Close Out Please

Completed 7/19/05

DRB CASE ACTION LOG

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.: 05-01118 Project # 1003699

Project Name: SOUTH POINTE

Agent: Consensus Planning Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/13/05 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): Landscape design standards garage door colors match home?
- ☐ _____
- ☐ _____
- ☐ _____

DR 7/19/05

- ☐ **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 1003699

#11

DRB CASE ACTION LOG

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.: 05-01118 Project # 1003699

Project Name: SOUTH POINTE

Agent: Consensus Planning Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/13/05 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): landscape design standards
- ☒ garage door colors Match home?
- ☐ _____

- ☐ **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 1003699

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
10/13/04	1003699 Wells Landes Manor	Sketch	comments
7/13/05	1003699 South Pointe	Site Plan Sub	Approved

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 13, 2005 9:00

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

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

1.	**Project # 1000614** 05DRB-00982 Major-Two Year SIA	TIERRA WEST LLC agent(s) for DEVELOPMENT SERVICES LTD. CO. request(s) the above action(s) for **LA CUEVA OESTE UNIT 2 & 4,** zoned R-D, located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 37 acre(s). [REF: 04DRB-00913] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002397**
05DRB-01042 Major-Two Year SIA

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA,** zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB-01925, 04DRB-01196] (E-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1004139**
05DRB-00969 Major-Preliminary Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28, 29, Tract 1, Block(s) 17, **NORTH ALBUQUERQUE ACRES UNIT 3,** zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668] (B-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINSGE PLAN DATED 6/6/5, THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1002123**
05DRB-00981 Major- Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES, agent(s) for DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4th ST NW and 2th ST NW containing approximately 3 acres. [REF: 04 DRB-00532, 00533, 04DRB-00535, 03EPC-01087, 1088] *[Deferred from 6/29/05]* (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINSGE PLAN DATED 2/24/5, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) MAINTENANCE AND BENEFICIARY SHOULD BE STATED FOR ALL PRIVATE EASEMENTS; 2) SANITARY SEWER EASEMENTS ADDED TO TRACT D.**

5. **Project # 1000724**
05DRB-00989 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **RAYO DEL SOL, UNIT 1,** zoned R-LT, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-87] (M-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

6. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **BENJAMIN PLACE SUBDIVISION)** zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB-01568, 01863] (B-20) **THE PRELIMINARY PLAT WAS ORIGINALLY APPROVED 1/12/5. THE APPROVAL WAS APPEALED TO EPC, THEN CITY COUNCIL. CITY COUNCIL REMANDED THE PLAT TO DRB TO RE-EXAMINE THE PERIMETER WALLS' COMPLIANCE WITH SECTION 14-16-3-19. OF THE ZONE CODE. FOLLOWING THE RE-EXAMINATION, DRB RE-APPROVED THE PRELIMINARY PLAT.**

7. **Project # 1002590**
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64th STREET NW, between MILNE RD NW and TIERRA PRIETA NW containing approximately 4 acre(s). [REF: 05DRB-0206, 05DRB-0540] *[Deferred from 4/13/05 & 6/29/05]* (F-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 6/2/5 THE PRELIMINARY PLAT WAS APPROVED. A SITE DEVELOPMENT PLAN**

FOR SUBDIVISION WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS ALSO APPROVED.

8. **Project # 1004272**
05DRB-01039 Minor-Temp Defer SDWK
05DRB-01038 Minor-Sidewalk Waiver
05DRB-01084 Minor-SiteDev Plan Subd
05DRB-01033 Major-Preliminary Plat

