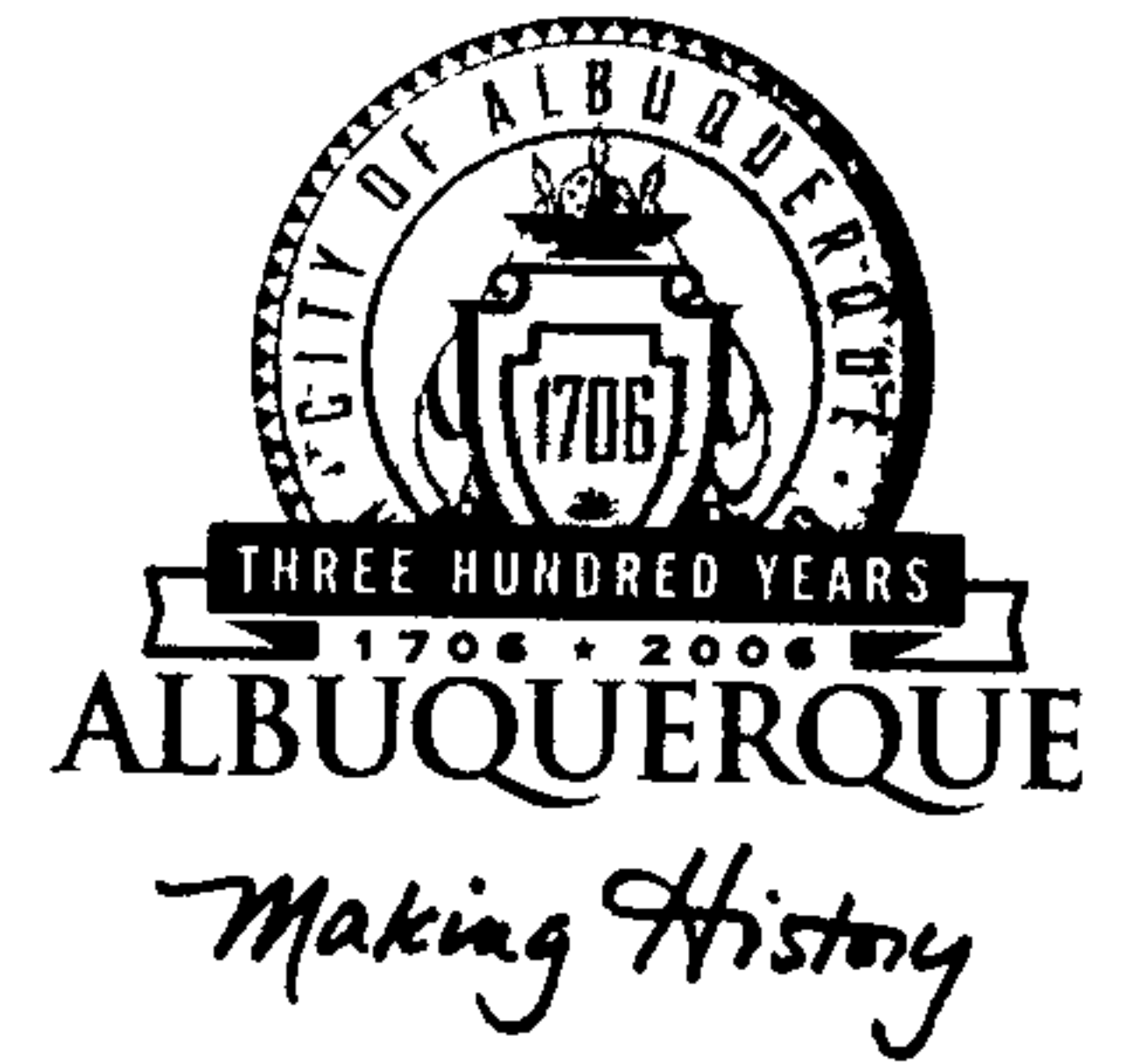
11. Name: _____ Address: _____ Zip: _____

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: 1003696

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ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 11-29-04 is on file for Preliminary Plat approval. The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION: *signal 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: December 1, 2004

Nov 10, 2004

DEVELOPMENT REVIEW BOARD.

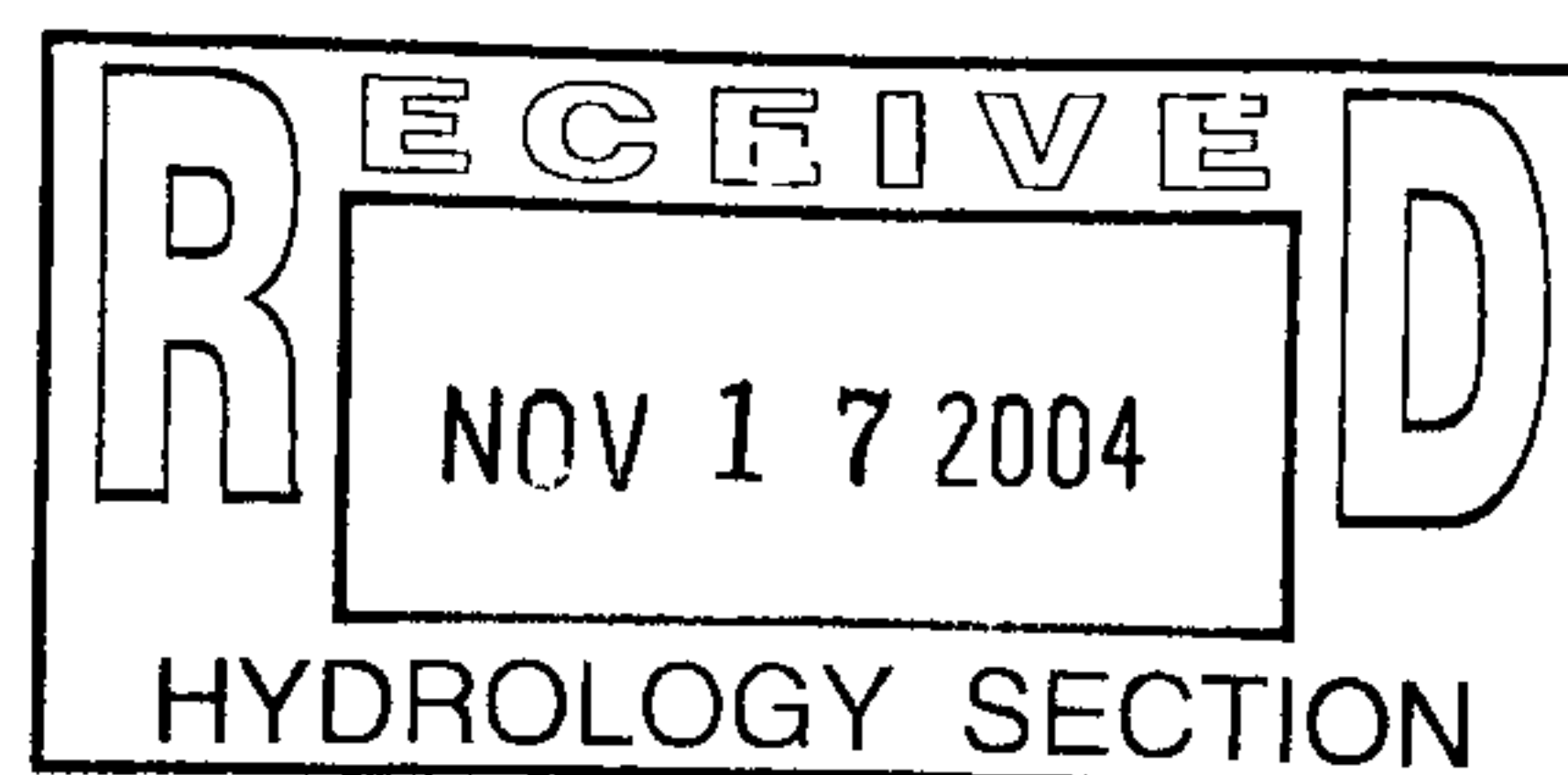
CASE NUMBER: D4DRB-01654, 01655, 01656

PROJECT NO. 1003696

WESTGATE Heights Neighborhood Association can not agree to the variations of Public Right-of-way, and DEFERRAL OF INTERNAL SIDEWALKS.

The Association has found that SIDEWALK NEVER GET FINISHED, OR ONLY PART WAY. THEREFORE WE CAN NO LONGER AGREE TO SUCH a DEFERRAL.

Thank You
Libby McIntosh
SECT. WGHN/A
for Matthew Archuleta





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2004

15. Project # 1003696

04DRB-01654 Major-Vacation of Pub Right-of-Way

04DRB-01655 Major-Preliminary Plat Approval

04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] [*Deferred from 11/17/04*] (L-9)

At the December 1, 2004, 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 12/1/04 and approval of the grading plan engineer stamp dated 11/29/04 the preliminary plat was approved with the following condition of final plat:

 P-1 designation on lots.

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



OFFICIAL NOTICE OF DECISION
PAGE 2

If you wish to appeal this decision, you must do so by December 16, 2004 in the manner described below.

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

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: David Soule, 9101 Wilshire NE, 87122
Rio Grande Engineering, 1606 Central Ave SE, Suite 201, 87106
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 17, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

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

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

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

2. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan BldPermit
- TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] *[Deferred from 11/17/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
3. **Project # 1003420**
04DRB-01657 Major-Vacation of Pub Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
- 04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] *[Deferred from 10/27/04 & 11/11/04]* (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] [Deferred from 11/17/04] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] [Deferred from 11/3/04] (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04 & 11/17/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

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

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

8. **Project # 1003671**
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 3 acre(s). [REF: 04DRB01422] **[Russell Brito for Lola Bird, EPC Case Planner]** (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**

9. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] [Makita Hill, EPC Case Planner] (J-13) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.**

11. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s).[REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.**

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

12. **Project # 1003236**
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1**, zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**

13. **Project # 1001463**
04DRB-01736 Minor-Prelim&Final Plat
Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**
04DRB-01744 Minor-Amended Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] *[Final Plat was Indefinitely Deferred for SIA on 10/13/04].* (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat
Approval
- SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [*Deferred from 11/17/04*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
17. **Project # 1003231**
04DRB-01743 Minor-Amnd Prelim Plat
Approval
- WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98TH STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**
18. **Project # 1003774**
04DRB-01742 Minor-Prelim&Final Plat
Approval
- COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION**, zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

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

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1001685**
04DRB-01741 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	2427	
CONNECTION TEL		98722205
SUBADDRESS		
CONNECTION ID		
ST. TIME	11/04 15:38	
USAGE T	00'52	
PGS.	2	
RESULT	OK	

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Daniel Soule FAX# 372-2205

PAGES (INCLUDING COVER SHEET) 2

FROM: **Sheran Matson, DRB Chair** FAX # 924-3864 PHONE # 924-3880

#1003696

COMMENTS:

Planning's comments only.

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

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

No objection. Defer to Transportation.

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

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] (L-9)

The plat and the vacation exhibit don't agree. The plat shows the south half of the Tower Road right of way west of 97th St as already vacated by previous DRB action. It was, in fact, vacated previously. However, the one year period for the vacation expired before it was platted. So, the plat should not indicate that 03DRB-000730 vacated this portion of the right of way. It should indicate the south half is vacated per 04DRB-01654.

The current zoning is required information under Subdivision Data on the preliminary plat. Please add this language & submit one corrected copy to Planning by Monday, November 15th at noon to avoid deferral.

The wall submittal does not indicate maximum height. As soon as this correction is made, the submittal is approved assuming no portion exceeds 8' in height including any retaining wall needed.

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, NOVEMBER 1, 2004.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003696 AGENDA#: 4 DATE: 11.17.04

1. Name: David Saulo 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: _____

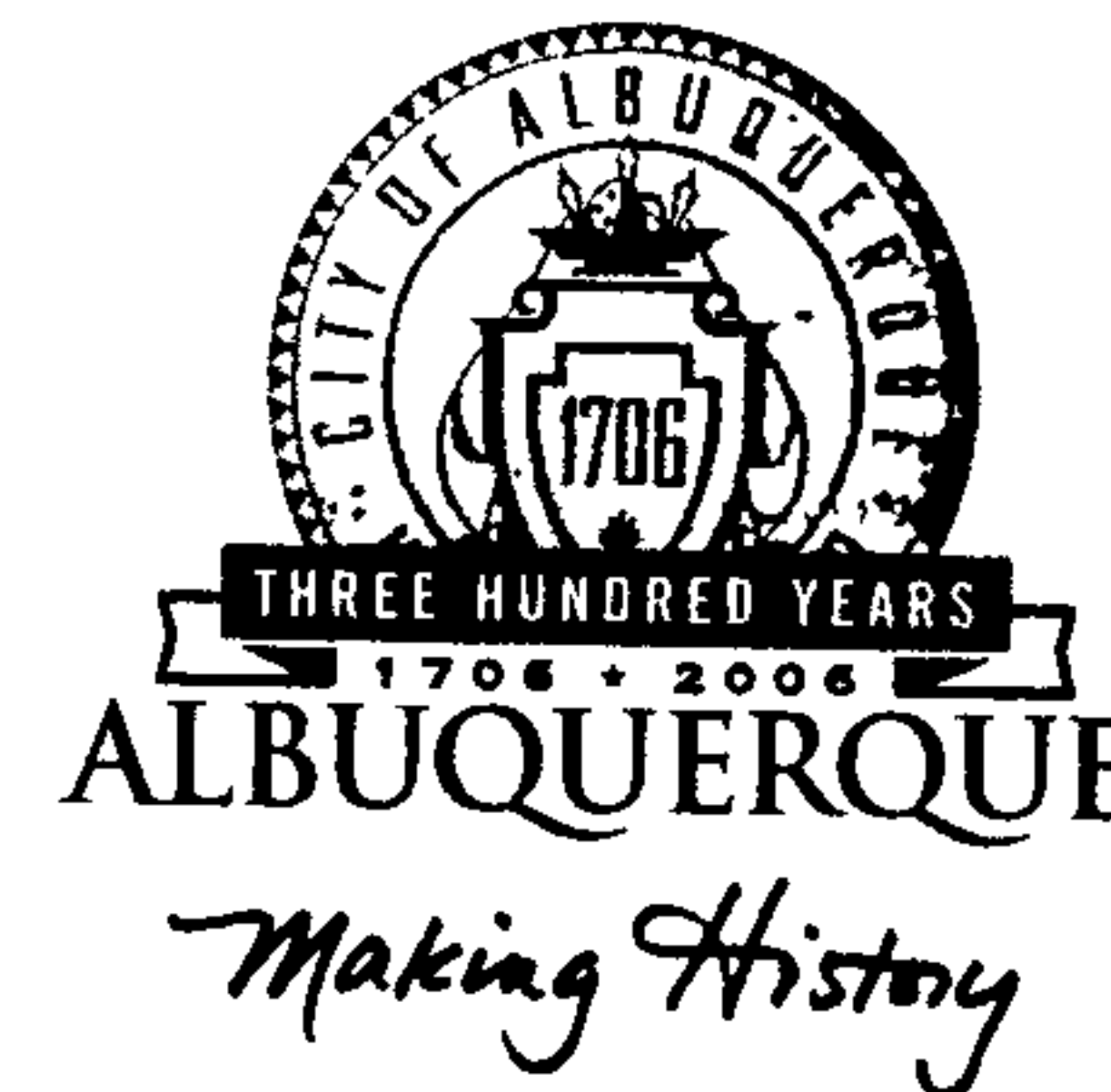
11. Name: _____ Address: _____ Zip: _____

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: 1003696

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 10-21-04 is on file for Preliminary Plat approval. The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

12-1-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 17, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 17, 2004

Project # 1003696

04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF:04DRB01495] (L-9)

AMAFCA No comment.

COG No adverse comments.

Transit No objections.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letter sent to Westgate Heights (R) Neighborhood Association.

APS No comments received.

Police Department No comments received.

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 No adverse comments.

City Engineer

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

Transportation Development

No objection to vacation requests. However, why is Tower being vacated again? Has the original action (#03DRB-00730) expired? Lots need to be labeled P1. No objection to sidewalk deferral. Provide traffic distribution map to qualify 97th street as a 44' right-of-way. (This should be a 26' F-F) This street should be broken up on the infrastructure list for the 50' right-of-way areas. Sidewalks need to be placed on both sides. The courts should have a 44' right-of-way with a 26' F-F section. List San Ygnacio improvements and whether they were built with SAD. Ensure that sight distance requirements are met with use of curved street sections on 97th.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 54 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

Parks & Recreation

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Defer to Transportation regarding the vacation request.

No objection to the temporary deferral of sidewalks.

Utilities Development

No objection to Vacation requests. No objection to Preliminary Plat approval pending issuance of availability letter. No objection to Sidewalk Deferral.

Planning Department

The plat and the vacation exhibit don't agree. The plat shows the south half of the Tower Road right of way west of 97th St as already vacated by previous DRB action. It was, in fact, vacated previously. However, the one year period for the vacation expired before it was platted. So, the plat should not indicate that 03DRB-000730 vacated this portion of the right of way. It should indicate the south half is vacated per 04DRB-01654.

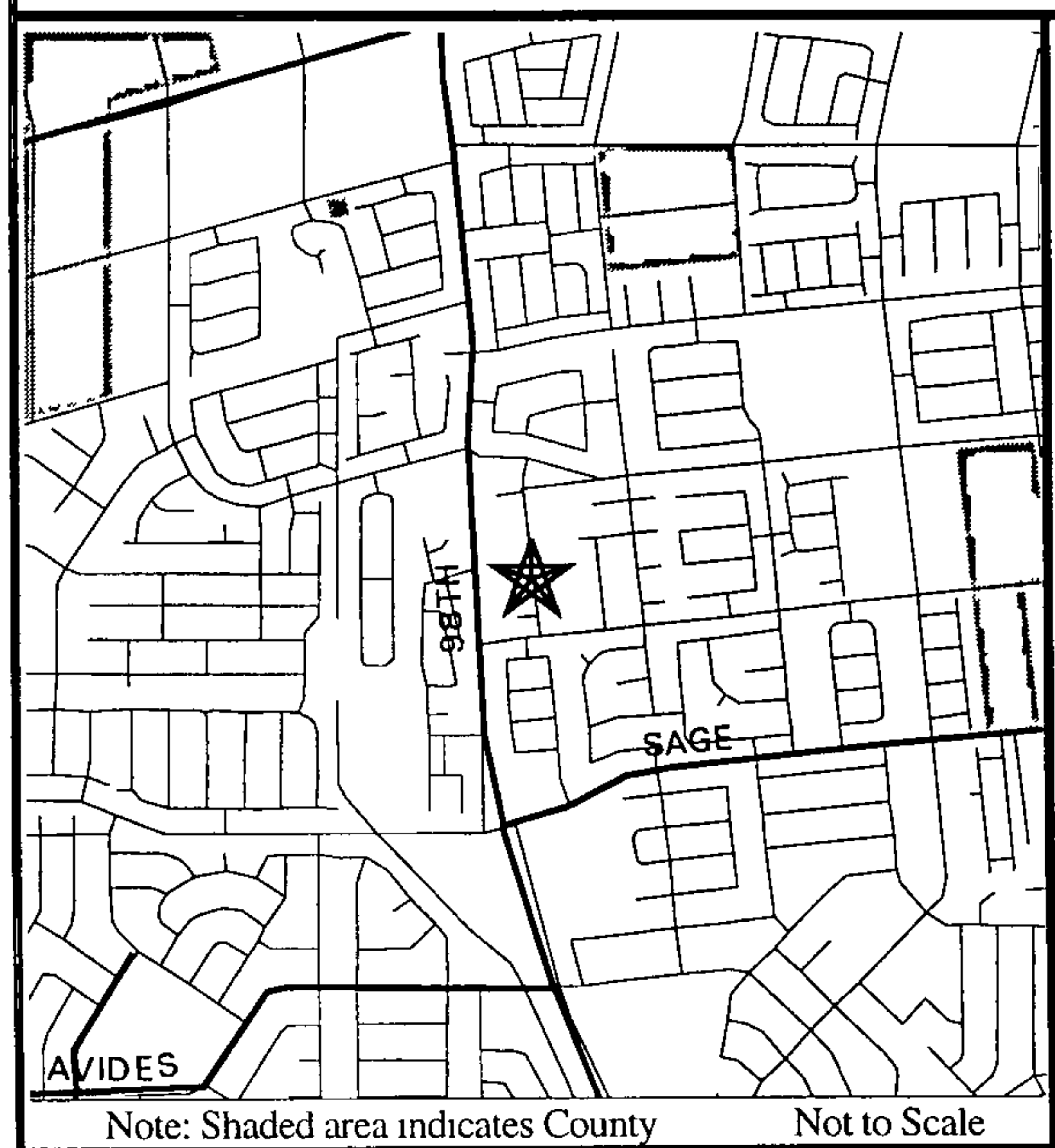
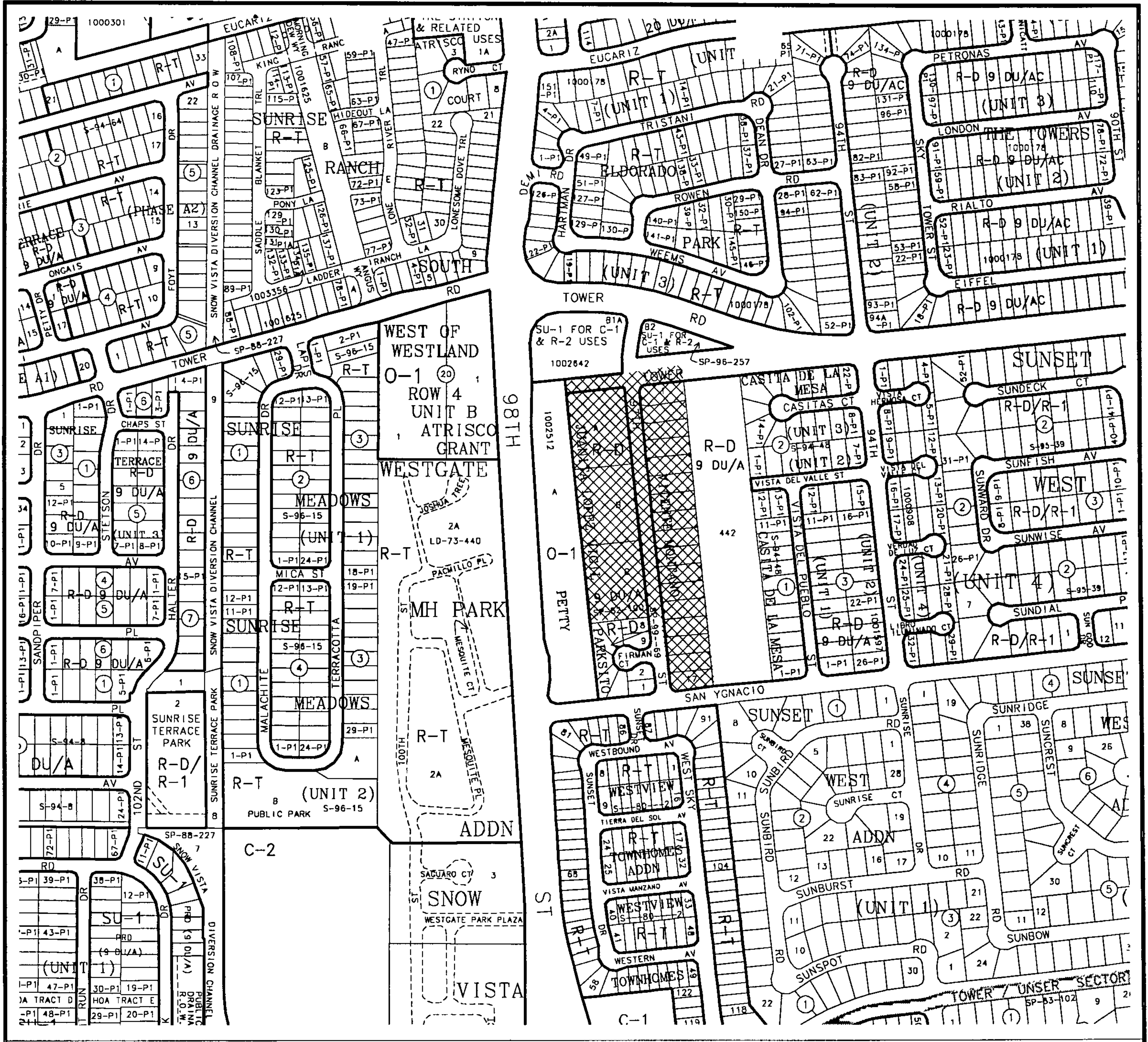
The current zoning is required information under Subdivision Data on the preliminary plat. Please add this language & submit one corrected copy to Planning by Monday, November 15th at noon to avoid deferral.