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of TRACT(s) 16-D, BULK LAND PLAT for EL RANCHO GRANDE, and TRACT(s) 16-A, 16-B, 16-C, 16-D, 16-E, 16-F, EL RANCHO GRANDE (to be known as **EL RANCHO GRANDE, UNIT 17)** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND APPROVAL OF THE GRADING & DRAINGE PLAN ENGINEER STAMP DATED 6/15/5, THE PRELIMINARY PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) BOVINA BE CHANGED TO BOWIE SO THAT IT CONFORMS WITH THE STREET THAT'S SHOWN ON EL RANCHO GRANDE, UNIT 16; 2) UNIT 16 PLAT SHOULD BE RECORDED PRIOR TO UNIT 17. A TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. SIDEWALK VARIANCE AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS WAS APPROVED. THE SUBDIVISION DESIGN VARIANCE FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS APPROVED. THE SITE PLAN FOR SUBDIVISON WAS APPROVED WITH DELEGATION TO PLANNING FOR WRITTEN COMMENTS IN THE FILE.**

9. **Project # 1000965**
05DRB-01025 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) I, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA AT 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: 05DRB-00124] (F-11) **THE VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WAS APPROVED.**

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 # 1001946**
05DRB-01047 Minor-SiteDev Plan BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO JULY 20, 2005.**

11. **PROJECT #1003699**
(DRB-97-165 - V-97-507)
05DRB-00118-SiteDev Plan for Subd

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES, agents for TIM EICHENBERG, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM

(11)

#1003699

11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] *[Deferred from 01/05/05]* **A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE – PROJECT #1003699]** (L-23) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO PLANNING FOR LANDSCAPE DESIGN STANDARDS AND GARAGE DOOR COLORS TO MATCH HOUSE.**

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

12. **Project # 1000985**
05DRB-00883 Minor-SiteDev Plan Subd

SMPC ARCHITECTS agent(s) for ASPEN INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 12, NORTH ALBUQUERQUE ACRES TRACT A UNIT A, (to be known as **PALOMAS PLAZA**) zoned SU-2/C-1, located on SAN PEDRO NE, between PALOMAS NE and SAN BERNADINO NE containing approximately 3 acre(s). *[Deferred from 6/1/05]* [REF: DRB96-412] (D-18) **THE SITE DEVELOPMENT PLAN WAS APPROVED WITH DELEGATION TO CITY ENGINEER FOR SIA, AND TO UTILITIES FOR FIRE MARSHALL APPROVAL, FLOW CALCULATION FOR FIRE, AND REVISE UTILITY PLAN.**

13. **Project # 1001182**
05DRB-01069 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for VISION DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B, **WESTRIDGE MOBILE HOME PARK,** zoned R-D/R-LT, located on BLUEWATER NW, between 98th ST NW and 90th ST NW containing approximately 8 acre(s). (K-9) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PARKS FOR OPEN SPACE TABLE AND CASH IN LIEU, AND TO CITY ENGINEER FOR AGIS DXF AND FOR LABELING OF ALL EASEMENTS OF RECORD.**

14. **Project # 1002134**
05DRB-01068 Minor-Final Plat Approval

MARK GOODWIN & ASSOC agent(s) for VISTA DEL NORTE DEV request(s) the above action(s) for TRACT(s) U1, U2, U3, U4, U6, VISTA DEL NORTE, (to be known as **LAS LOMITAS BUSINESS PARK**), zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EDITH BLVD NE and JEFFERSON ST NE containing approximately 34 acre(s). (D-16) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1003571**
05DRB-01062 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC. request(s) the above action(s) for TRACT(s) 9-B-1, 9-B-2, AND 12-A-2, **EL RANCHO GRANDE UNIT 9B,** zoned R-LT, located South OF BLAKE RD SW, West of AMOLE CHANNEL and containing approximately 36 acre(s). [REF: 05DRB-01002, 04DRB-01518, 04DRB-01519] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **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) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), 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). *[Deferred from 6/22/5]* [REF: 04ZHE-01281] (G-13) **WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 7/13/5, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12, 13, Block(s) 15, MESA GRANDE ADDITION (to be known as **ZUNI TOWNHOMES**), zoned 0-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 5/18/5]* [REF: ZA-78-377, Z-72, 05DRB-00301] (K-17) **THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.**