The wall submittal does not indicate maximum height. As soon as this correction is made, the submittal is approved assuming no portion exceeds 8' in height including any retaining wall needed.

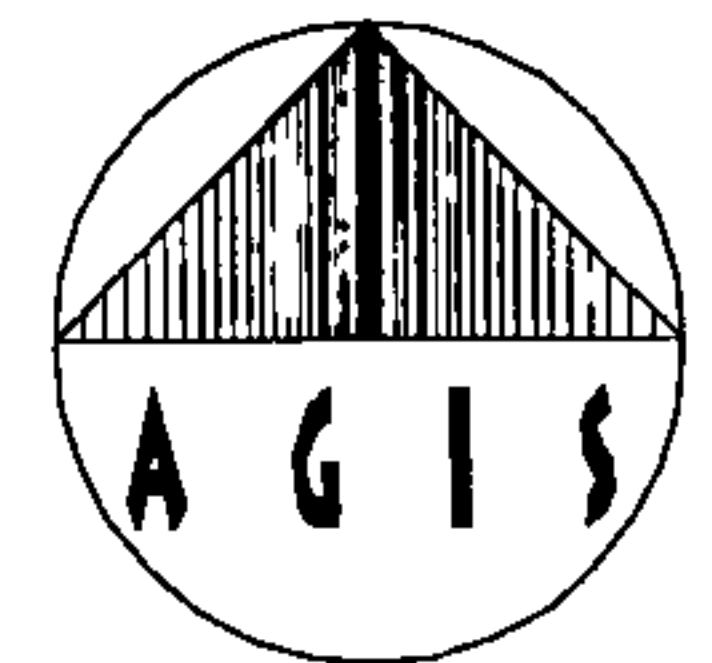
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: David Soule, 9101 Wilshire NE, 87122

Rio Grande Engineering, 3500 Comanche NE, Suite #E-5, 87107



ZONING MAP



Scale 1" = 500'

PROJECT NO.
1003696

HEARING DATE
11-17-04

MAP NO.
L-9

ADDITIONAL CASE NUMBER(S)
04DRB-01654
04DRB-01655
04DRB-01656

Note: Shaded area indicates County Not to Scale



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 17, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000029

04DRB-01650 Major-Vacation of Public Easements
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13)

Project # 1001273

04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] (F-16)

Project # 1003420

04DRB-01657 Major-Vacation of Pub Right-of-Way

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

Project # 1003696

04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] (L-9)

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 1, 2004.

1347

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

Meeting Date: NOVEMBER 17, 2004
Zone Atlas Page: L-9-Z
Notification Radius: 100 Ft.

Project# 1003696
App# 04DRB-01654
App# 04DRB-01655
App# 04DRB-01656

Cross Reference and Location:

Applicant: DAVID SOULE
Address: 9101 WILSHIRE NE
ALBUQUERQUE NM 87122

Agent: RIO GRANDE ENGINEERING
Address: 3500 COMANCHE NE, STE# E5
ALBUQUERQUE NM 87107

Special Instructions:

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

Date Mailed: OCTOBER 29, 2004

Signature: KYLE TSEHLIKAI

100905615718030805 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905615119030503 LEGAL: TR B -2 P LAT OF TRS A-1, B-1 & B-2 PARCELS 4-3AM. 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VALENCIA & BERNALILLO PTNS LTD
OWNER ADDR: 10433 MONTGOMERY PARKWAY LP NE ALBUQUERQUE NM 87111

100905617611030403 LEGAL: TRAC T 44 2 UNIT 3 ATRISCO GRANT CONT 5.00 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ABEYTA BENJAMIN AND MARY AGNES
OWNER ADDR: 01443 CRESCENT DR NW ALBUQUERQUE NM 87105

100905615111730806 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905615315630406 LEGAL: 001 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO JR VINCENT
OWNER ADDR: ~~00000~~ *PO Box 578* BERNALILLO NM 87004

100905613114530804 LEGAL: TR A LD DIV PLAT SUMMARY SUBD LAND OF JUANITA LOPE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VIGIL GINA LERMA
OWNER ADDR: ~~00000~~ *PO Box 15206* RIO RANCHO NM 87174

100905615515030407 LEGAL: 002 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO VINCENT F JR
OWNER ADDR: 00000 BERNALILLO NM 87004

100905615614430408 LEGAL: 003 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA FREDERICK G & MARES K
OWNER ADDR: 03100 BRIAN MEADOWS PL NW ALBUQUERQUE NM 87120

100905615713830409 LEGAL: 004 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO STELLA J
OWNER ADDR: ~~00000~~ *PO Box 10414* ALBUQUERQUE NM 87191

100905615713230410 LEGAL: 005 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO GARCIA APRIL VICTORIA
OWNER ADDR: ~~00000~~ *PO Box 2022* CORRALES NM 87048

100905613311930803 LEGAL: TR B LD DIV PLAT SUMMARY SUBD LAND OF JUANITA LOPE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LADEN BERTHA V
OWNER ADDR: 10481 SCENIC BL CUPERTINO CA 95014

100905615812630411 LEGAL: 006 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO VINCENT JR ETUX
OWNER ADDR: 00000 BERNALILLO NM 87004

100905615811930412 LEGAL: 007 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO VINCENT JR ETUX
OWNER ADDR: 00000 BERNALILLO NM 87004

100905615911330413 LEGAL: 008 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO VINCENT F JR ETUX
OWNER ADDR: 00000 BERNALILLO NM 87004

100905615910730414 LEGAL: 009 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TIXIER LOIS
OWNER ADDR: 04900 LAVELLE WAY SACRAMENTO CA 95841

100905613609130802 LEGAL: TR C LD DIV PLAT SUMMARY SUBD LAND OF JUANITA LOPE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LERMA GINA VIGIL
OWNER ADDR: 00000 RIO RANCHO NM 87174

100905616010130415 LEGAL: 010 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MARTINEZ HELEN M
OWNER ADDR: 01582 VIRGINIA AV WEST SACRAMECA 95691

100905616009530416 LEGAL: 011 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MARTINEZ HELEN M
OWNER ADDR: 01582 VIRGINIA AV WEST SACRAMECA 95691

100905616108930417 LEGAL: 012 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA RENEE A & PAMELA J
OWNER ADDR: 03100 BRIAN MEADOWS PL NW ALBUQUERQUE NM 87120

100905616208330418 LEGAL: 013 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO VINCENT F JR
OWNER ADDR: 00000 BERNALILLO NM 87004

100905616307630419 LEGAL: 014 VICE NTE MONTANO SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTANO JR VINCENT
OWNER ADDR: 00000 BERNALILLO NM 87004

100905614507630814 LEGAL: LOT 8 PL AT OF PARKSITO SUBDIVISION CONT .1130 AC LAND USE:
PROPERTY ADDR: 00000 97TH
OWNER NAME: GARCIA BRANDI M
OWNER ADDR: 00220 WESTERN SKIES SE ALBUQUERQUE NM 87123

100905613707430813 LEGAL: LOT 7 PL AT OF PARKSITO SUBDIVISION CONT .1170 AC LAND USE:
PROPERTY ADDR: 00000 FIRMAN
OWNER NAME: VASQUEZ DONALD F & CLEO
OWNER ADDR: ~~00000~~ *HC 31, Box 148* LAS VEGAS NM 87701

100905613307130812 LEGAL: LOT 6 PL AT OF PARKSITO SUBDIVISION CONT .1151 AC LAND USE:
PROPERTY ADDR: 00000 FIRMAN
OWNER NAME: VASQUEZ DONALD F & CLEO
OWNER ADDR: 00000 LAS VEGAS NM 87701

RECORDS WITH LABELS

PAGE 3

100905614607130815	LEGAL: LOT 9 PL AT OF PA TO SUBDIVISION PROPERTY ADDR: 00000 FIRMAN OWNER NAME: WHORTON TOM C & KATARI OWNER ADDR: 05509 SUNSET GARDEN	CONT .1127 AC	LAND USE: SW ALBUQUERQUE NM	87105
100905616407030420	LEGAL: 015 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: MONTANO JR VINCENT OWNER ADDR: 00000		LAND USE: BERNALILLO NM	87004
100905613306430811	LEGAL: LOT 5 PL AT OF PARKSITO SUBDIVISION PROPERTY ADDR: 00000 FIRMAN OWNER NAME: VASQUEZ DONALD F & CLEO OWNER ADDR: 00000	CONT .1191 AC	LAND USE: LAS VEGAS NM	87701
100905616406430421	LEGAL: 016 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: GARCIA MARGARET M OWNER ADDR: 03100 BRIAN MEADOWS		LAND USE: PL NW ALBUQUERQUE NM	87120
100905614706030808	LEGAL: LOT 2 PL AT OF PARKSITO SUBDIVISION PROPERTY ADDR: 00000 FIRMAN OWNER NAME: GONZALES FELIX OWNER ADDR: 09700 FIRMAN	CONT .1119 AC	LAND USE: CT SW ALBUQUERQUE NM	87121
100905613505730810	LEGAL: LOT 4 PL AT OF PARKSITO SUBDIVISION PROPERTY ADDR: 00000 FIRMAN OWNER NAME: SANCHEZ STEVE S & DEBORAH K OWNER ADDR: 00000 <i>HC 69, Box 4-C</i>	CONT .1169 AC	LAND USE: SAPELLO NM	87745
100905616405830422	LEGAL: 017 VICE NTE MONTANO SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: GARCIA MARGARET M OWNER ADDR: 03100 BRIAN MEADOWS		LAND USE: PL NW ALBUQUERQUE NM	87120
100905613905530809	LEGAL: LOT 3 PL AT OF PARKSITO SUBDIVISION PROPERTY ADDR: 00000 FIRMAN OWNER NAME: SANCHEZ STEVE S & DEBORAH K OWNER ADDR: 01050 7TH	CONT .1170 AC	LAND USE: ST LAS VEGAS NM	87701
100905614705430807	LEGAL: LOT 1 PL AT OF PARKSITO SUBDIVISION PROPERTY ADDR: 00000 OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	CONT .1124 AC	LAND USE: ALBUQUERQUE NM	87103
100905618904630211	LEGAL: 7 1 AMEN DED PLAT UNIT 1 SUNSET WEST ADD'N PROPERTY ADDR: 00000 SUNBIRD OWNER NAME: WILLETO ALFRED & MARTHA OWNER ADDR: 00827 SUNBIRD		LAND USE: CT SW ALBUQUERQUE NM	87105
100905617904330210	LEGAL: 8 1 AMEN DED PLAT UNIT 1 SUNSET WEST ADD'N PROPERTY ADDR: 00000 SUNBIRD OWNER NAME: MENDEZ EVA M OWNER ADDR: 00831 SUNBIRD		LAND USE: CT SW ALBUQUERQUE NM	87121

RECORDS WITH LABELS

PAGE 4

100905616904230222	LEGAL: 91 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WEST BOUND OWNER NAME: GARCIA SAMMY & ANITA P OWNER ADDR: 09701 WESTBOUND		LAND USE: AV SW ALBUQUERQUE NM	87121
100905616404430221	LEGAL: 90 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WESTBOUND OWNER NAME: CONTRERAS LEONA A OWNER ADDR: 00007 BONITA VISTA		LAND USE: LOS LUNAS NM	87031
100905615904330220	LEGAL: 89 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WESTBOUND OWNER NAME: GARCIA SAMUEL T & ANGELA A OWNER ADDR: 09709 WESTBOUND		LAND USE: SW ALBUQUERQUE NM	87121
100905615504230219	LEGAL: 88 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WEST BOUND OWNER NAME: WRIGHT ROBERT N & DARLENE OWNER ADDR: 09715 WESTBOUND		LAND USE: AV SW ALBUQUERQUE NM	87121
100905615104230218	LEGAL: 87 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WESTBOUND OWNER NAME: EQUICREDIT CORP OF NM OWNER ADDR: 10401 DEERWOOD PARK		LAND USE: BL JACKSONVILLEFL	32256
100905614204231016	LEGAL: 86 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WESTBOUND OWNER NAME: ROYBAL BRENDA L OWNER ADDR: 09725 WESTBOUND		LAND USE: AV SW ALBUQUERQUE NM	87121
100905613804131015	LEGAL: 85 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WESTBOUND OWNER NAME: AMMATUNA CORRADO & ROSA OWNER ADDR: 06071 LOCKRIDGE		LAND USE: DR GRANITE BAY CA	95746
100905613504131014	LEGAL: 84 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WESTBOUND OWNER NAME: CORREA JOSE L & EDUARDA OWNER ADDR: 09733 WESTBOUND		LAND USE: AV SW ALBUQUERQUE NM	87121
100905613104031013	LEGAL: 83 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WESTBOUND OWNER NAME: LERMA CHRISTINE OWNER ADDR: 09737 WESTBOUND		LAND USE: AV SW ALBUQUERQUE NM	87121
100905612704031012	LEGAL: 82 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WESTBOUND OWNER NAME: JUNCO LUIS OWNER ADDR: 09741 WESTBOUND		LAND USE: AV SW ALBUQUERQUE NM	87121
100905617003730223	LEGAL: 92 W ESTV IEW TOWNHOMES ADD'N PROPERTY ADDR: 00000 WEST SKY OWNER NAME: ROSE GLENN A OWNER ADDR: 00800 WEST SKY		LAND USE: SW ALBUQUERQUE NM	87105

100905612203731011

LEGAL: 81 W ESTV IEW TOWNHOMES ADD'N
PROPERTY ADDR: 00000 WESTBOUND
OWNER NAME: SANDOVAL JOE M & MARY ANN TRUS
OWNER ADDR: 08808 LAS CAMAS

LAND USE:

NE ALBUQUERQUE NM 87111



Planning Department
Office of Neighborhood Coordination
Albuquerque, New Mexico

Please Note: The information listed in this letter is valid for one (1) month. If you have not filed your application within one (1) month of the date of this letter, you will need to get an updated letter from our office. It is your responsibility to provide current information (outdated information may result in a deferral of your case).

Date: October 22, 2004

CONTACT NAME: David Soule
COMPANY / AGENCY: Rio Grand Engineering
ADDRESS / ZIP: 3500 Comanche NE, Ste E-5 / 87107
PHONE / FAX: 872-0999 Cell 321-9099 Fax 872-2205

Thank you for your inquiry of 10/22/04 requesting names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at: **Lots 1-17 Vincinti Montoya and Tracts A, B & C Juanita Lopez Vigil Subdivision located on 97th Street SW between San Ygnacio Street SW and Tower Street SW**
Zone Map page(s) L-9-Z

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

Westgate Heights NA (R)

Matthew Archuleta 836-7251
1628 Summerfield SW / 87121

Libby McIntosh 831-5189
1316 Ladrones Ct SW / 87121

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,

Julia King

OFFICE OF NEIGHBORHOOD COORDINATION

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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: David Sola Date of request: 10/22/04 Zone atlas page(s): L9

CURRENT: Zoning RD-9
Parcel Size (acres / sq.ft.) 9.1

Legal Description -
Lot or Tract # 1-7 / A, B, C Block # _____
Subdivision Name V. Martuno / Santa Vigil

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

of units - 58
Building Size - 2000 (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 10/22/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

Notes:

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

[Signature]
TRAFFIC ENGINEER

10/22/04
DATE

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

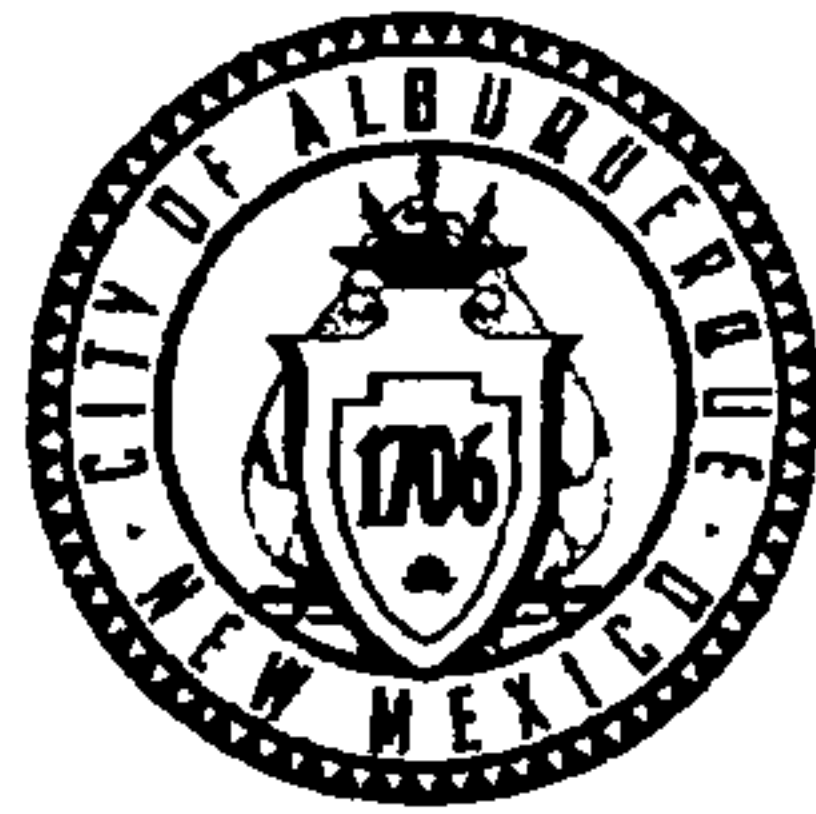
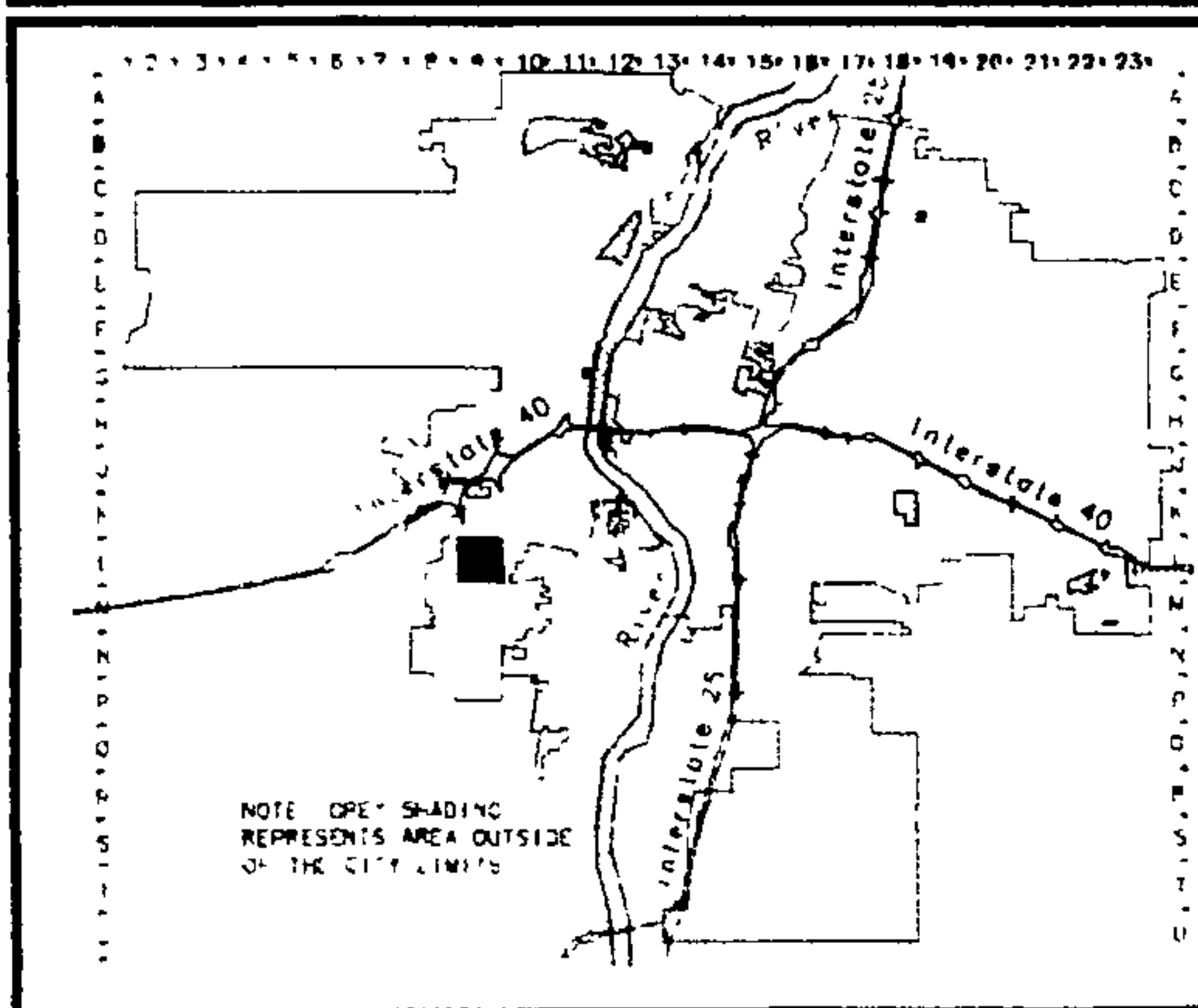
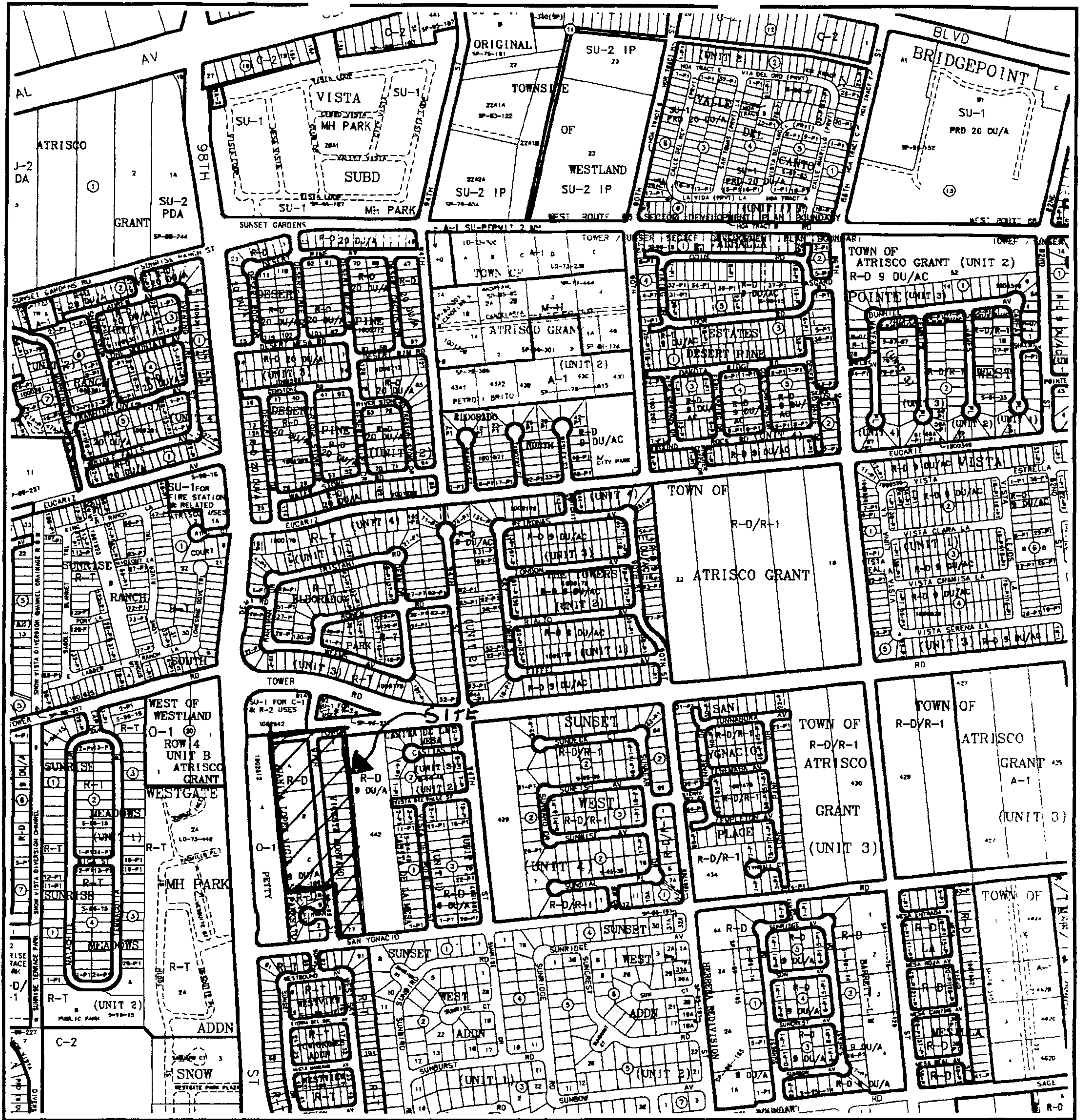
Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___
TRAFFIC ENGINEER _____ DATE _____

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



GRAPHIC SCALE IN FEET



Zone Atlas Page

L-9-Z

Map Amended through February 03, 2004

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

© Copyright 2004

FORM V: SUBDIVISION VARIANCE & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- N/A The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

David Soil
 Applicant name (print)
 DMM
 Applicant signature / date
 10/21/04



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|-------|
| Application case numbers | |
| C4DKB - | C1654 |
| C9DKB - | C1656 |
| - | - |

Alvaro Juarez
 Planner signature / date
 10/21/04
 Project # 1003696



**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, November 17, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000029

04DRB-01650 Major-Vacation of Public Easements
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13)

Project # 1001273

04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] (F-16)

Project # 1003420

04DRB-01657 Major-Vacation of Pub Right-of-Way

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

Project # 1003696

04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] (L-9)

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, NOVEMBER 1, 2004.

CITY OF ALBUQUERQUE



Making History

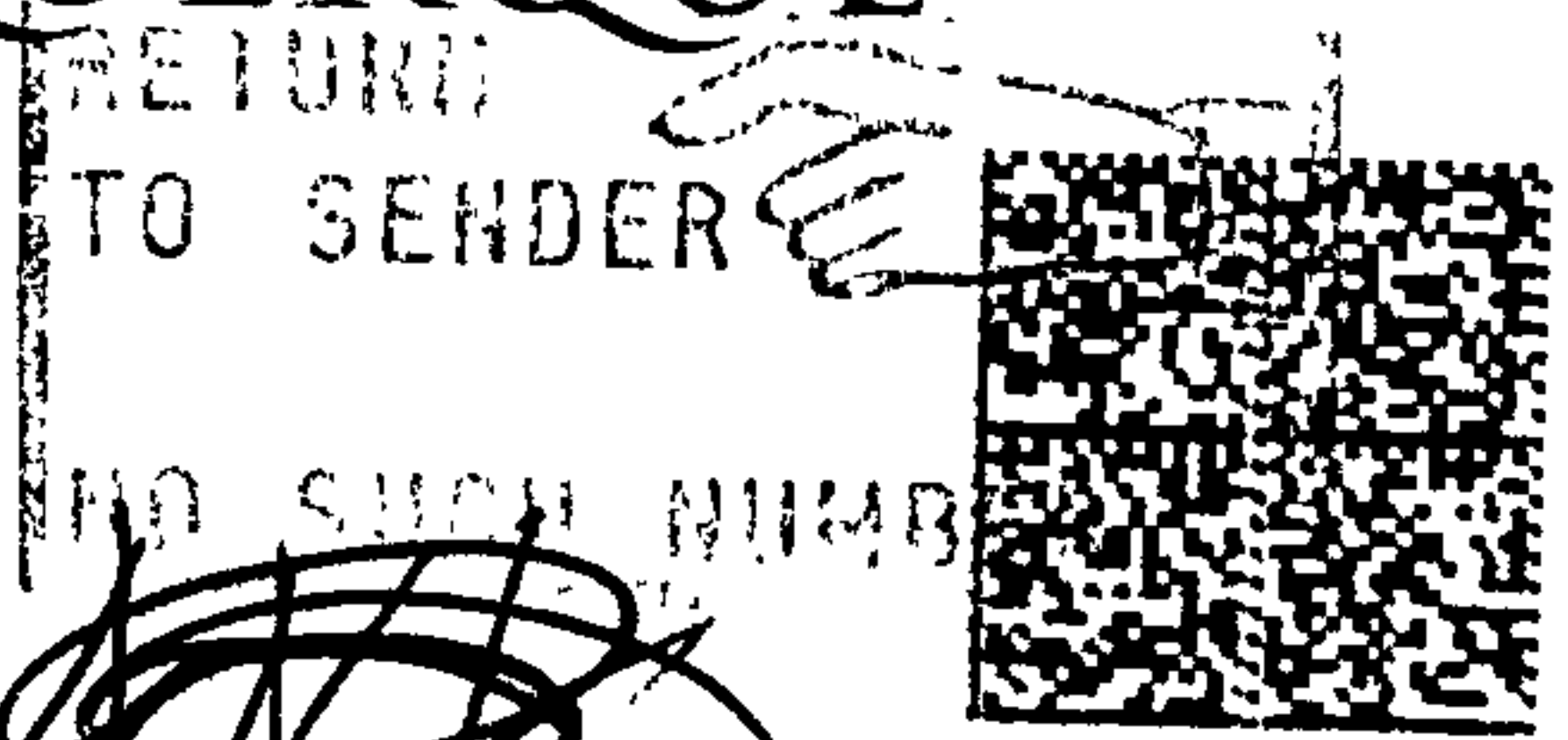
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

Project# 1003696

DAVID SOULE
1901 WILSHIRE NE
ALBUQUERQUE NM 87122



UNITED STATES POSTAGE
PITNEY BOWES
02 1A \$ 00.37⁰
0004329277 OCT 28 2004
MAILED FROM ZIP CODE 87102

NSN

DLB



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: JD HOME Corporation PHONE: 235-8298

ADDRESS: 1606 Central SE Suit 201 FAX: 872-2205

CITY: ALBUQUERQUE STATE NM ZIP _____ E-MAIL: DJSOULELC@CS.COM

Proprietary interest in site: OWNER List all owners: _____ SOLE OWNER

AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099

ADDRESS: 1606 CENTRAL SE, SUITE 201 FAX: 505-872-2205

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: Final Plat Approval

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

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

Lot or Tract No. lots 26,27,TORRENTINO SUBDIVISION Block: _____ Unit: _____

Subdiv. / Addn. _____

Current Zoning: RD-9du/ac Proposed zoning: RD-9du/ac

Zone Atlas page(s): L9 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 5.9 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 9

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

UPC No. 100905613114530804 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 97TH STREET SW

Between: TOWER ROAD SW and SAN YGNACIO ROAD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1003696

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 6/13/05

SIGNATURE [Signature] DATE _____

(Print) DAVID SOULE, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00998</u>	<u>P&F</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>06/22/05</u>			Total <u>\$ 305.00</u>

Sandy Sandley 06/14/05

PROJECT # 1003696

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

David J. Salk
Applicant name (print)
MM 6/13/05
Applicant signature / date



Form revised 10/03

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

Application case numbers
05DRB - - - - - 00998
- - - - -
- - - - -

Sandy Jandrey 06/14/05
Planner signature / date
Project # 1003696



June 13, 2005

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

**RE: Preliminary/Final Plat Approval for lots 26, 27
Torrentino Subdivision
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner of the reference property, requests approval of the enclosed Final Plat by the Development Review Board. As shown on the enclosed vicinity map, the property is located on 97th Street between Tower and San Ygnacio. The property is zoned RD-9DU's per acre. The purpose of the replat is to shift the common property line .36' to the north. The reason for this replat is to allow the owner to build within the required side yard setback. All of the required infrastructure was recently constructed and inspected by the city and the minor punchlist items are being completed.

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

Sincerely,

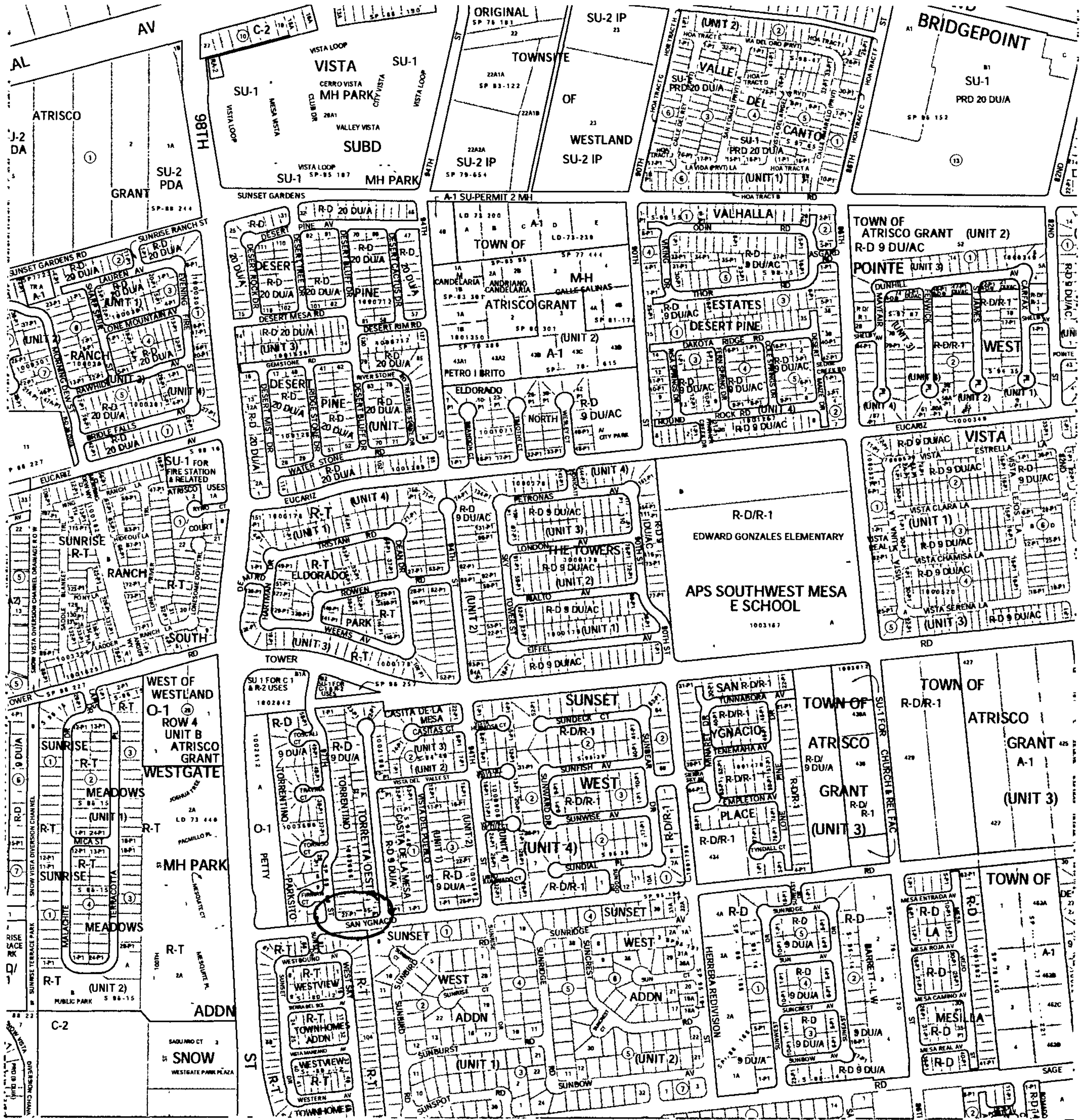


David Soule, PE
RIO GRANDE ENGINEERING
3500 COMANCHE NE SUITE E-5
ALBUQUERQUE, NM 87107

Enclosures

cc: Jeff Dorwart
JN: 2450
ds

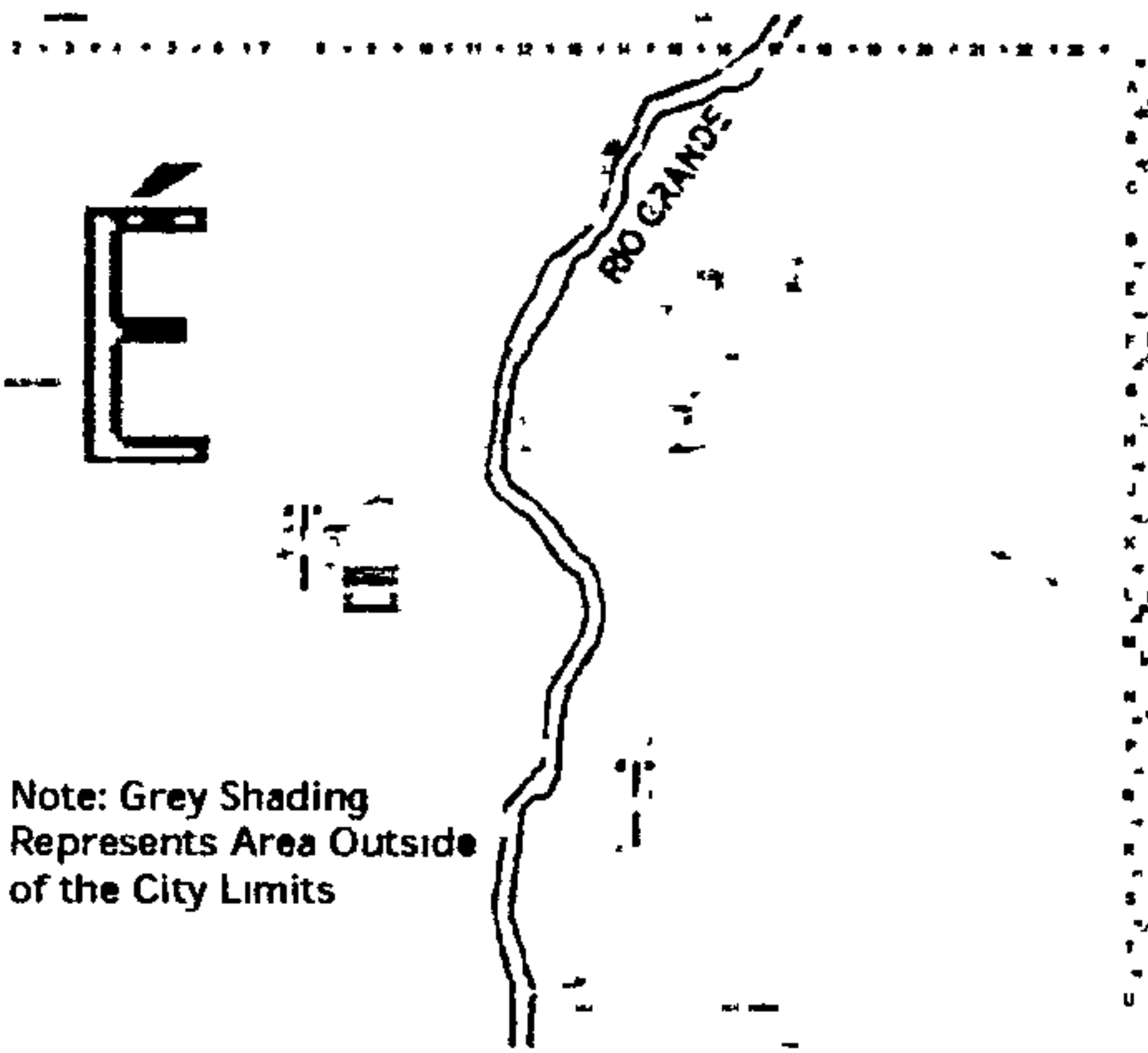
replatlter061305



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



Map amended through: Apr 22, 2005



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

L-9-Z

Selected Symbols

- Outside City Limits
- Petroglyph Mon.
- ▬ Sector Plans
- ▬ Escarpment
- ▬ Design Overlay Zones
- ▬ 2 Mile Airport Zone
- ▬ City Historic Zone
- ▬ Airport Noise Contours
- ▬ KKKH-1 Buffer Zone
- ▬ Wall Overlay Zone



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

PAID RECEIPT

APPLICANT NAME J.D. HOME / T
AGENT RIO GRANDE ENGINEER'S C
ADDRESS 1606 CENTRAL SE SUITE 201
PROJECT & APP # 1003696 / 05 DRB 00998
PROJECT NAME TORRENTINO SUBD.