18. **Project # 1004011**
05DRB-01071 Minor-Prelim&Final Plat Approval

BERGER BRIGGS REAL ESTATE agent(s) for AL'S GAL'S LLC request(s) the above action(s) for all or a portion of Lot(s) 65-A, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-2/HDA (DNA SECTOR PLAN), located on MARQUETTE AVE NW, between 7th ST NW and 8th ST NW containing approximately 1 acre(s). [REF: 05ZHE-00405] (J-14) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project # 1004110**
05DRB-01093 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for ALEXANDER M. & DANETTE S. GARCIA request(s) the above action(s) for all or a portion of Tract(s) 108-D & 108-C-1-A, **MRGCD MAP NO. 31,** zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES NW containing approximately 1 acre(s). [REF: 05DRB-00601] (F-13) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

20. **Project # 1004251**
05DRB-00959 Minor-Prelim&Final Plat Approval

PRATAP & KANAK YADAV request(s) the above action(s) for all or a portion of Lot(s) 2-6, Block(s) 2, **ZIMMERMAN ADDITION,** zoned C-2, located on CENTRAL AVE SW, between 46th ST SW and 47th ST SW containing approximately 1 acre(s). (K-12) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004232**
05DRB-01090 Minor-Prelim&Final Plat Approval

A. MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS,** zoned C-2 community commercial zone, located on GIBSON BLVD. SE, between BUENA VISTA DR. SE and WILMOORE DR. SE containing approximately 2 acre(s). (L-15) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

22. **Project # 1004289**
05DRB-01073 Minor-Prelim&Final Plat Approval

WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION,** zoned SR, located on 19th ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). (H-13) **INDEFINITELY DEFERRED AT THE APPLICANT'S REQUEST.**

23. **Project # 1004290**
05DRB-01075 Minor-Vacation of Private Easements

MYERS, OLIVER & PRICE agent(s) for FEDEX FREIGHT WEST, INC. request(s) the above action(s) for all or a portion of Lot(s) 263-C, **TOWN OF ATRISCO GRANT UNIT 8,** zoned SU-1 special use zone, located on COORS BLVD NW AND HANOVER RD NW containing approximately 6 acre(s). [REF: DRB-94-264] (H-11) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

24. **Project # 1004308**
05DRB-01086 Minor-Prelim&Final Plat Approval

FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or a portion of Lot(s) 3, **ATRISCO FOUR-PLEX ADDITION,** zoned R-2, located on ATRISCO DR NW, between ILIFF RD NW and 53rd ST NW containing approximately 1 acre(s). (H-11) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

25. **Project # 1004267**
05DRB-01092 Minor-Prelim&Final Plat Approval

GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2, located West of MONTOYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290] (J-12) **WITH THE SIGNING OF THE SIA DATED 7/13/5 AND APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 7/15/2 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

26. **Project # 1004039**
05DRB-01074 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, P.A. agent(s) for RUTLEDGE INVESTMENT CO request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS AT HIGH DESERT**), zoned SU2/C1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESRT PARK NE containing approximately 8 acre(s). [REF: 05ZHE-00449, 05ZHE-00480] (E-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004161**
05DRB-01091 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for WILLIAM & BENITA BRENNON request(s) the above action(s) for all or a portion of Lot(s) 4 and 5, **RIVERSIDE PLAZA,** zoned SU-1 PRD 8DU/ACRE, located on WINTERHAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 05EPC-00740] (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for June 29, 2005. MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.

Other Matters:

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003699 **AGENDA ITEM NO: 11**

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 13, 2005

JUDE L. BACA

3913 72nd St. N.W.
Albuquerque, New Mexico 87120
(505) 831-2264 Home
(505) 379-7877 Cell
(505) 833-6013 Fax
Jbaca10@aol.com

July 1, 2005

Sheran Matson
Chairperson for DRB
City of Albuquerque

Dear Sheran:

This is a request for an extension of time for submittal of the project known as Berrytown (Z-96-25) to be heard 7-13-05. We intend to submit a site plan to the DRB by July 7, 2005.