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 285.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 305.00 TOTAL AMOUNT DUE

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

Rio Grande Engineering
1606 Central Ave SE Suite 201
Albuquerque New Mexico 87106

BANK OF THE WEST
THE ACADEMY OFFICE
1-800-488-2265
95-681/1070

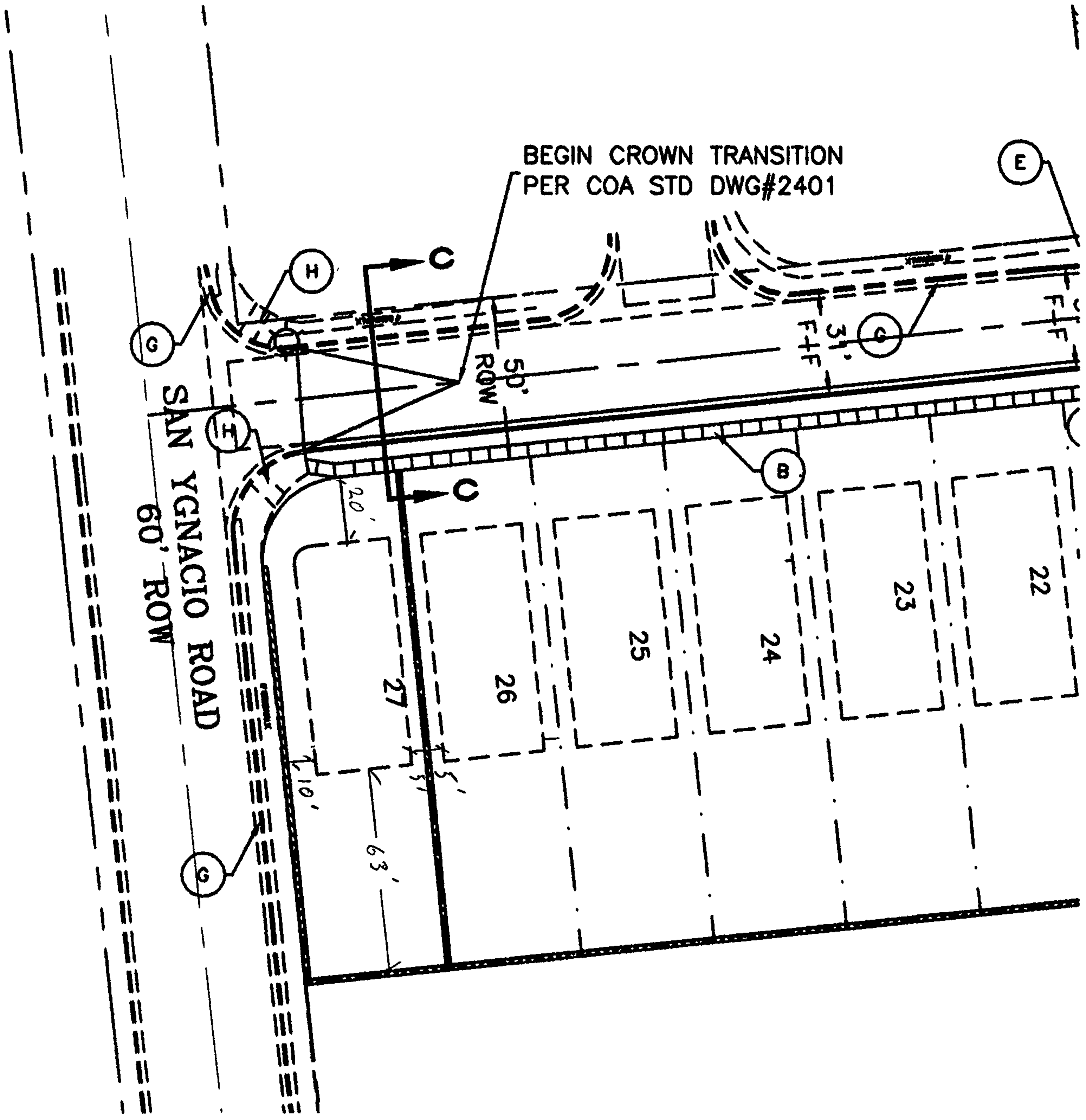
10294
6/14/05

Pay to the Order of City of Albuquerque \$ 305.00
Three hundred five and 00/100

RECEIPT# 00044342 WSH 007 TRANS# 0021
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$305.00
J24 Misc \$285.00

6/14/05 10:02AM LOC: ANNX
CHARGE \$305.00
\$0.00

010294 107006813 285027249



Site Layout
 Scale 1"=50'

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form			Supplemental form
SUBDIVISION		S	ZONING & PLANNING		Z
<input checked="" type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation		
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal		
<input type="checkbox"/> Vacation		V	<input type="checkbox"/> EPC Submittal		
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)		
SITE DEVELOPMENT PLAN		P	<input type="checkbox"/> Sector Plan (Phase I, II, III)		
<input type="checkbox"/> ...for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan		
<input type="checkbox"/> ...for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)		
<input type="checkbox"/> IP Master Development Plan					
<input type="checkbox"/> Cert. of Appropriateness (LUCC)		L			
			APPEAL / PROTEST of...		A
			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals		

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

APPLICANT INFORMATION:

NAME: DAVID & JENNIFER SOULE PHONE: 505-321-4700
 ADDRESS: 9101 WILSHIRE NE FAX: 505-797-8914
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: DJSOULELC@CS.COM
 Proprietary interest in site: OWNER BY CONTRACT List all owners: _____ SOLE OWNER BY CONTRACT _____
 AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099
 ADDRESS: 1606 CENTRAL SE, SUITE 201 FAX: 505-872-2205
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. lots 1-17, vincinti montano subd, tracts A,B,C, Juanita lopez vigil subd. Block: _____ Unit: _____
 Subdiv. / Adn. Torresano Subdivision
 Current Zoning: RD-9du/ac Proposed zoning: RD-9du/ac
 Zone Atlas page(s): L9 No. of existing lots: 20 No. of proposed lots: 54
 Total area of site (acres): 5.9 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 9
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 100905613114530804 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 97TH STREET SW
 Between: TOWER ROAD SW and SAN YGNACIO ROAD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003696

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

SIGNATURE [Signature] DATE 1/18/05
 (Print) DAVID SOULE, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB - - 00096</u>	<u>FP</u>		\$ <u>-0-</u>
<input type="checkbox"/> All fees have been collected			<u>CMF</u>	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>1-26-05</u>			Total \$ <u>20.00</u>

Clare Senora 1/18/05

PROJECT 1003696

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

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

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

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

David Sohn
Applicant name (print)

JMN
Applicant signature / date

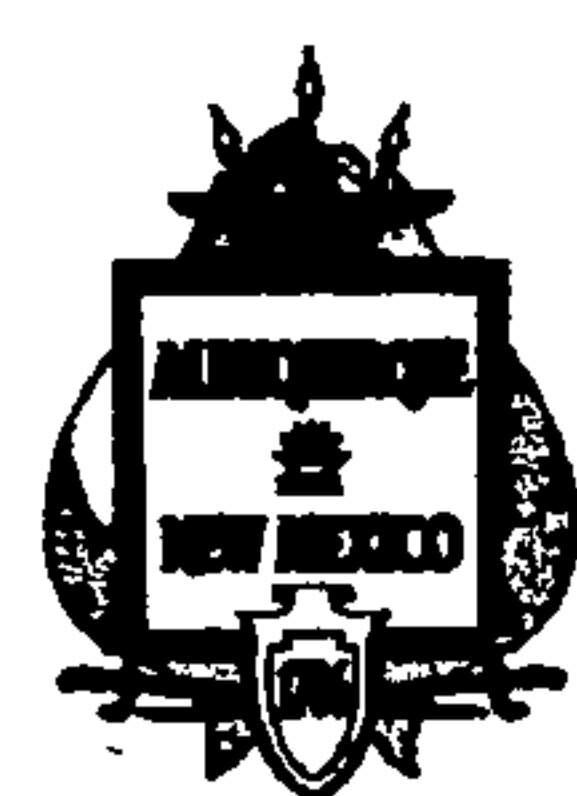
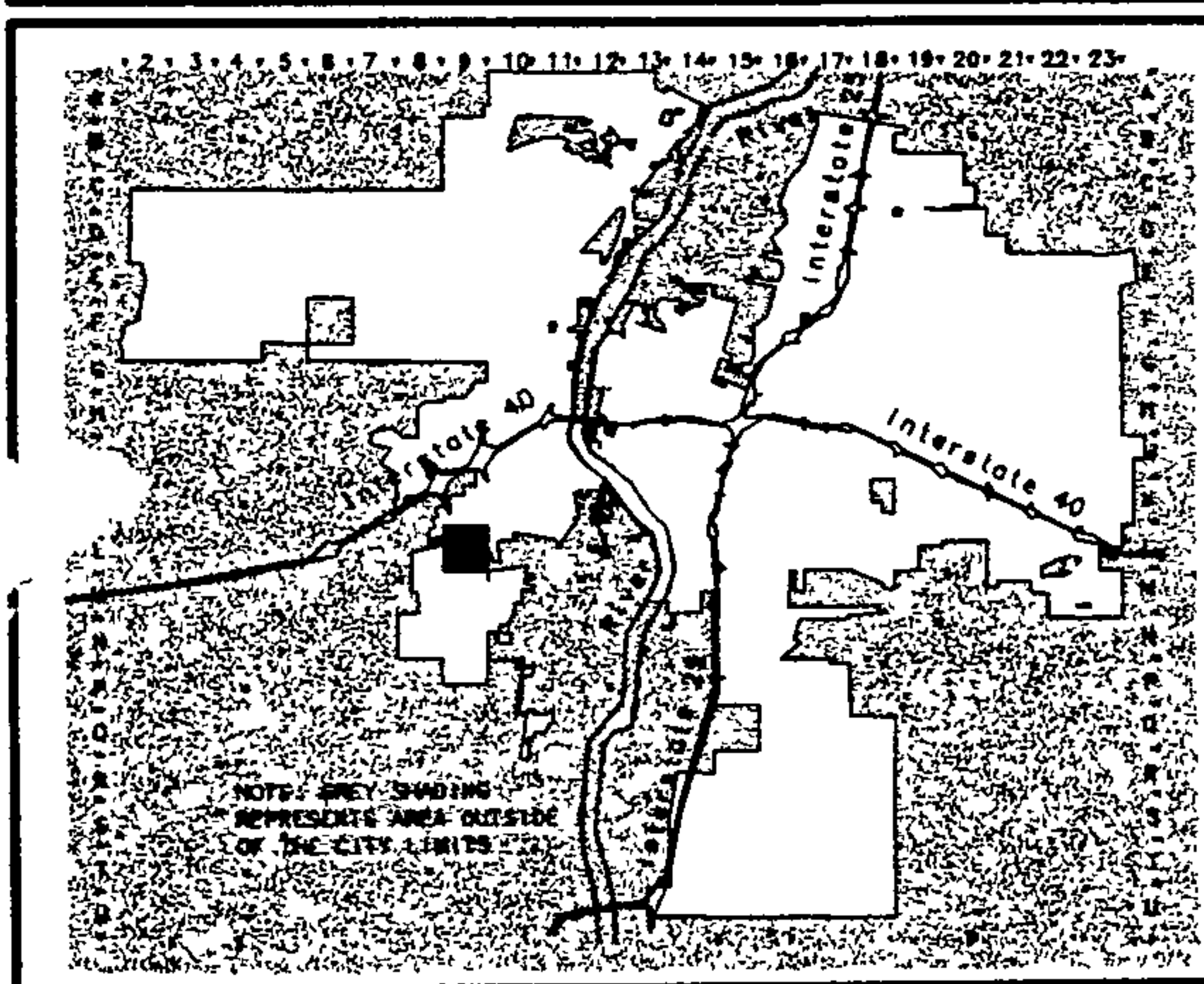


Form revised 10/03

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

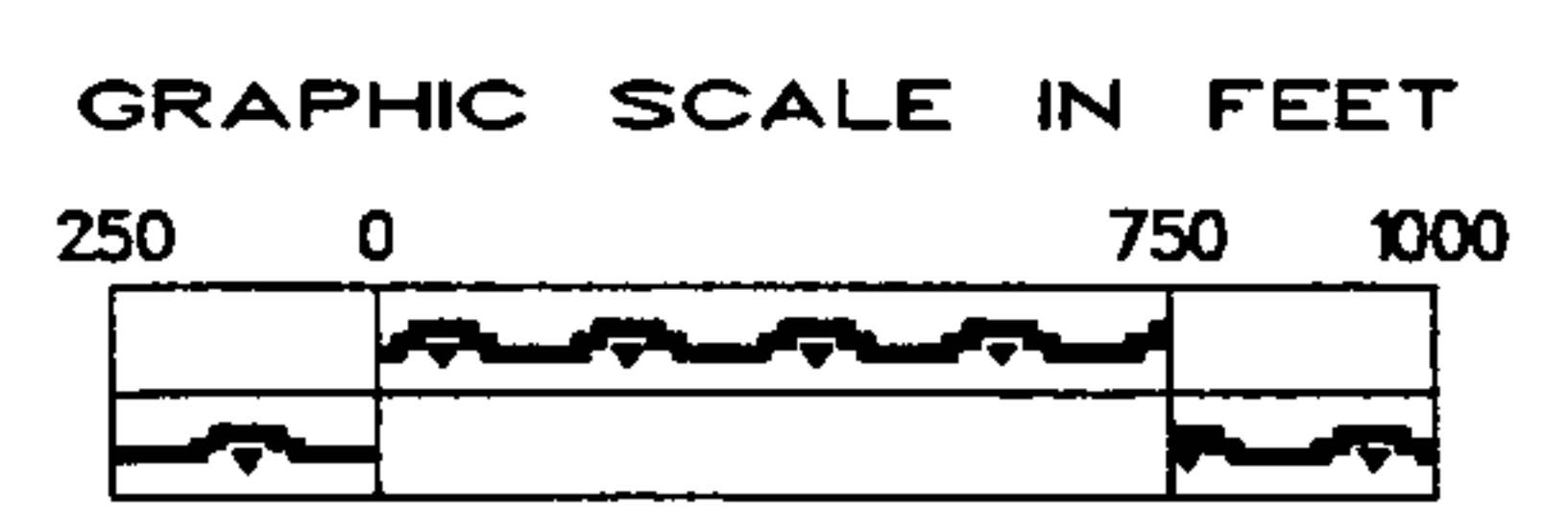
Planner signature / date

Project #



CITY OF
Albuquerque
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT

© Copyright 2001













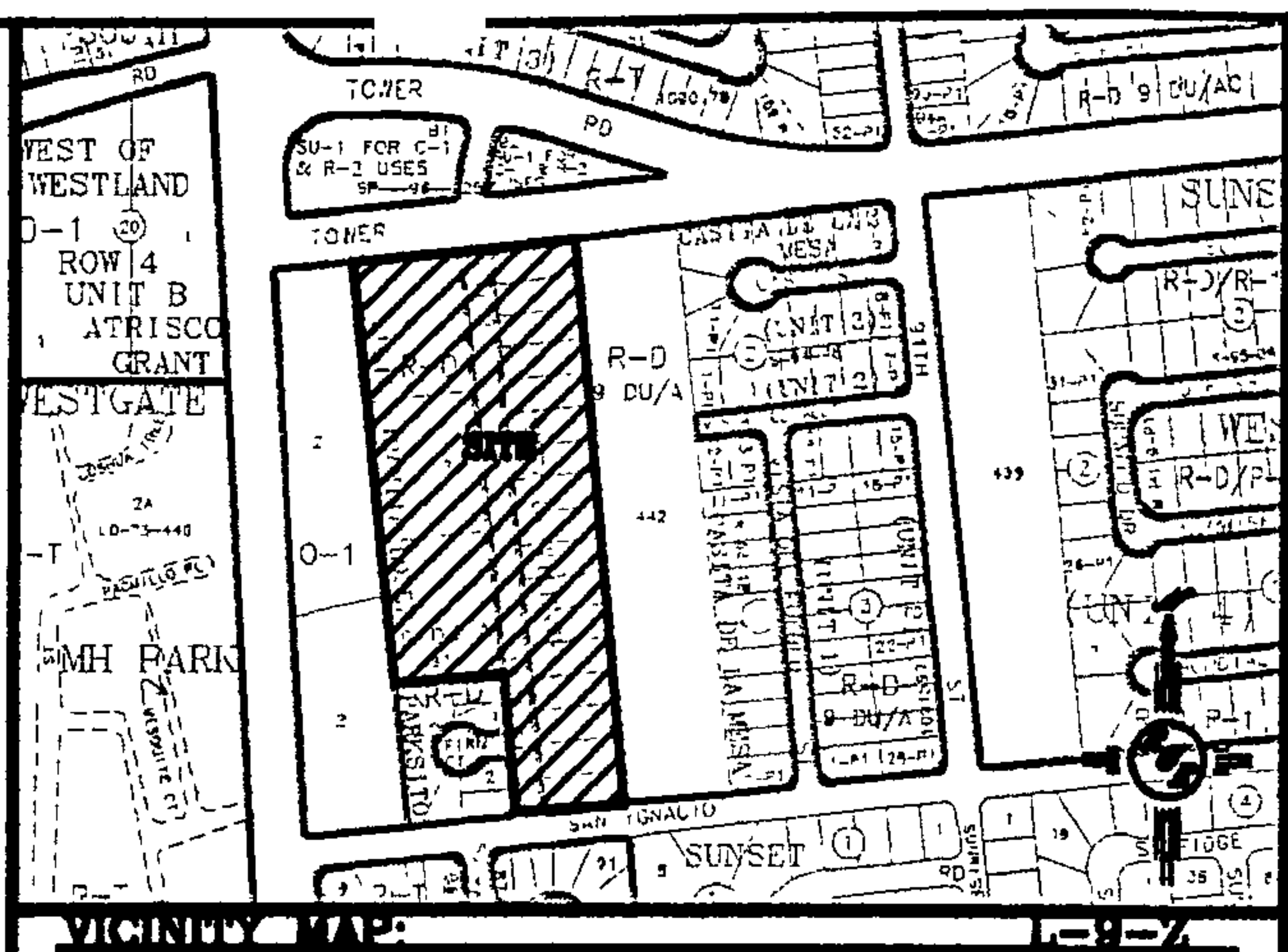
Zone Atlas Page

L-9-Z

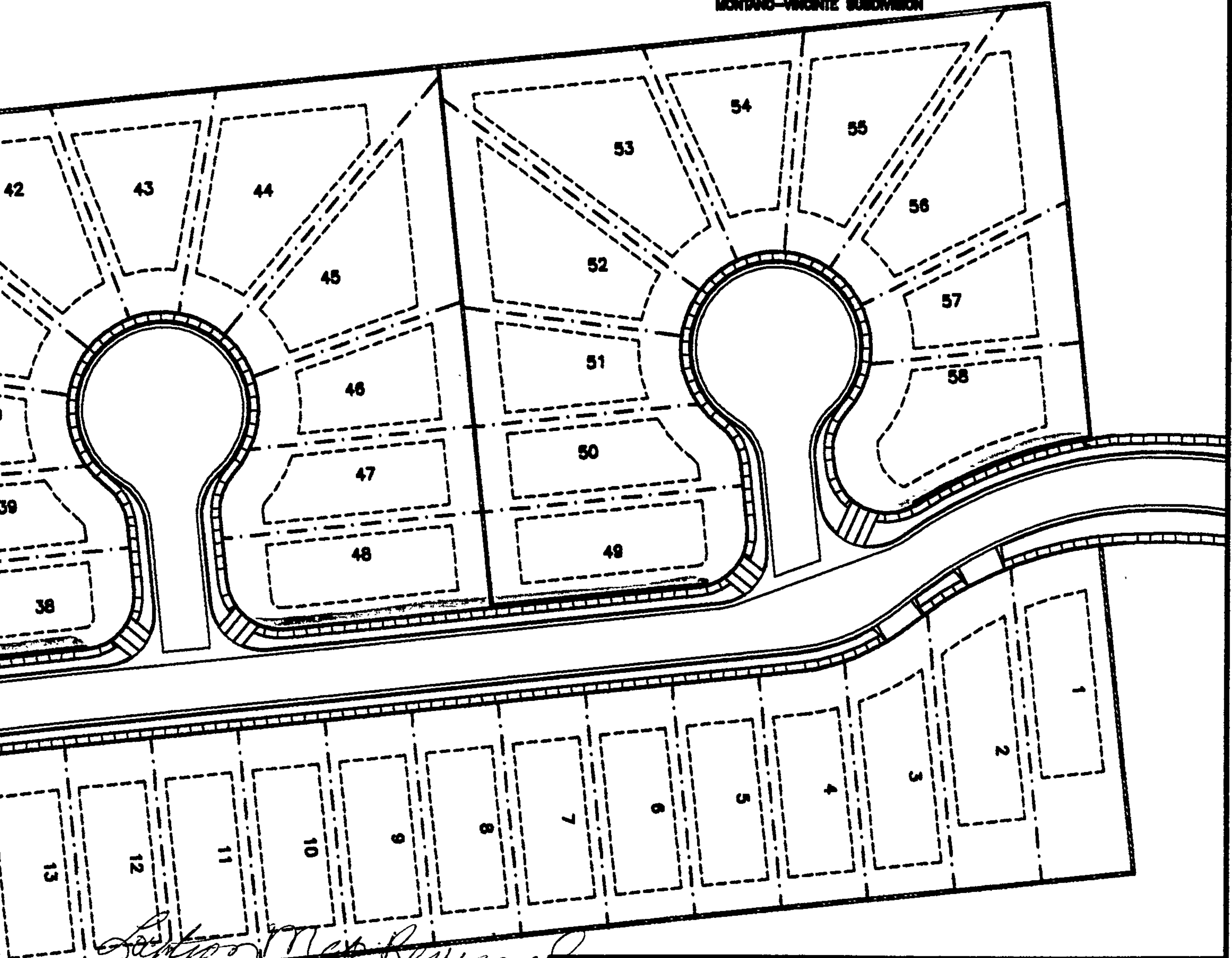
Map Amended through July 18, 2001

LEGEND

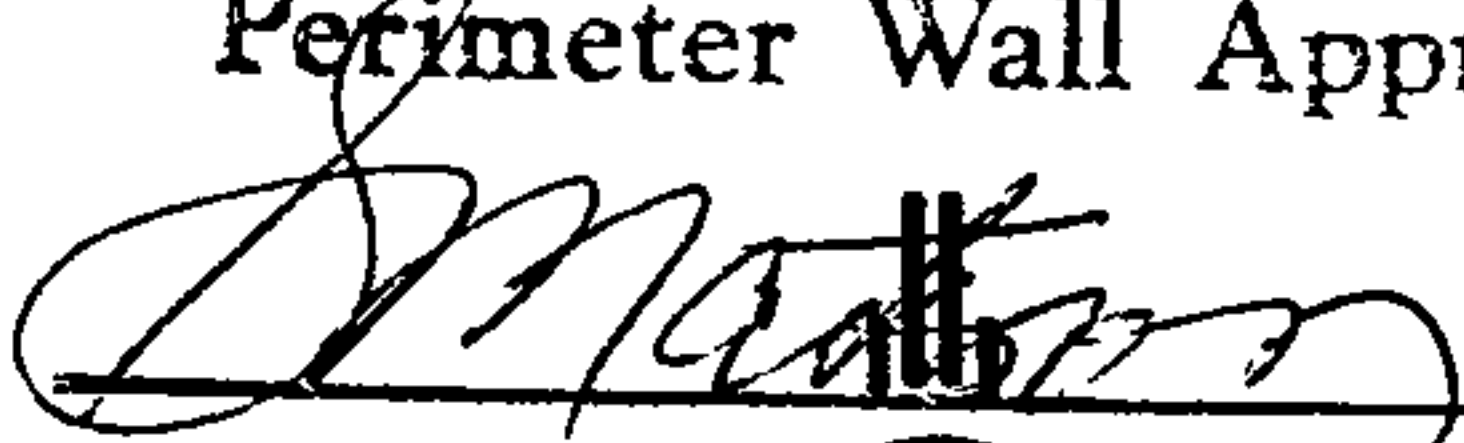
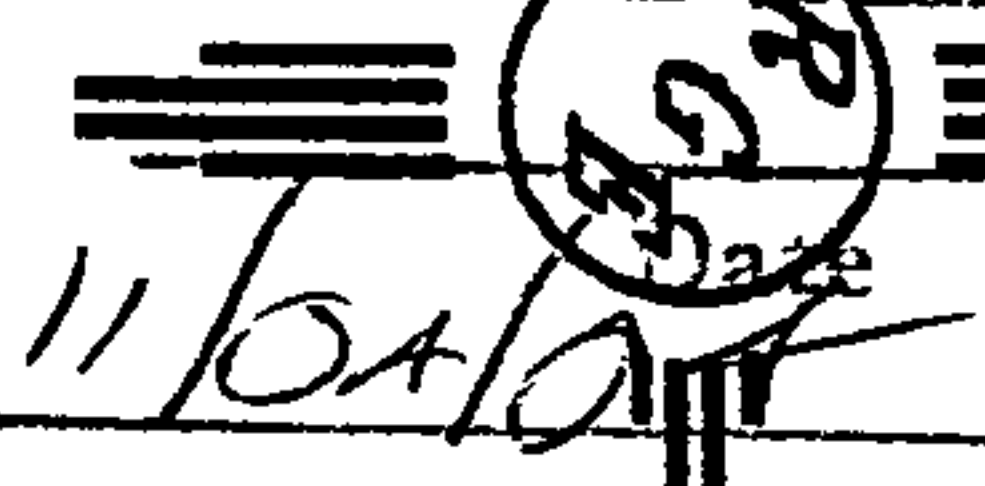
-  BOUNDARY LINE
-  EXISTING BOUNDARY LINE
-  CENTERLINE
-  RIGHT-OF-WAY
-  SIDEWALK
-  PROPOSED RETAINING WALL
-  PROPOSED SCREEN WALL
-  PROPOSED LOT LINE
-  PROPOSED CURB AND GUTTER
-  EXISTING CURB AND GUTTER




LEGAL DESCRIPTION:
 LOT A, B, C, VILLAS JUANITA LOPEZ SUBDIVISION, AND TRACTS 1 THRU 17
 MONTANO-VINCENTE SUBDIVISION



Section Map Revised

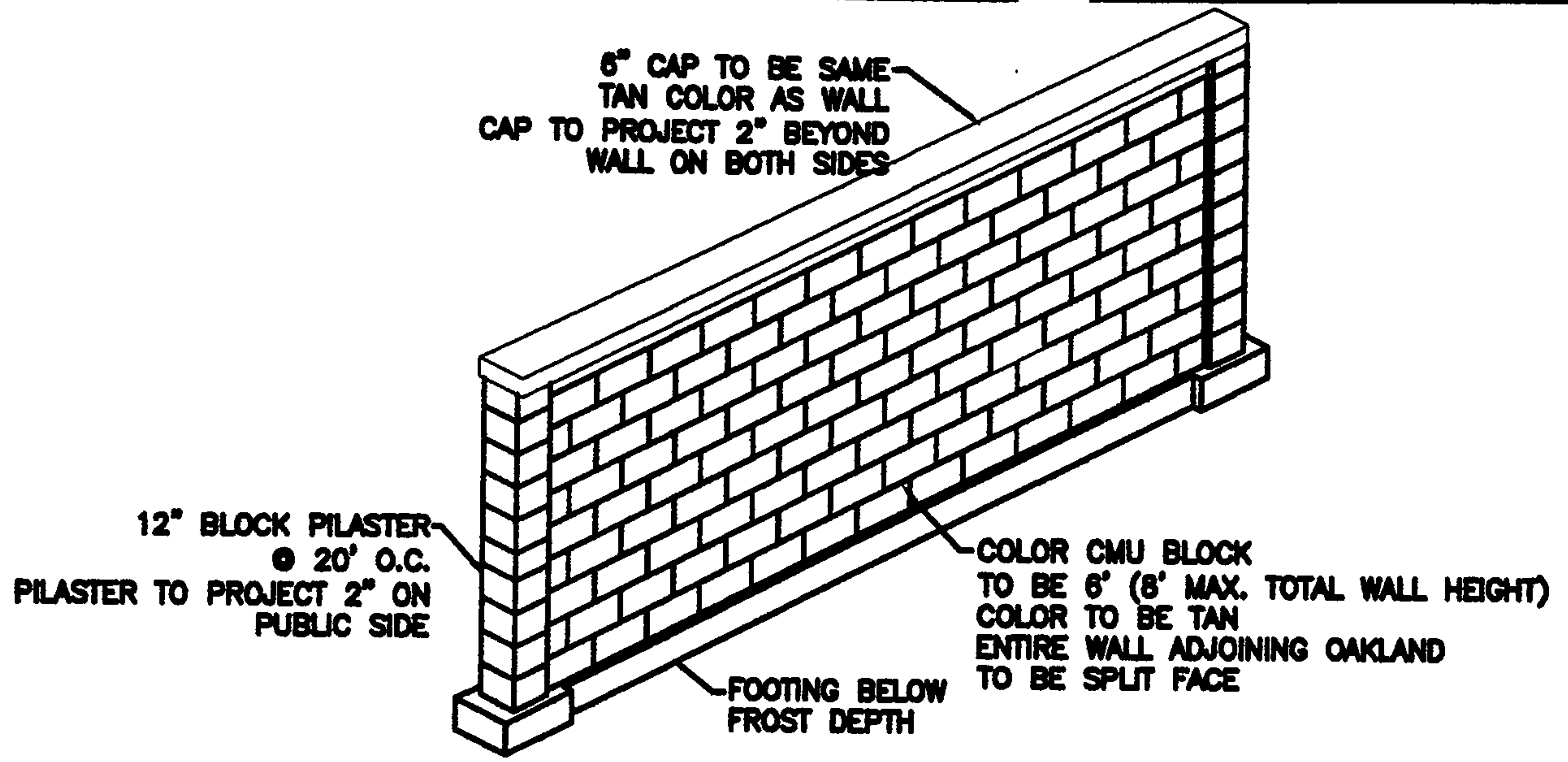
Perimeter Wall Approved

 DKB Chair

 11/04/04

ENGINEER'S SEAL

 DAVID SOULE

TORRENTINO SUBDIVISION
WALL EXHIBIT

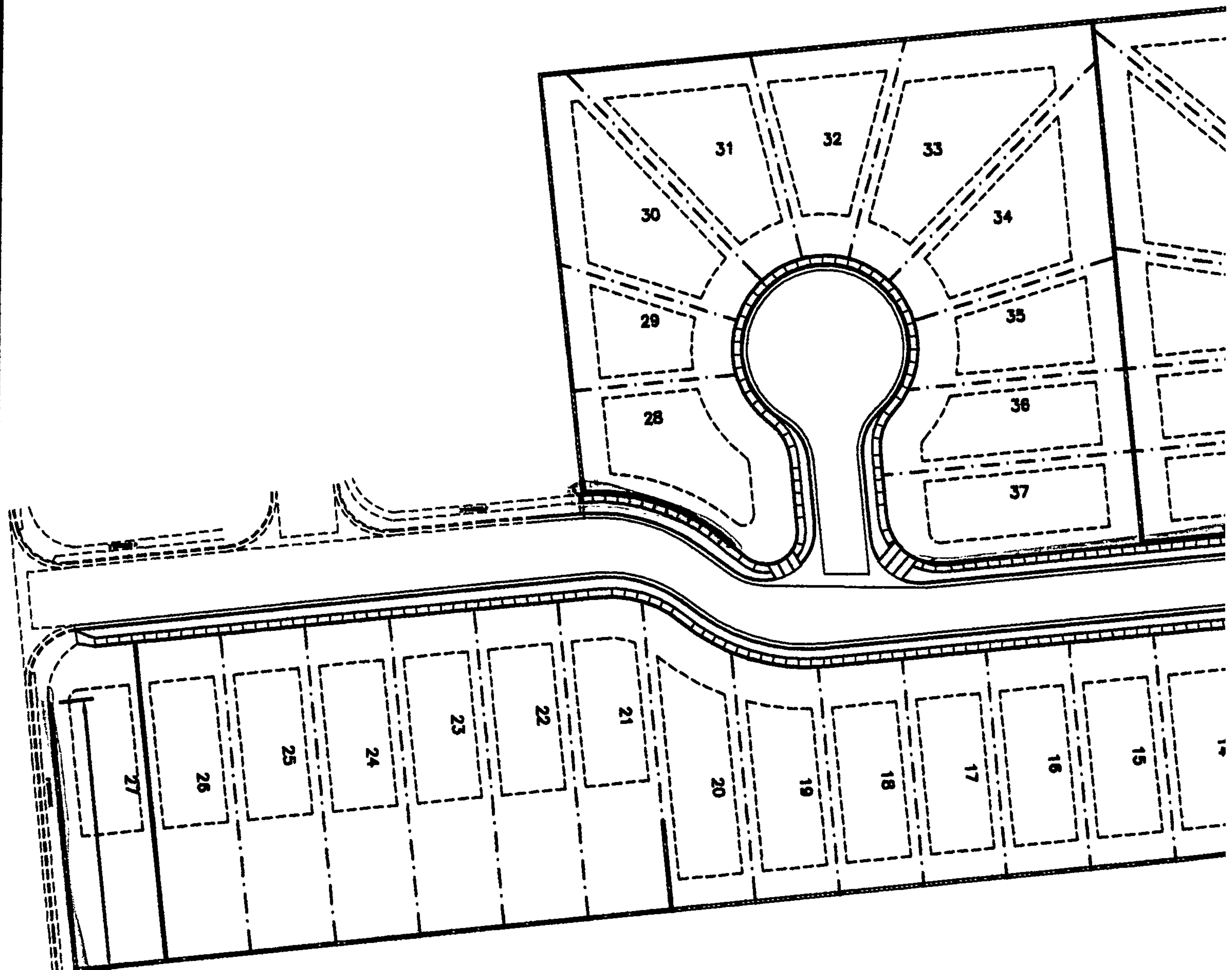
 Rio Grande Engineering
 1000 CENTRAL AVENUE SE
 SUITE 201
 ALBUQUERQUE, NM 87108

DRAWN BY WCM
 DATE 10-22-04
 SHEET #
 JOB #



6' PERIMETER SCREEN WALL DETAIL ALONG SAN YGANCIO ROAD

NTS



PERIMETER WALL TO BE 6' MIN.
TOTAL WALL HEIGHT NOT TO EXCEED 8' MAX.

COPY

No. of Lots: 58
Nearest Major Streets
97th Street SW & Tower Road SW

FIGURE 12

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

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

THIS AGREEMENT is made this ___ day of _____, 20___, 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 David Soule ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] an individual, whose address is 9101 Wilshire NE, Alb, NM 87127 and whose telephone number is 505-321-9099, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] _____, 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:] David Soule ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Torrentino 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 3rd day of December, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7538.31.

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

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

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

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

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

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

Type of Financial Guaranty: Letter of Credit from Peoples Bank
Amount: \$ 306,421.47 Name of Financial Institution or Surety
Date City first able to call Guaranty: December 3 2005
[Construction Completion Deadline]: December 3 20 2005
If Guaranty other than a Bond, last day City able to call Guaranty is:
February 3, 2006
Additional information: _____

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

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

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

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

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

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

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: DS
Name: David Sode
Title: Owner
Dated: 12/21/04

City Engineer
Dated: _____



OFFICIAL SEAL
SUSAN T. STOCKING
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: August 19, 2007 SUBDIVIDER'S NOTARY

STATE OF N.M.)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 21st day of December, 2004 by [name of person:] David Sode, [title or capacity, for instance, "President" or "Owner":] David Sode of [Subdivider:] David Sode

Susan T. Stocking
Notary Public

My Commission Expires:
August 19, 2007

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

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

Notary Public

My Commission Expires:

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

TORRENTINO SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-17, VINCENTI MONTANO AND TRACTS A, B, C, QUANTA WGL LOPEZ SUBDIVISIONS
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 12/01/04
Date Site Plan Approved: 11/18/04
Date Preliminary Plat Approved: 12/01/04
Date Preliminary Plat Expires: 12/01/05
DRB Project No.: 1003595
DRB Application No.: 04DRB01855

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 equipment items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include these items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that equipment or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. 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 Const Engineer
<input type="text"/>	<input type="text"/>	8"	Water line	97th Street	Firman Court	Tower Road	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8"	Water line	Toscali court	97th Street	Terminus	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8"	Water line	Torrizo court	97th Street	Terminus	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8"	Water line	Travina court	97th Street	Terminus	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8"	Sewerline	97th Street	Firman Court	Tower Road	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8"	Sewerline	Toscali court	97th Street	Terminus	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8"	Sewerline	Torrizo court	97th Street	Terminus	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8"	Sewerline	Travina court	97th Street	Terminus	<input type="text"/>	<input type="text"/>	<input type="text"/>

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97th Street	San Ygnacio	Lot 20	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97 th Street	Lot 20	Lot 3	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97th Street	Lot 3	Tower Road	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Toscall court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Torriso court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Travina court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Private Inspector	City Inspector	City Crest Engineer
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

NOTES

- 1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
- 2 site lighting shall be installed per DPM Standards
- 3

AGENT / OWNER

David Soale
 NAME (print)
Rio Grand Engineering
 FIRM
DMW 11/22/04
 SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/01/04
 DRB CHAIR - date
[Signature] 12-1-04
 TRANSPORTATION DEVELOPMENT - date
[Signature] 12/1/04
 UTILITY DEVELOPMENT - date
Bradley J. Bingham 12/1/04
 CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



Banking Unusual

FIGURE 14

LETTER OF CREDIT

(Procedure B)

January 13, 2005

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO.360002013B

AMOUNT: \$ 306,421.47

James Lewis
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: Letter of Credit for DAVID SOULE
City of Albuquerque Project No.: 7538.81
Project Name: TORRENTINO SUBDIVISION

Dear JAMES LEWIS, CAO

This letter is to advise the City of Albuquerque (City) that, at the request of, DAVID SOULE, ("PEOPLES BANK: financial Institution") in ALBUQUERQUE, NEW MEXICO has established an Irrevocable Letter of Credit in the sum of [THREE HUNDRED SIX THOUSAND, FOUR HUNDRED TWENTY ONE AND 47/100: \$306,421.47 (Letter of Credit') for the exclusive purpose of providing the financial guarantee which the City requires, DAVID SOULE ("Subdivider") to provide for the installation of the improvements which must be constructed at TORRENTINO SUBDIVISION, Project No. 7538.81 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on _____, 20. in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. _____ at pages _____ to _____, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of THREE HUNDRED SIX THOUSAND, FOUR HUNDRED TWENTY ONE AND 47/100: \$306,421.47 is/are available at sight at PEOPLES BANK: 2155 Louisiana Blvd NE, Ste 1000, Albuquerque, NM 87110, between DECEMBER 8, 2005 and FEBRUARY 8, 2005.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "DAVID SOULE has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between DECEMBER 8, 2005 and FEBRUARY 8, 2006

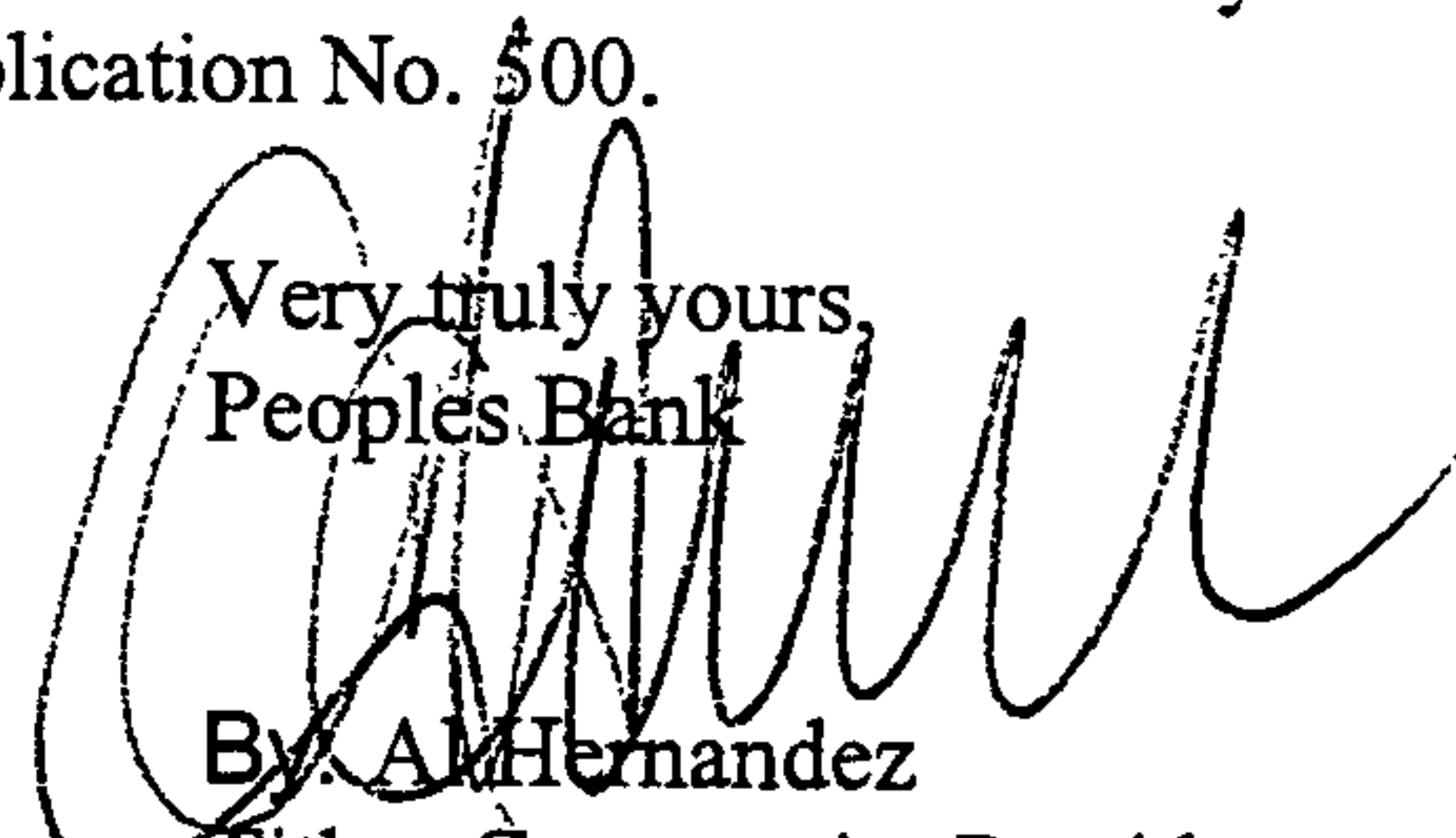
The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No 36002013B of PEOPLES BANK, 2155 LOUISIANA BLVD NE STE 1000, ALBUQUERQUE NM, 87110, dated January 13, 2005 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit,

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of DAVID SOULE failure to comply with the terms of the Agreement, and payment by Certified Check from PEOPLES BANK to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date FEBRUARY 8, 2006 ;or
- 4, Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5 o'clock p.m, New Mexico time, FEBRUARY 8, 2006

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500.