Thank You

Jude Baca

Jude L. Baca

10. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04, 12/15/04 & 12/29/05]* (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/5/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH 2 CONDITIONS OF FINAL PLAT. 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **PROJECT #1003699**
(DRB-97-165 - V-97-507)

Ken will contact
to arrange
Committee

Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04, Deferred from 1/5/05 to 7/13/05. **A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE – PROJECT #1003699]** (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 5, 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
Christine Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:55 A.M.

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

1. **Project # 1003520**
   04DRB-01567 Major-Preliminary Plat Approval
   04DRB-01568 Minor-Temp Defer SDWK
   04DRB-01663 Minor-Subd Design (DPM) Variance

   MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00998] *[Deferred from 11/3/04, 12/1/04, 12/15/04 & 1/5/05]* 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/06.**

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
800-245-3102
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

TO: Ellen Fitzpatrick FAX NO: 899-0823

COMPANY: _____ DATE: _____

FROM: Karen

TOTAL OF PAGES: (4) INCLUDING COVER SHEET

SUBJECT: Berrytown JN: 9601l

Ellen:

We did not do a letter of deferral. Ron attended the DRB meeting & requested deferral at that time. I have attached the DRB agenda showing the date it was heard along w/the page showing the deferral date. I have also included the EPC Official Notice of Decision.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY OR 8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Grace Butler
Tim Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

Date: April 26, 1996

OFFICIAL NOTIFICATION OF DECISION

FILE: Z-96-25
LEGAL DESCRIPTION: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, zoned SU-1/ PRD, located south of Arcadia Road NE between Trimbell Boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres (L-23). KYM DICOME, STAFF PLANNER

On April 25, 1996, the Environmental Planning Commission voted to approve Z-96-25, a site development plan based on the following Findings and Subject to the following Conditions:

FINDINGS:

1. The only issue before the Environmental Planning Commission at this time is the review of a site development plan; the density for this site was established by case number Z-78-3 which was appealed to the Land Use Planning and Zoning Commission of the City Council and unanimously upheld.

2. This site is zoned SU-1 PRD with a density cap of 10 du/acre, for R-T uses.

3. Modifications are required to the landscaping, building elevations and parking calculations.

4. With these modifications, the site development plan meets the requirements of the City adopted plans and policies including the Sandia Foothills Area Plan.

CONDITIONS:

1. The building elevation sheet shall include the traditional and southwestern architecture, the materials (Stucco and/or brick), and the two types of roofs (flat or pitched). The building design needs modifications and shall be delegated to DRB.

2. The proposed color range of the buildings shall be more specifically listed.

3. The utility system (layout and type) shall be coordinated and approved by Utilities Development Division prior to final sign-off.

4. The landscape calculations shall be revised to subtract out individual yard areas.

5. The required usuable open space (750 square feet) shall be specified on the plan.

6. The materials, colors, and heights of the interior yard walls shall be specified on the plan.

7. The maintenance of the common landscaped areas, driveways, and streets shall be the responsibility of a Home Owner's Association and the covenants shall be approved by the DRB prior to site plan sign-off.

8. The materials and colors of the proposed signs shall be added to the plan.

9. Transportation Division comments as listed in the staff report shall be met.

10. Refuse Division shall approve the plan prior to final sign-off.

11. All requirements of the Sandia Foothills Area Plan shall apply to this site and these restrictions shall be listed on the site plan.

12. The site development plan shall identify significant thickets on site and endeavor to preserve them in the cluster design.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MAY 10, 1996, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

Ronald N. Short, AICP
Planning Director

RNS/WG/ac/1313

cc: Tierra West Development Management Services, 4421 McLeod Road NE, Suite O, Albuq. NM 87109
Carol Lee O'Keefe, Supper Rock Neigh. Assoc., 600 Vista Abajo NE, Albuq. NM 87123
Roger Eklund, Supper Rock Neigh. Assoc., 14316 Stalcrest Pl. NE, Albuq. NM 87123
Joe Mai, 14005 Encantado Rd. NE, Albuq. NM 87123
Ron Washington, 14004 Arcadia Rd. NE, Albuq. NM 87123
John Reilly, 213 Trimble Blvd. NE, Albuq. NM 87123
Tom Edwards, 113 Lawrence Dr. NE, Albuq. NM 87123
Alan Christner, 503 Monte Alto Dr. NE, Albuq. NM 87123
Ken Newendrof, 14009 Arcadia NE, Albuq. NM 87123
Don Soderstrom, 14214 Arcadia NE, Albuq. NM 87123
E. Talbert, 14325 Windsor Pl. NE, Albuq. NM 87123