Very truly yours,
Peoples Bank

By: A. Hernandez
Title: Community President

ACCEPTED:

CITY OF ALBUQUERQUE

By:

Chief Administrative Officer

Dated: _____

FINANCIAL GUARANTY AMOUNT

12/20/2004

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

Project Description:

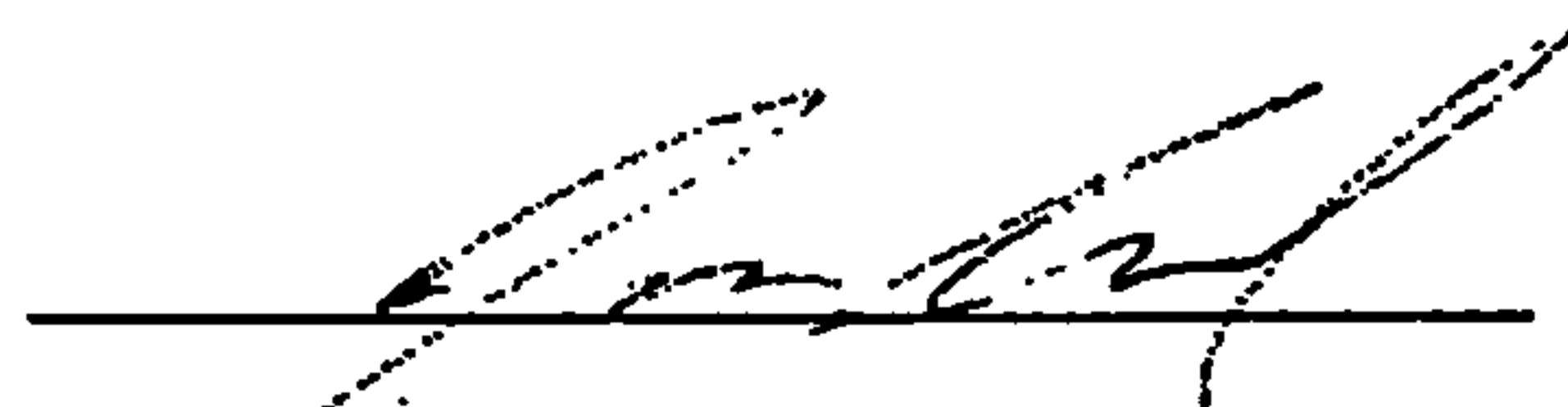
Project ID #: 752³881, Torrentino subdivision, Phase/Unit #: 1

Requested By: David Soule, PE w/ Rio Grande Engineering

Approved estimate amount:		\$193,474.98
Contingency Amount:	10.00%	\$19,347.50
Subtotal:		\$212,822.48
NMGRT	6.0625%	\$12,902.36
Subtotal:		\$225,724.84
Engineering Fee	6.60%	\$14,897.84
Testing Fee	2.00%	\$4,514.50
Subtotal:		\$245,137.18
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$306,421.47</u>

APPROVAL:

DATE:



12-20-2004

Notes: 10% contingency, plans not approved. Certification for grading & drainage prior to release of financial guaranty.

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

PAID RECEIPT

APPLICANT NAME David & Jennifer Saulo
AGENT Res Grande Engineering
ADDRESS _____
PROJECT & APP # 1003696 / 05DRB00096
PROJECT NAME Vincenti Montano / Juanita Lopez Vigil
\$ 20.00 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

1/18/2005 12:11PM LOC: ANNX
RECEIPT# 00034713 JSB OCB TRANS# 0044
Account 441032 Fund 0110
Activity 3424000 TRSLMM
Trans Amt \$20.00
J24 Misc \$20.00
MC \$20.00
CHANGE \$0.00

Claire

Date Submitted: 12/01/04
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 12/01/04
 Date Preliminary Plat Expires: 12/01/05
 DRB Project No.: 1003696
 DRB Application No.: 04DRB01655

ORIGINAL

INFRASTRUCTURE LIST

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

TORRENTINO SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-17, VINCINTI MONTANO AND TRACTS A,B,C JUANITA VIGIL LOPEZ SUBDIVISIONS
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
		8"	Water line	97th Street	Firman Court	Tower Road	/	/	/
		8"	Water line	Toscali court	97th Street	Terminus	/	/	/
		8"	Water line	Torrison court	97th Street	Terminus	/	/	/
		8"	Water line	Travina court	97th Street	Terminus	/	/	/
		8"	Sewerline	97th Street	Firman Court	Tower Road	/	/	/
		8"	Sewerline	Toscali court	97th Street	Terminus	/	/	/
		8"	Sewerline	Torrison court	97th Street	Terminus	/	/	/
		8"	Sewerline	Travina court	97th Street	Terminus	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97th Street	San Ygnacio	Lot 20	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97 th Street	Lot 20	Lot 3	/	/	/
		28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97th Street	Lot 3	Tower Road	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Toscali court	97th Street	Terminus	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Torrison court	97th Street	Terminus	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Travina court	97th Street	Terminus	/	/	/
							/	/	/
							/	/	/
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							/	/	/
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							/	/	/
							/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN Torrentino Subdivision

SIA Sequence #	COA DRC Project #

Size

Type of Improvement

Location

From

To

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

NOTES

1 Engineers Certification of Grading required for release of SIA and Financial Guarantee

* Internal Sidewalks to be deferred according to sidewalk exhibit C

2 site lighting shall be installed per DPM Standards.

3

AGENT / OWNER

David Soule
NAME (print)

Bio Genz Engineering
FIRM

MM 11/22/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/01/04 Christina Sandoval 12/1/04
DRB CHAIR - date PARKS & GENERAL SERVICES - date

[Signature] 12-1-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 12/1/04
UTILITY DEVELOPMENT - date

Bradley L. Bingham 12/1/04
CITY ENGINEER - date

AMAFA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
<u>1</u>	<u>1/4/05</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

ORIGINAL

15

INFRASTRUCTURE LIST

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

TORRENTINO SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-17, VINCINTI MONTANO AND TRACTS A,B,C JUANITA VIGIL LOPEZ SUBDIVISIONS

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
<input type="text"/>	<input type="text"/>	8"	Water line	97th Street	Firman Court	Tower Road	/	/	/
<input type="text"/>	<input type="text"/>	4"	Water line	Toscali court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	4"	Water line	Torrison court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	4"	Water line	Travina court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	97th Street	Firman Court	Tower Road	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Toscali court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Torrison court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Travina court	97th Street	Terminus	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97th Street	San Ygnacio	Lot 20	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97 th Street	Lot 20	Lot 3	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97th Street	Lot 3	Tower Road	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Toscali court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Tornso court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Travina court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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ORIGINAL

NAME OF PLAT AND/OR SITE PLAN Torrentino Subdivision

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

1 Engineers Certification of Grading required for release of SIA and Financial Guarantee

2 site lighting shall be installed per DPM Standards.

3

AGENT / OWNER

David Soule

NAME (print)

Rio Grande Engineering

FIRM

MM 11/27/04

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/01/04 Christina Sandora 12/1/04
DRB CHAIR - date PARKS & GENERAL SERVICES - date

[Signature] 12-1-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 12/1/04
UTILITY DEVELOPMENT - date

Bradley L. Bingham 12/1/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: David Soule PHONE: 505-321-4700

ADDRESS: 9101 WILSHIRE NE FAX: 505-797-8914

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: DJSOULELC@CS.COM

Proprietary interest in site: OWNER BY CONTRACT List all owners: _____ SOLE OWNER BY CONTRACT _____

AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099

ADDRESS: 3500 COMANCHE NE, SUITE E5 FAX: 505-872-2205

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Vacation request and Temporary deferral of internal sidewalks

TBK Torrenteros Subdivision

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

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

Lot or Tract No. lots 1-17, vincinti montano subd, tracts A,B,C ,Juanita lopez vigil subd. Block: _____ Unit: _____

Subdiv. / Addn. _____

Current Zoning: RD-9du/ac Proposed zoning: RD-9du/ac

Zone Atlas page(s): L9 No. of existing lots: 20 No. of proposed lots: 54

Total area of site (acres): 5.9 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 9

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

UPC No. 100905613114530804 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 97TH STREET SW

Between: TOWER ROAD SW and SAN YGNACIO ROAD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S, etc.): 1003696

1002142 04 DRB 01495

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

SIGNATURE DS DATE _____

(Print) DAVID SOULE, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 01654</u>	<u>VRW</u>	<u>+PE</u>	<u>\$ 300.00</u>
<u>04DRB - 01655</u>	<u>PP</u>		<u>\$ 1420.00</u>
<u>04DRB - 01656</u>	<u>TDS</u>		<u>\$ -0-</u>
	<u>ADV</u>		<u>\$ 75.00</u>
	<u>CINF</u>		<u>\$ 20.00</u>
Hearing date <u>11.17.04</u>			Total <u>\$1815.00</u>

Project# 1003696

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

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

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

 DMM David Sode
Applicant name (print)
 DMM 10/21/04
Applicant signature / date



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

Application case numbers
001000 - 01655

Form revised 10/03
 Claire Aronson 10/22/04
Planner signature / date
Project # 1003696

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
- N/A The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**
- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- VACATION OF PRIVATE EASEMENT**
- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

David Sorik
 Applicant name (print)
 DMS
 10/21/04
 Applicant signature / date

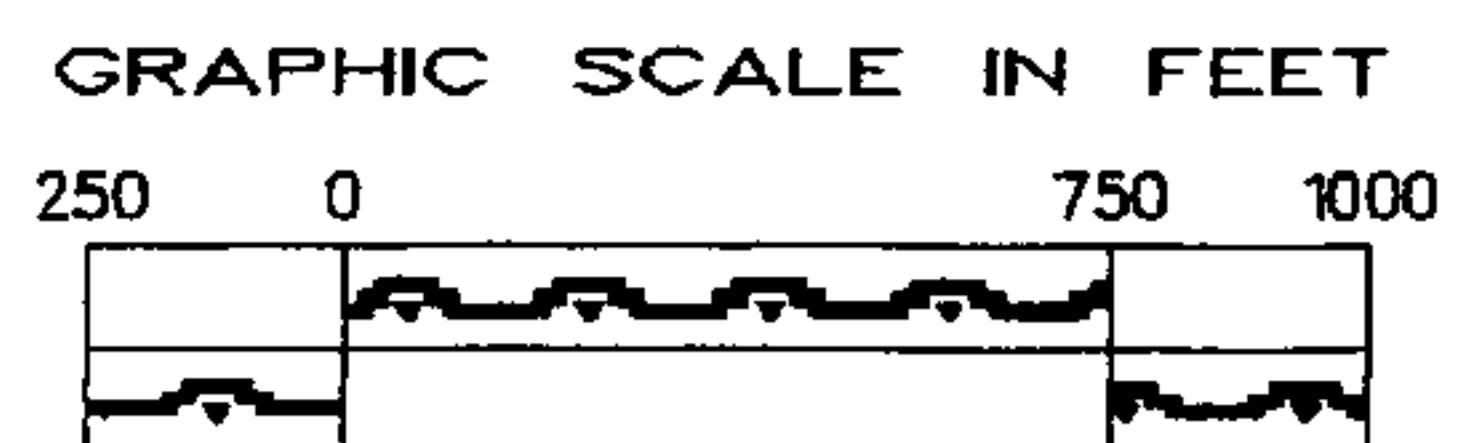
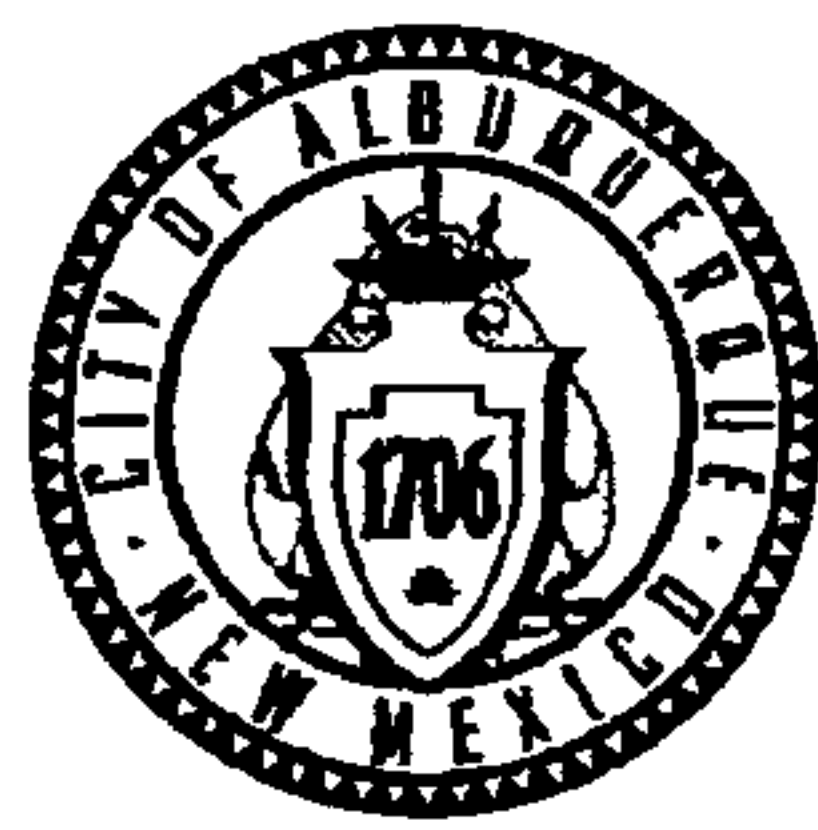
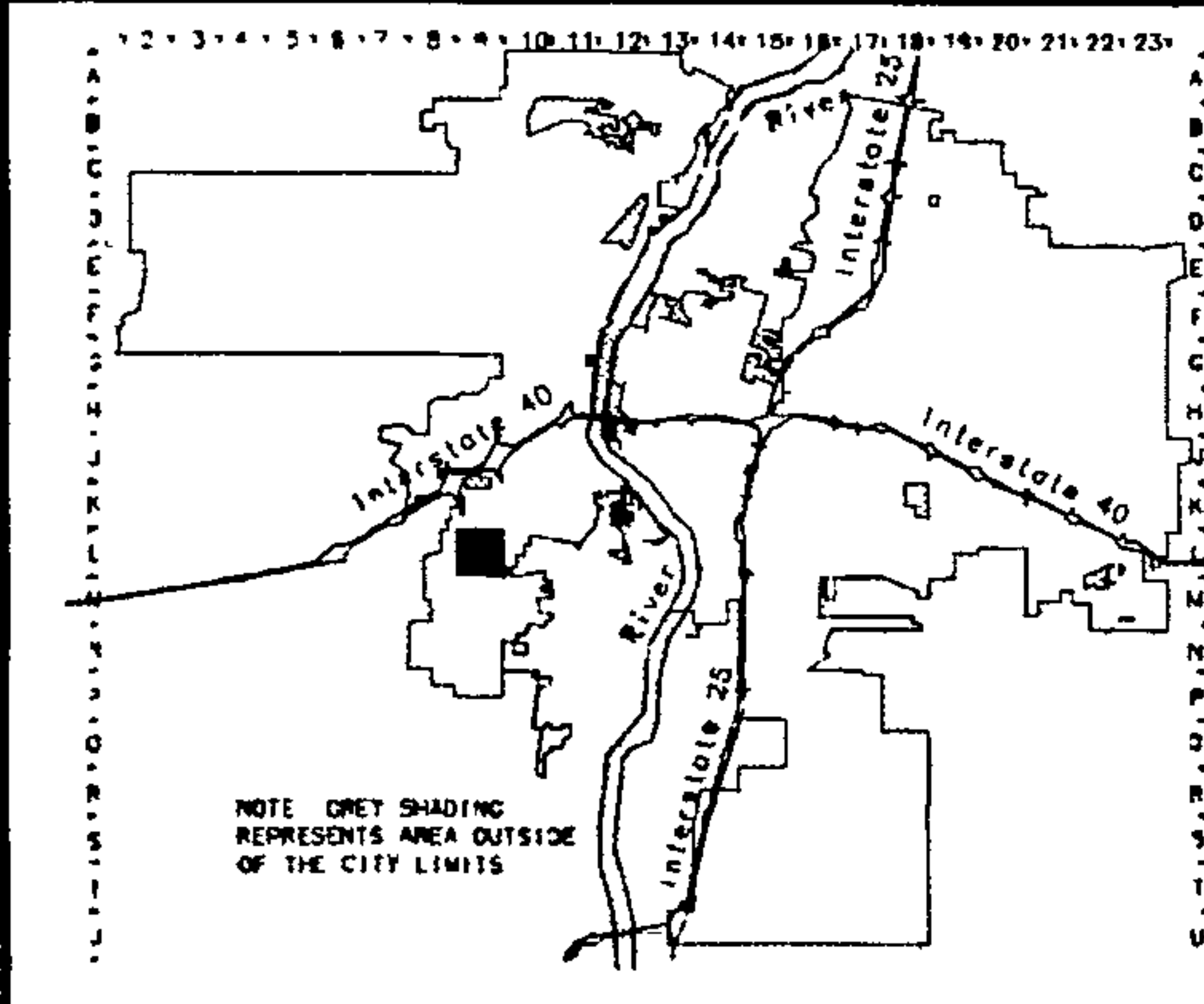
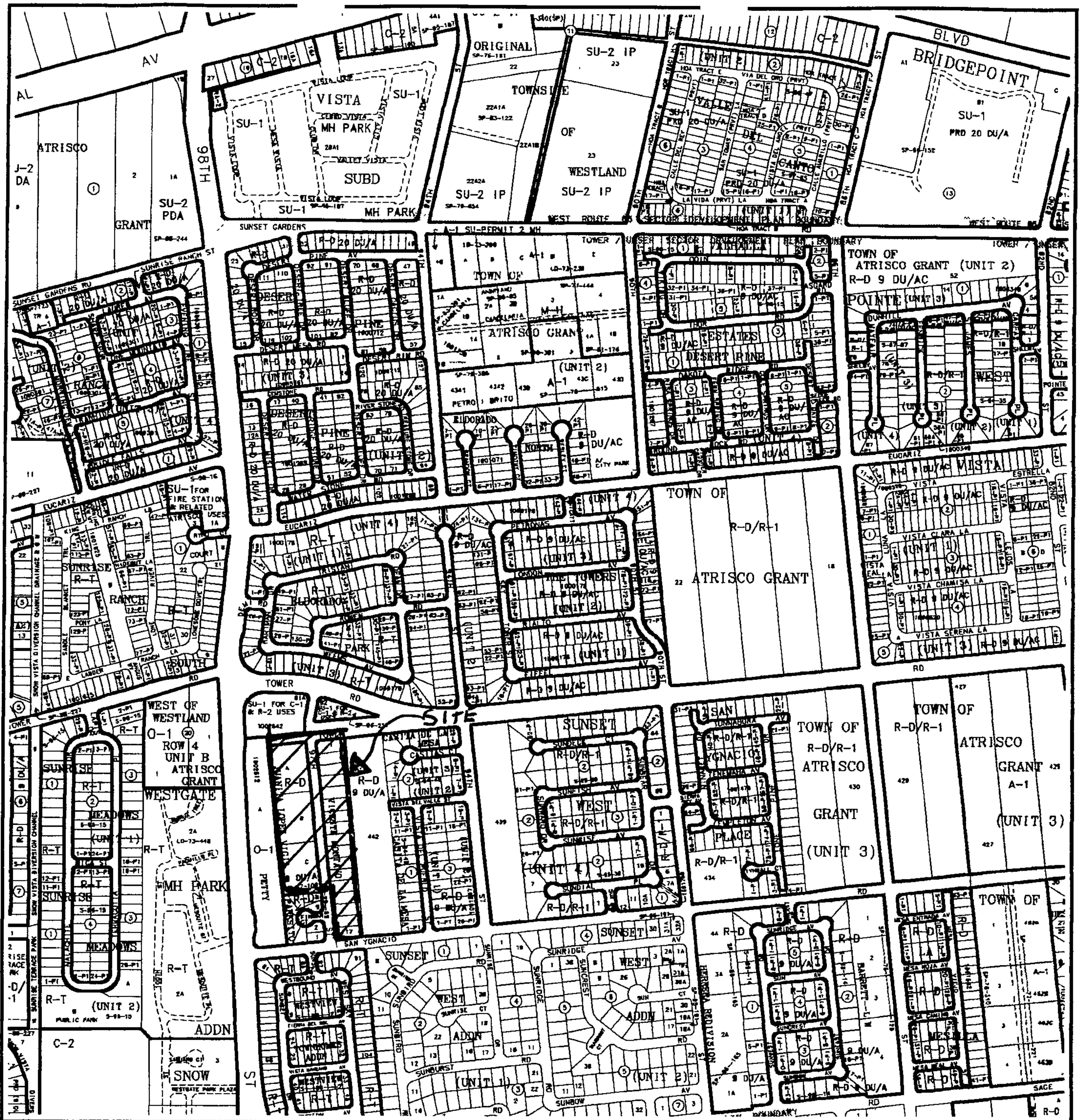


Form revised April 2003

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

Application case numbers
 C4DRB - 01654
 C1DRB - 01656

Planner signature / date
 [Signature] 10/22/04
 Project # 1003696



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

© Copyright 2004

Zone Atlas Page

L-9-Z

Map Amended through February 03, 2004



October 21, 2004

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

**RE: Preliminary Plat Approval for Torrentino Subdivision
Lots 1-17, Vincinti Montano Subdivision and
Tracts A, B, C Juanita Lopez Vigil Subdivision
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the Owner/Developer of the reference property, requests approval of the enclosed Preliminary Plat by the Development Review Board. As shown on the enclosed vicinity map, the property is located on 97th Street between Tower and San Ygnacio. The property is zoned RD-9DU's per acre. The proposed development will consist of replating the existing 20 parcels into 58 individual lots. We intent to vacate a 50' wide portion of Tower, as well as a portion 97th street. In addition we request a temporary deferral of internal sidewalks. The proposed preliminary plat is consistent with the Sketch Plat that was presented to the DRB on October 6, 2004.

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

Sincerely,

A handwritten signature in black ink, appearing to read "D. Soule", is written over the typed name.

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

Enclosures

cc: Jennifer Soule
Mathew Archuleta
Libby Mc Intosh

JN: 2450
ds

prelimplat102104

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 Torrentino Subdivision

AGIS MAP # L9

LEGAL DESCRIPTION Lots 17, Vicinti Montano Sbd.
Tracts A, B, C, Juunita Lopez Visi Sbd

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 10/22/04 [date]

MM
Applicant / Agent

10/22/04
Date

[Signature]
Hydrology Division Representative

10/22/04
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 10/22/04 [date]

MM
Applicant / Agent

10/22/04
Date

[Signature]
Utilities Division Representative

10-22-04
Date

DRB# _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: David Solis Date of request: 10/22/04 Zone atlas page(s): L9

CURRENT: Zoning RD-9 Parcel Size (acres / sq.ft.) 9.1

Legal Description - Lot or Tract # 1-17 / A, B, C Block # Subdivision Name V. Martano / Warda Vigil

REQUESTED CITY ACTION(S): Annexation [] Sector Plan [] Comp. Plan Amendment [] Zone Change [] Conditional Use []

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

PROPOSED DEVELOPMENT: No construction / development [] New Construction [x] Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: # of units - 58 Building Size - 2000 (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 10/22/04 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [x] BORDERLINE [] Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS. [Signature] 10/22/04 TRAFFIC ENGINEER DATE

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

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

TIS - SUBMITTED ___/___/___ - FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



Planning Department
Office of Neighborhood Coordination
Albuquerque, New Mexico

Please Note: The information listed in this letter is valid for one (1) month. If you have not filed your application within one (1) month of the date of this letter, you will need to get an updated letter from our office. It is your responsibility to provide current information (outdated information may result in a deferral of your case).

Date: October 22, 2004

CONTACT NAME: David Soule
COMPANY / AGENCY: Rio Grand Engineering
ADDRESS / ZIP: 3500 Comanche NE, Ste E-5 / 87107
PHONE / FAX: 872-0999 Cell 321-9099 Fax 872-2205

Thank you for your inquiry of 10/22/04 requesting names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at: **Lots 1-17 Vincinti Montoya and Tracts A, B & C Juanita Lopez Vigil Subdivision located on 97th Street SW between San Ygnacio Street SW and Tower Street SW**
Zone Map page(s) L-9-Z

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

Westgate Heights NA (R)

Matthew Archuleta 836-7251
1628 Summerfield SW / 87121

Libby McIntosh 831-5189
1316 Ladrones Ct SW / 87121

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,

Julia King

OFFICE OF NEIGHBORHOOD COORDINATION

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

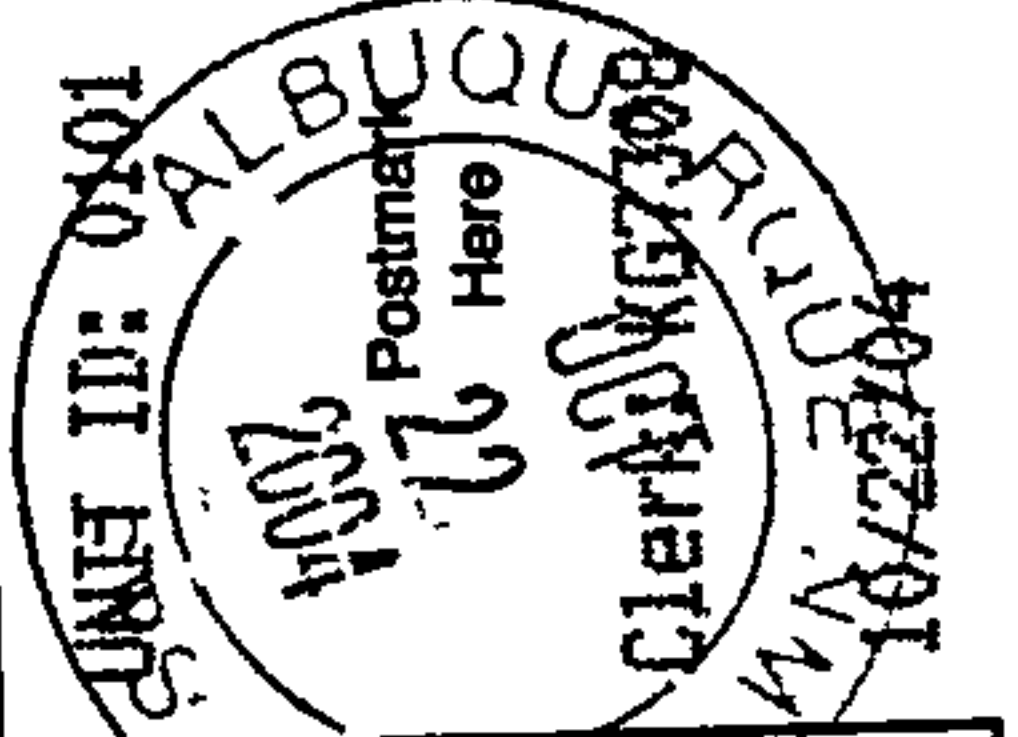
planning.recognized.na.form (07/04)

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CERTIFIED MAIL™ RECEIPT**
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.29
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.34



Sent To Mathew Archuleta
 Street, Apt. No. 1628 Summerfield
 or PO Box No. 1628
 City, State, ZIP+4 Alb. NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

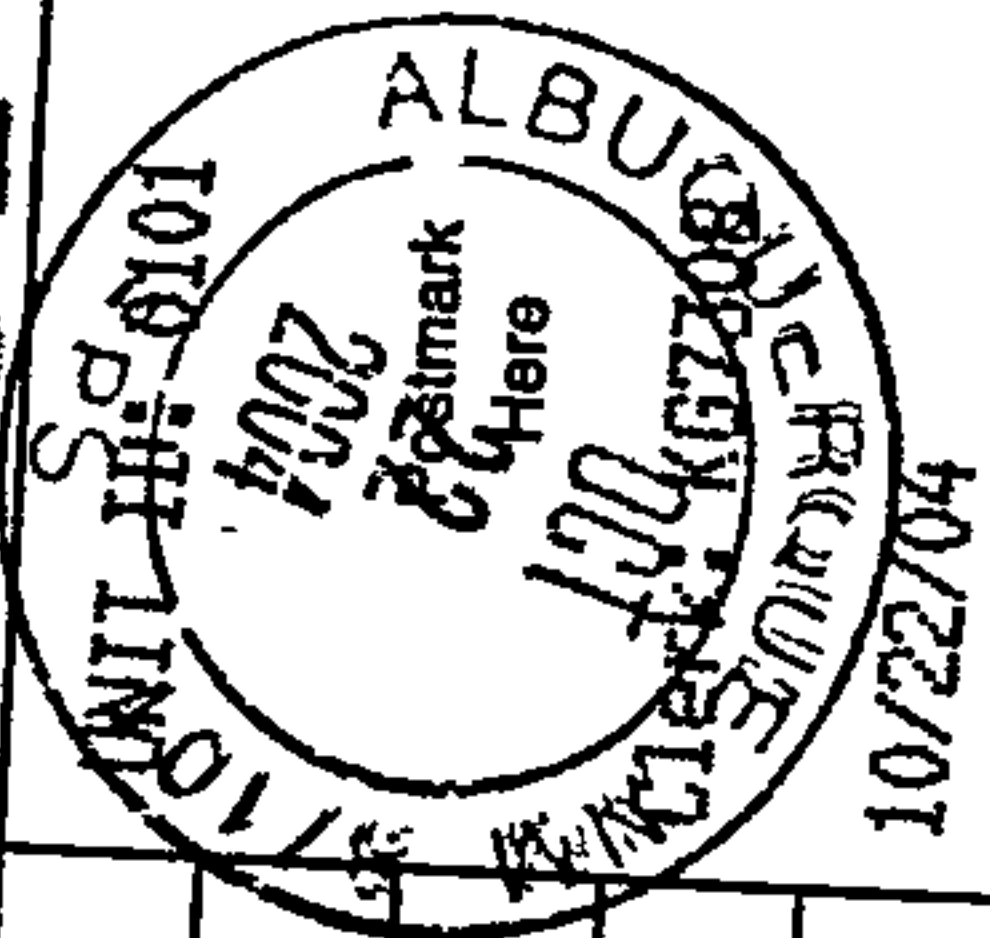
9157 2257 0000 DTTE E002

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OFFICIAL USE

Postage	\$ 1.29
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.34



Sent To Kibby McIntosh
 Street, Apt. No. 1316 Laguna CT SW
 or PO Box No. 1316
 City, State, ZIP+4 Alb NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

9157 2257 0000 DTTE E002

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

PAID RECEIPT

APPLICANT NAME David Saule
 AGENT Res. Grants Engineering
 ADDRESS _____
 PROJECT & APP # 1003696 / 0401654 0401656
0401655
 PROJECT NAME Juanita Lopez Vigil Subdivision

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 1720.00 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
 \$ 1815.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

10/22/2004 11:31AM LOC: ANV
 X
 RECEIPT# 00030962 WSH 006 TRANSH 0013
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$1,815.00
 J24 Misc \$1,720.00

Thank You

City Of Albuquerque
Treasury Division

10/22/2004 11:31AM LOC: ANV
 X
 RECEIPT# 00030961 WSH 006 TRANSH 0013
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$20.00
 J24 Misc \$20.00

Thank You

City Of Albuquerque
Treasury Division

10/22/2004 11:31AM LOC: ANV
 X
 RECEIPT# 00030963 WSH 006 TRANSH 0013
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$1,815.00
 J24 Misc \$75.00
 CK \$1,815.00
 CHANGE \$0.00

Counterreceipt.doc 6/21/04

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 11-2-04 To 11-17-04

5. REMOVAL

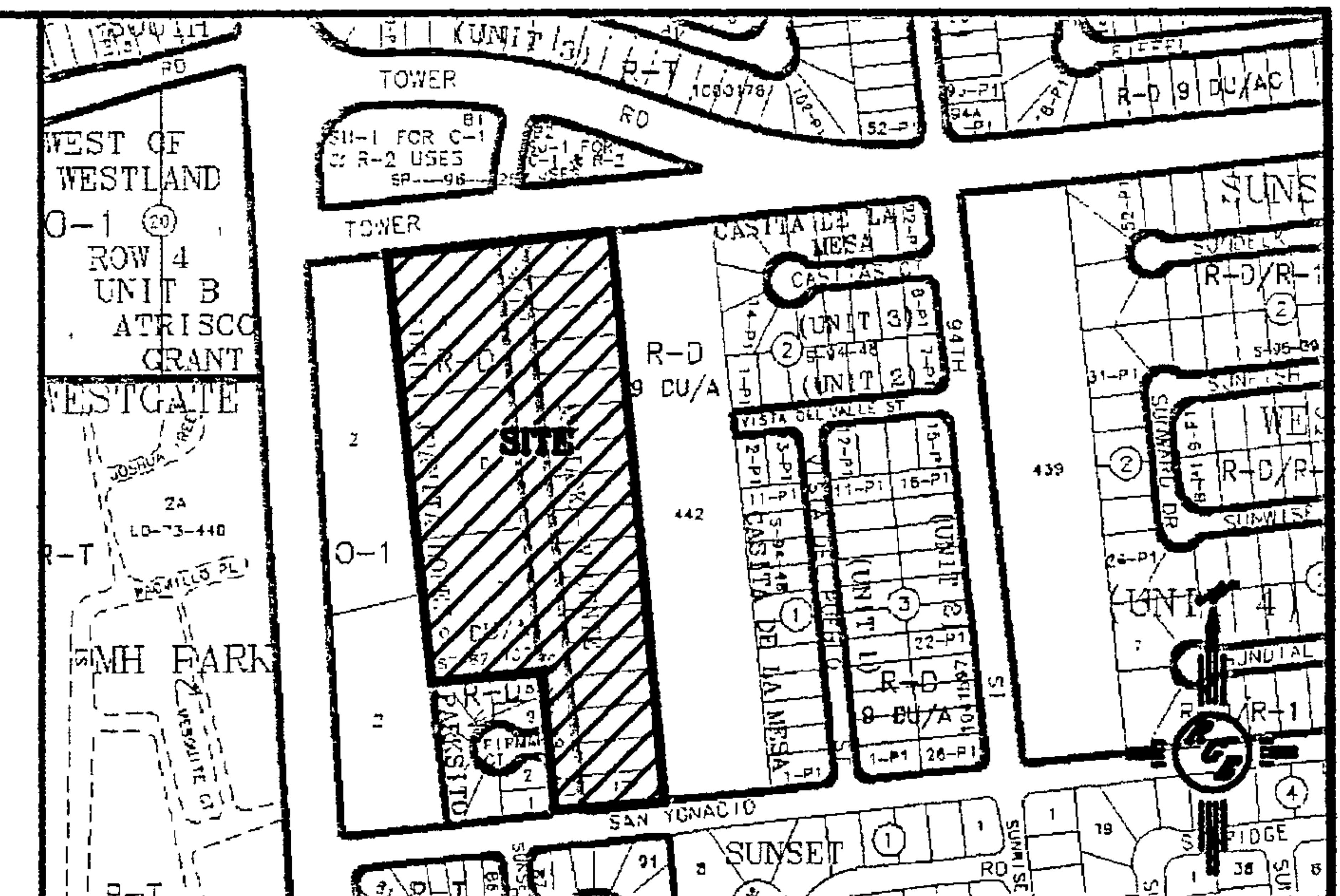
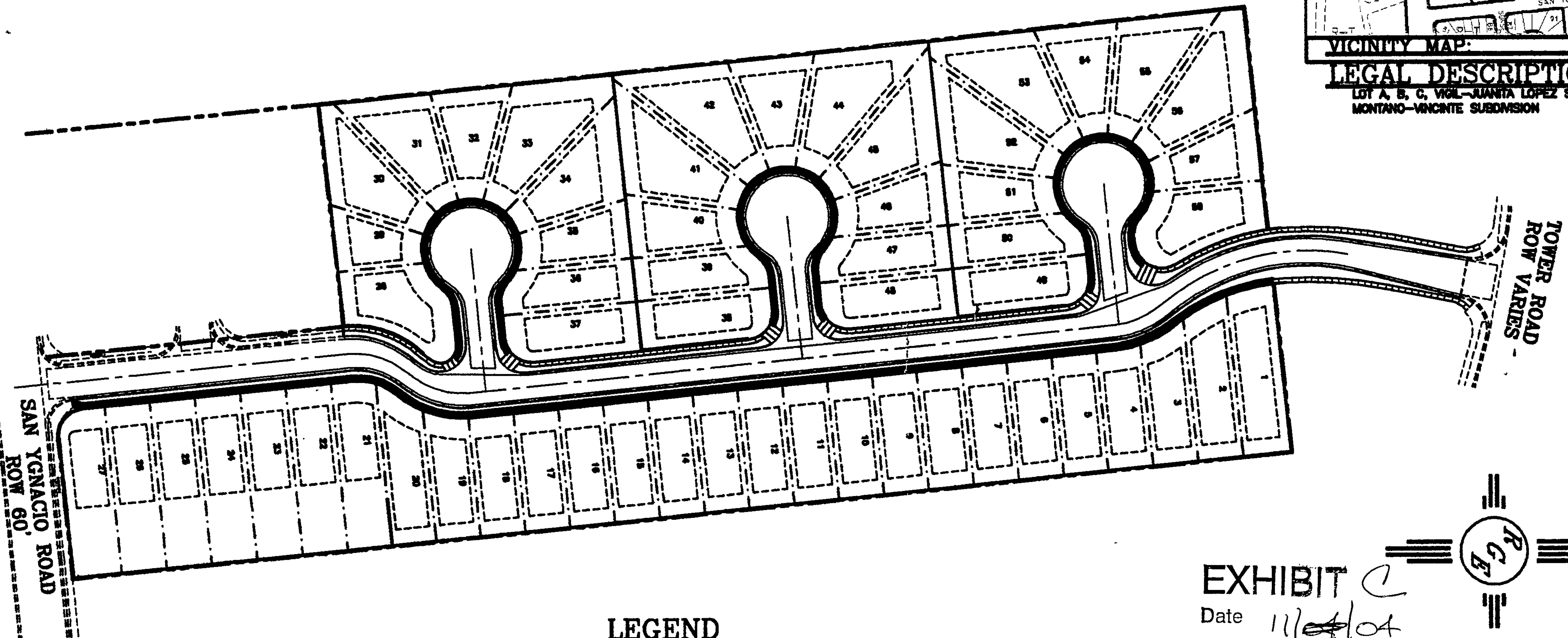
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

[Signature] 10/22/04
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10/22/04, [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 100 3696



VICINITY MAP: 1-9-7
LEGAL DESCRIPTION:
 LOT A, B, C, WGL-JUANITA LOPEZ SUBDIVISION, AND TRACTS 1 THRU 17 MONTANO-VINCITE SUBDIVISION

LEGEND

- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- ▤ SIDEWALK TO BE BUILT W/THIS PROJECT
- ▨ SIDEWALK TO BE DEFERRED
- PROPOSED LOT LINE
- ===== PROPOSED CURB AND GUTTER
- ===== EXISTING CURB AND GUTTER