#1003699

SPS 7/13/05 DRB

1. Why is this SPS not going to EPC?

2. SU1 - PRD - EPC designated

3. Landscape design standards required in SU1 - PRD, design of walls visible from public r/w, pedestrian amenities.

4. Walls? W/Wall

July 12, 2005

RE: Berry Town

To Whom It May Concern:

The Berry Town project has been assigned to Jade Baca and currently in his control. By a (previous) letter, the Seller has given her approval and by this letter, Jim Dichenberg also approves as the undersigned.

The Seller as well as I, support Jade Baca's development and negotiation of a less dense development project with the Neighborhood Associations.

Sincerely,

Jim Dichenberg

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 (Final Sign-Off)
- ____ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

A **APPEAL / PROTEST of...**
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Jude Baca — PHONE: (505) 379-7877

ADDRESS: 3913 72nd Street NW — FAX: ____

CITY: Albuquerque — STATE NM — ZIP 87102 — E-MAIL: ____

Proprietary interest in site: Owner — **List all owners**: ____

AGENT (if any): Consensus Planning — PHONE: 764-9801

ADDRESS: 924 Park Avenue SW — FAX: 842-5495

CITY: Albuquerque — STATE NM — ZIP 87102 — E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Final Sign-off of Site Development Plan for 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. Lot B, Block 2 and Lot C, Block 7 — Block: ____ — Unit: ____

Subdiv. / Addn. Wells Sandia Manor TBC South Pointe

Current Zoning: SU-1, PRD 10 du/acre max — Proposed zoning: ____

Zone Atlas page(s): L-23 — No. of **existing** lots: 2 — No. of **proposed** lots: 27

Total area of site (acres): 4.9 — Density if applicable: dwellings per gross acre: 5.5 — dwellings per net acre: ____

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

UPC No. 102305630037010101; 102305624939120201 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Trimble Boulevard

Between: Arcadia Road and Camino de la Sierra

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project 1003699; Z-96-25, DRB 97-165, Z-78-3

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

SIGNATURE ____ DATE 7/5/5

(Print) James K. Strozier — ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY — Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 01118	FP	P3	$ 0.00
____ - ____ - ____	SPS	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ 0.00

Hearing date 7-13-05

Sandy Handley 07/07/05

Project # 1003697

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

❑ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ 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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ 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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☑ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

❑ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
N/A Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
N/A Infrastructure List, if relevant to the site plan
N/A Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
✓ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

James K. Strozier, AICP
Applicant name (print)

7/5/05
Applicant signature / date

Form revised **JUNE 2005**

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

Application case numbers
05DRB - ____ - 01118
____ - ____ - ____
____ - ____ - ____

Sandy Handley 07/07/05
Planner signature / date

Project # 1003699

7/7/05

Claire, (Barbara)

I believe that this should be scheduled to be heard on July 13th and Sharon is aware. If there are any questions please call Jim Strozier @ 764-9801.

Thank You

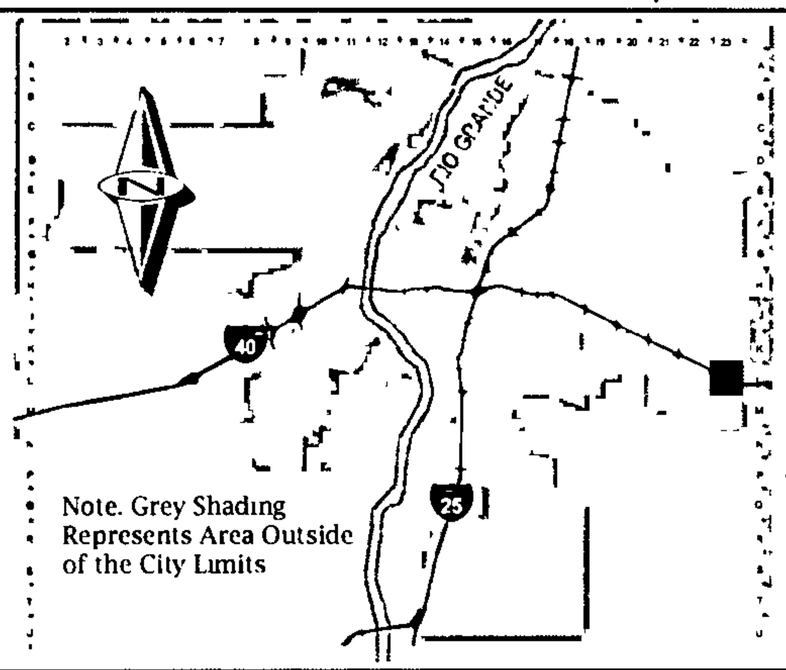
Rob Zuccaro

Consensus Planning

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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Note. Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

L-23-Z

Selected Symbols

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

0 750 1,500 Feet

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

July 05, 2005

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: File #Z-96-25

Dear Ms. Matson:

The purpose of this letter is to seek final sign-off on a Site Development Plan for Subdivision and demonstrate compliance with the findings and conditions set forth in the EPC Notice of Decision dated April 26, 1996 for File # Z-96-25. This is a unique case that was approved by the EPC on April 25, 1996 for a project known as Berry Town. The zoning for the 4.9 acre property is SU-1 for PRD with a density cap of 10 du/acre, and Berry Twon was approved as a 42 multi-family residential development. An appeal by the neighborhood was denied by the City Council at their August 26, 1996 meeting. A District Court appeal followed, but was dismissed on December 20, 1996. A Certificate of Zoning was issued on July 16, 1998. There was a large amount of neighborhood opposition to the Berry Town development, as evidenced by the appeals.

Director
R. D'Nagy

Although the Berry Town Site Development Plan has EPC approval, the current developer of the site doesn't feel that Berry Town is appropriate for the neighborhood. After discussing options for development with the Planning Department, it was determined that a significantly revised site plan could be proposed to the DRB for final sign-off under the same case number as Berry Town, as long as the neighborhood supported the development and the proposal met City requirements. The result is South Pointe, which proposes 27 single-family lots.

We have met with the Supper Rock Neighborhood Association (SRNA) and/or their board four times to present the project and hear their comments. We have incorporated many of those comments into the proposed South Pointe Subdivision and have reduced the density significantly based on their input. The original proposal for South Pointe showed 32 lots, and after extensive discussions with the SRNA, this was reduced to 27 lots. The SRNA has provided a letter of support, which included 12 conditions. The developer has addressed each of these conditions in writing to the satisfaction of the SRNA (see attached letters).

In addition, the Design Guidelines for South Pointe have been reviewed by the SRNA and developed with their collaboration. Single-family homes and publicly dedicated roads will be built as part of the South Point Subdivision. This is a significant change from the Berry Town proposal, in which the internal roads, driveways, and common areas would have been

PRINCIPALS
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES
Jacqueline Fishman, AICP

CONSENSUS PLANNING

private and maintained by a home owner's association for the multi-family development. The pubic roads and will be consistent with the rest of the neighborhood and there will be no common areas that will require home owner's association maintenance.

EPC CONDITIONS FOR SITE DEVELOPMENT PLAN FOR SUBDIVISION
The following is a summary of the EPC conditions from the 1996 Notice of Decision followed by our response:

1. The building elevations shall include the traditional southwestern architecture, the materials (stucco and/or brick), and the two types of roofs (flat or pitched). The building design needs modifications and shall be delegated to DRB.