EXHIBIT C
 Date 11/17/04

ENGINEER'S SEAL DAVID SOULE P.E. #14522	TORRENTINO SUBDIVISION	DRAWN BY WCVJ
	SIDEWALK DEFERRAL EXHIBIT	DATE 10-22-04
 Rio Grande Engineering 1008 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0000	2480-SIDEDEF-10-04-04W	
	SHEET #	
		JOB # 2450

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003696
DRB Application No.: 04DRB01655

INFRASTRUCTURE LIST

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

TORRENTINO SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-17, VINCINTI MONTANO AND TRACTS A,B,C JUANITA VIGIL LOPEZ SUBDIVISIONS

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
<input type="text"/>	<input type="text"/>	8"	Water line	97th Street	Firman Court	Tower Road	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Toscali court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Torrison court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water line	Travina court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	97th Street	Firman Court	Tower Road	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Toscali court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Torrison court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewerline	Travina court	97th Street	Terminus	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97th Street	San Ygnacio	Lot 20	/	/	/
<input type="text"/>	<input type="text"/>	24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97 th Street	Lot 20	Lot 3	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	97th Street	Lot 3	Tower Road	/	/	/
<input type="text"/>	<input type="text"/>	24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Toscali court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Torrison court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	24' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk	Travina court	97th Street	Terminus	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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NAME OF PLAT AND/OR SITE PLAN Torrentino Subdivision

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
- 2 site lighting shall be installed per DPM Standards.
- 3 _____

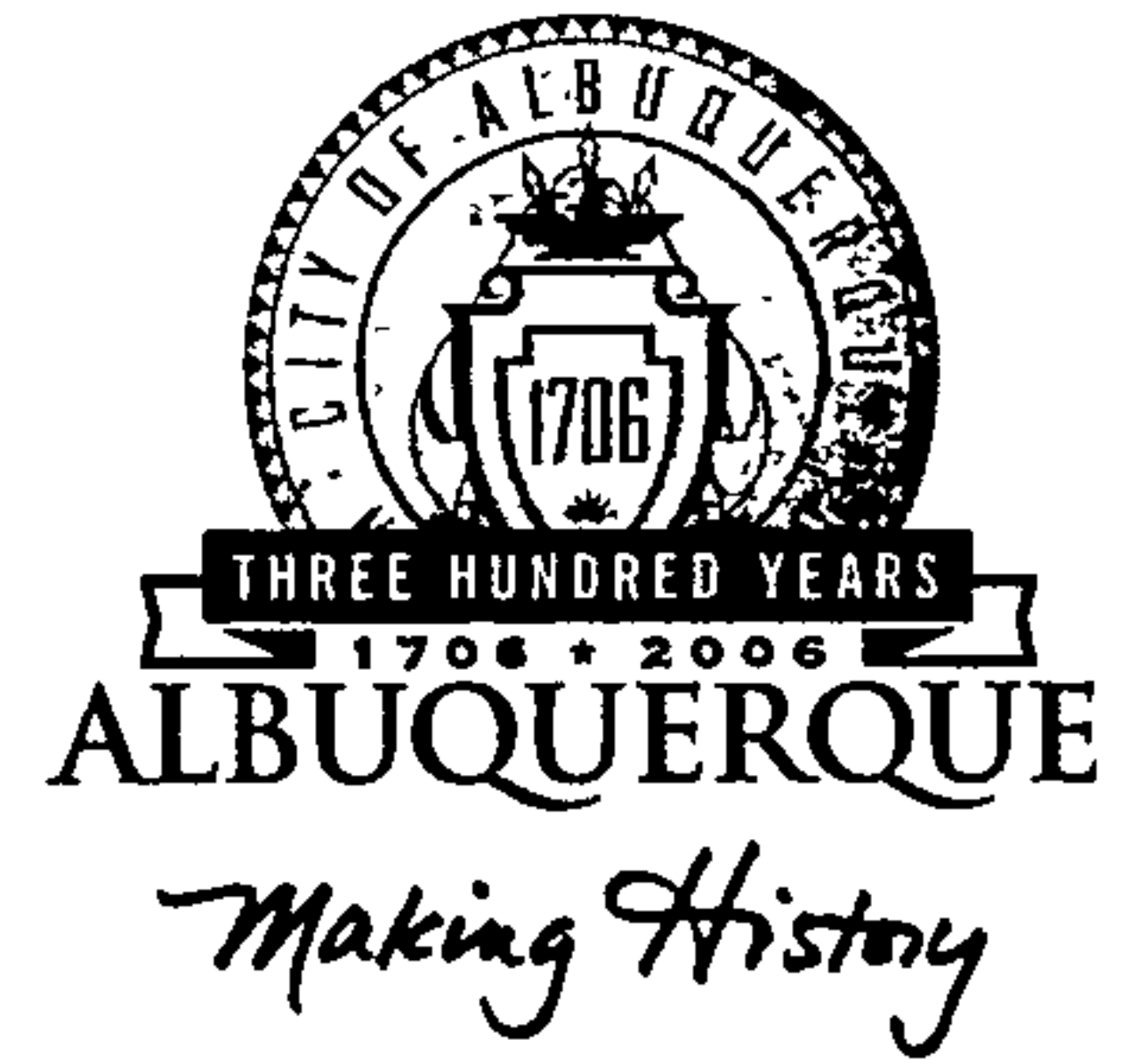
AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003696

AGENDA ITEM NO: 19

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* 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: October 6, 2004

PLANNING TRACKING LOG

	Date	Project Name & #	Action Request	Action Taken
149	1.2/6/04	# 1.203696	Sketch	Comments

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB Comments
October 6, 2004**

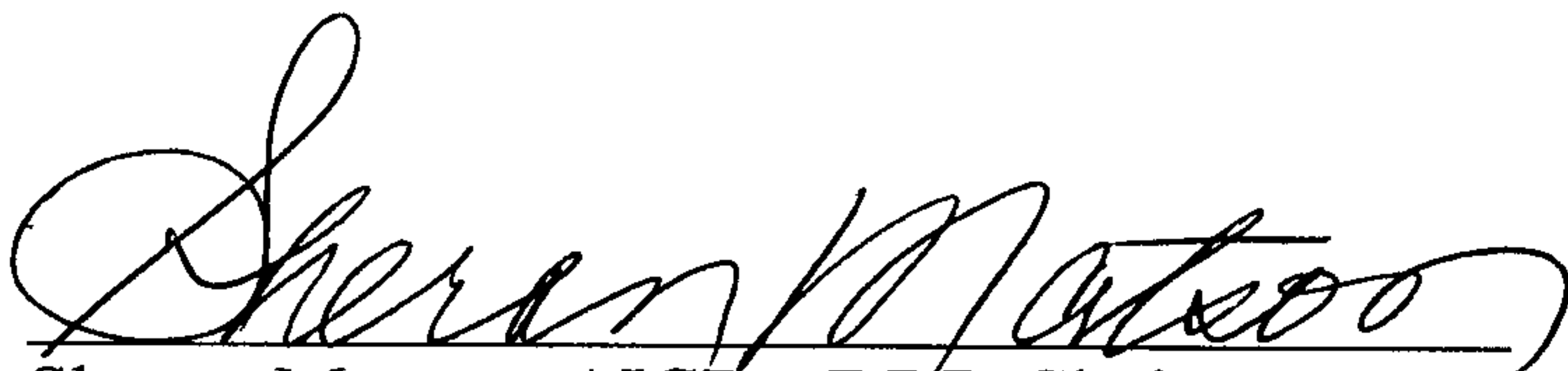
Item # 19

Project # 1003696 Application # 04-01495

RE: Torrentino Subdivision/sketch

The zoning is consistent with Tower Unser Sector Plan. No adverse comments.

Be sure to provide perimeter wall design submittals for walls facing streets.

A handwritten signature in black ink, reading "Sheran Matson". The signature is written in a cursive style with a large initial "S" and a long horizontal flourish at the end.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3863 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: 1003696
Application Number: 04DRB-01495

DRB Date: 10/6/04
Item Number: 19

Subdivision: Torrentino Subdivision

Lots 1-17, Tracts A, B, C, Vincinti Montano Subdivision & Juanita Lopez Vigil Subdivision

Zoning: R-D

Zone Page: L-09

New Lots (or units) : 54

Request for:

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

Parks and Recreation Comments:

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

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

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: SCACCIA, LLC PHONE: 505-321-4700

ADDRESS: 9101 WILSHIRE NE FAX: 505-797-8914

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: DJSOULELC@CS.COM

Proprietary interest in site: OWNER BY CONTRACT List all owners: _____ SOLE OWNER BY CONTRACT _____

AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099

ADDRESS: 3500 COMANCHE NE, SUITE E5 FAX: 505-872-2205

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: sketch plat comments

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

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

Lot or Tract No. lots 1-17, vincinti montano subd, tracts A,B,C, Juanita lopez vigil subd. Block: _____ Unit: _____

Subdiv. / Addn. TBU TORRENTINO Subd.

Current Zoning: RD-9du/ac Proposed zoning: RD-9du/ac

Zone Atlas page(s): L9 No. of existing lots: 20 No. of proposed lots: 54

Total area of site (acres): 5.9 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 9

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

UPC No. 100905613114530804 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 97TH STREET SW

Between: TOWER ROAD SW and SAN YGNACIO ROAD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): AX 87-5

AX ~~135~~ 135 Z 1736 DRB96-529

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

SIGNATURE [Signature] DATE 9/27/07

(Print) DAVID SOULE, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01495</u>	<u>S/R</u>	<u>5(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>10-6-04</u>				Total <u>\$ 0</u>

[Signature] 9-28-07

Project # 1003696

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)


AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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




 Applicant name (print)
 David S. Solis, PE 9/27/04

 Applicant signature / date



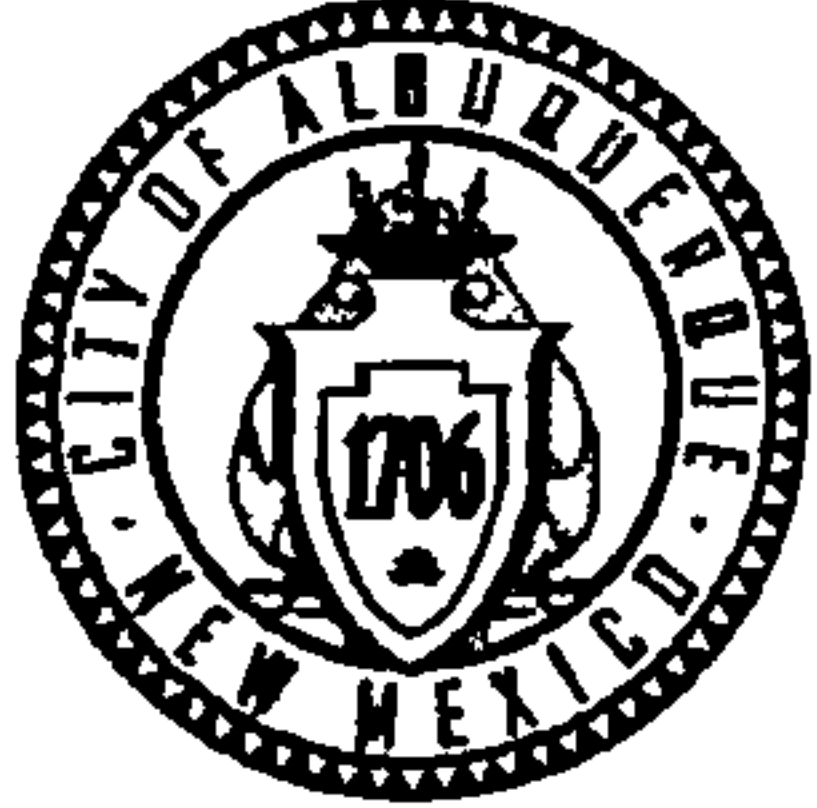
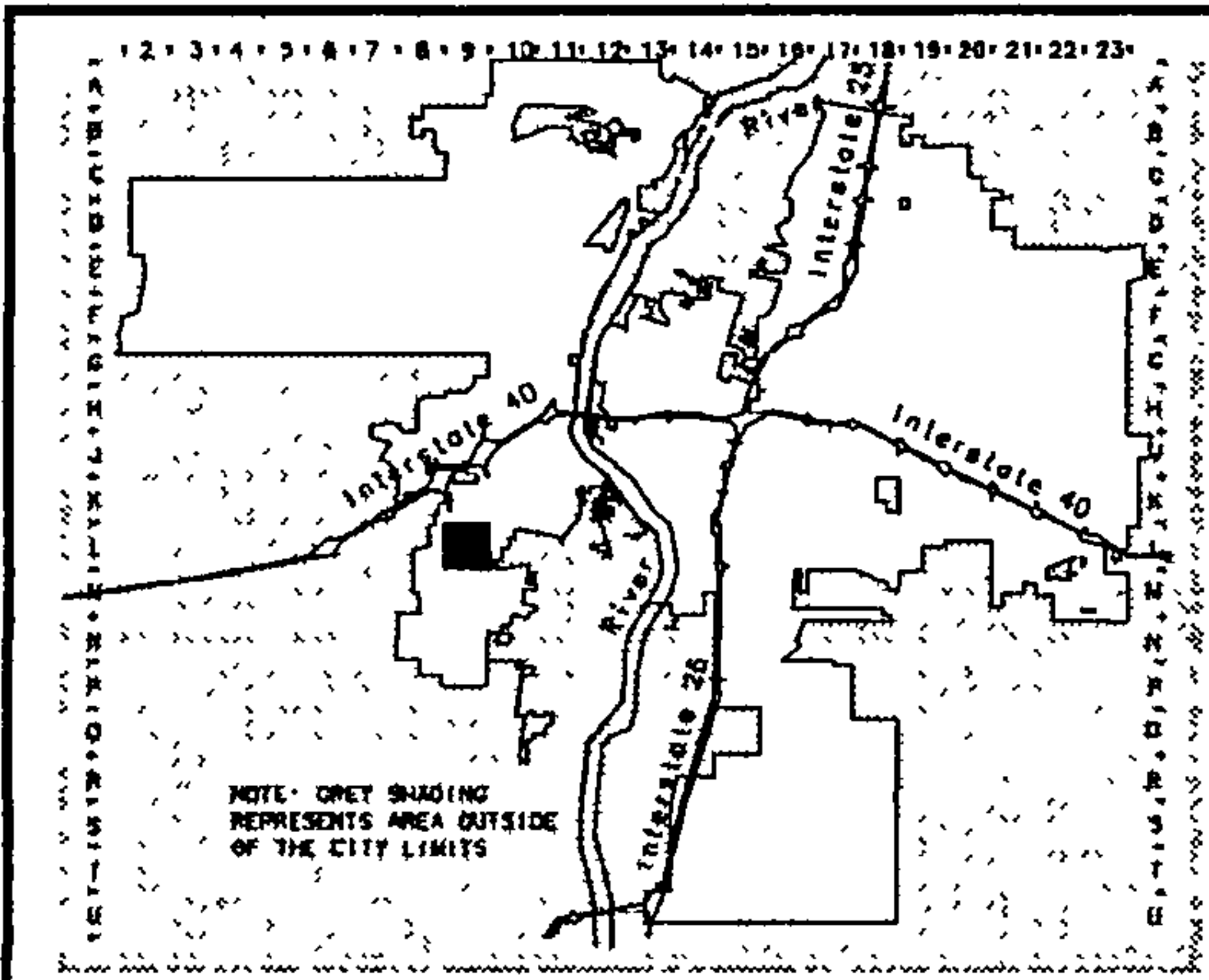
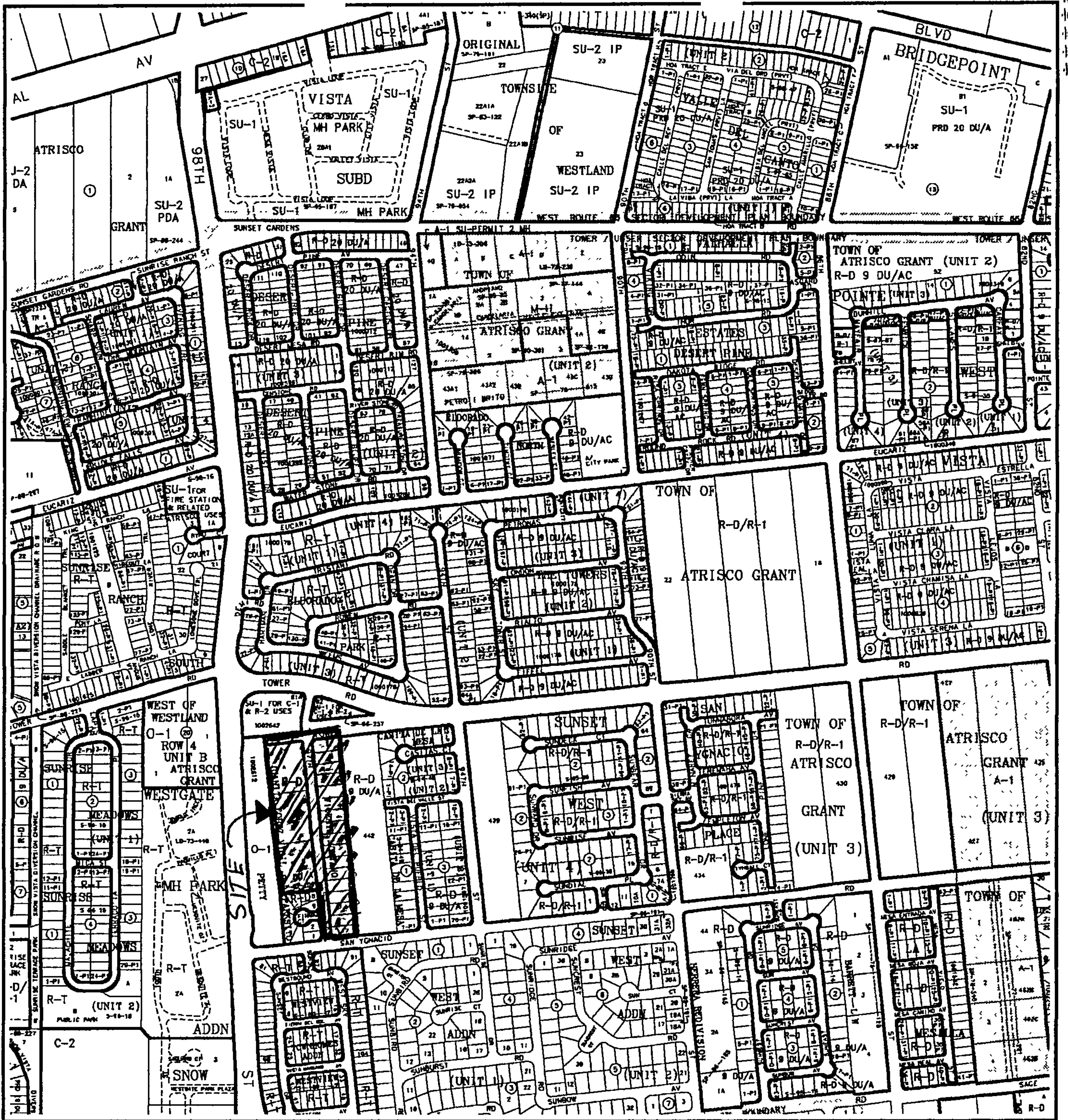
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 04DRB - _____ - 01495
 _____ - _____ - _____
 _____ - _____ - _____

Form revised 10/03


 Planner signature / date

Project # 1003696

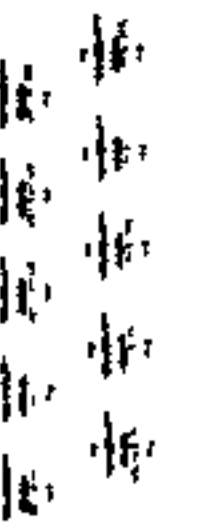


Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page

L-9-Z

Map Amended through February 03, 2004



September 27, 2004

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

**RE: Sketch Plat Review for
Torrentino Subdivision:
Lots 1-17, Vincenti Montano Subdivision &
Tracts A, B, C Juanita Lopes Vigil Subdivision
Albuquerque, New Mexico**

Dear Ms. Matson:

Rio Grande Engineering, on behalf of Scaccia, LLC, requests review and comment by the Development Review Board of the enclosed Sketch Plat of Torrentino Subdivision. The subject property consists of 20 existing lots located on 97th street between Tower Road SW and San Ygnacio SW. The property is currently zoned RD/ (9 DU's per acre). The proposed subdivision will create 54 lots from the existing 20. The proposed development will take access from Wilshire Avenue. The proposed roadways can be classified as an Access road and Cul-de-sac.

The property is located within the Developing Urban Area of Albuquerque as identified within the Comprehensive Plan. This development is required to construct the infrastructure required to support this development. This site is located within SAD 222; the remaining assessments will be paid prior to subdivision approval. The subdivision is required to provide open space per the Residential Developing Criteria. The development of this site is consistent with the governing Tower / Unser Sector Development Plan.

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

Sincerely,

A handwritten signature in black ink, appearing to be "DS" or "MS", written in a cursive style.

David Soule, PE

Enclosures

cc: Jennifer Soule

JN: 2450

sketchplattr092704