   Architectural elevations are provided on the Site Development Plan, which propose Pueblo Style and Mediterranean Style single-family detached homes. The elevations show the proposed materials and colors and the Design Guidelines (Item A, Architectural Styles) further address the design elements associated with these styles.

2. The proposed color range of the buildings shall be more specifically listed.

   The architectural elevations provide on the Site Development Plan show the proposed colors. Item K in the Design Guidelines (Pre-Approved Building Colors) specifically address allowable colors for the subdivision.

3. The utility system (layout and type) shall be coordinated and approved by Utilities Development Division prior to final sign-off.

   A Conceptual Utility Plan is included in this submittal and we have coordinating with the Utilities staff.

4. The landscape calculations shall be revised to subtract out individual yard areas.

   South Pointe is proposed as a single-family detached subdivision with no common open space areas and will have no home owner's association. As such, no overall landscape plan is proposed for the project, as was the case for Berry Town.

5. The required usable open space (750 square feet) shall be specified on the plan.

   The proposed South Pointe Subdivision is a single-family detached development designated as Established Urban by the Comprehensive Plan. Although there was a usable open space

CONSENSUS PLANNING

requirement for Berry Town, there is no such requirement for South Pointe.

6. The materials, colors, and heights of the interior yard walls shall be specified on the plan.

   South Pointe will have no common interior yard walls, as was proposed with Berry Town.

7. The maintenance of the common landscaped areas, driveways, and streets shall be the responsibility of a Home Owner's Association and the covenants shall be approved by the DRB prior to site plan sign-off.

   South Pointe will not contain a common landscape area, common driveways, or private streets. All lots will develop as individual single-family lots and all streets will be public.

8. The materials and colors of the proposed signs shall be added to the plan.

   No signs are proposed for South Point.

9. Transportation Division comments as listed in the staff report shall be met.

   Transportation Division's comments from April 25, 1996 are based on the Berry Town site design and the comments are no longer relevant. We will coordinate with Transportation Development and meet any new requirements for the South Pointe site design.

10. Refuse Division shall approve the plan prior to final sign-off.

    Solid Waste has reviewed and approved the Site Development Plan.

11. All requirements of the Sandia Foothills Area Plan shall apply to this site and those restrictions shall be listed on the site plan.

    Note #? on the Site Development Plan states that "Residential Development in South Pointe shall be subject to the requirements of the Sandia Foothills Area Plan".

12. The site development plan shall identify significant thickets on site and endeavor to preserve them in the cluster design.

    South Pointe is not being proposed as a cluster development. After extensive public meetings with the Supper Rock Neighborhood Association, it was determined that they preferred to maximize the

CONSENSUS PLANNING

size of each lot rather than cluster development in order to preserve existing open space.

Given the information and material contained in this letter and submittal, we respectfully request that you approve the Site Development Plan for Subdivision. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: EPC Notice of Decision, April 26, 1996
City Council Notice of Decision, September 18, 1996
Soderstrom, D et al vs. City of Albuquerque Summary
Certificate of Zoning, July 16, 1998
Letter from SRNA, May 25, 2005
Letter in Response to SRNA, June 13, 2005

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: April 26, 1996

OFFICIAL NOTIFICATION OF DECISION

Grace Butler
Tim Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

FILE: Z-96-25
LEGAL DESCRIPTION: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, zoned SU-1/ PRD, located south of Arcadia Road NE between Trimbell Boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres (L-23). KYM DICOME, STAFF PLANNER

On April 25, 1996, the Environmental Planning Commission voted to approve Z-96-25, a site development plan based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The only issue before the Environmental Planning Commission at this time is the review of a site development plan; the density for this site was established by case number Z-78-3 which was appealed to the Land Use Planning and Zoning Commission of the City Council and unanimously upheld.

2. This site is zoned SU-1 PRD with a density cap of 10 du/acre, for R-T uses.

3. Modifications are required to the landscaping, building elevations and parking calculations.

4. With these modifications, the site development plan meets the requirements of the City adopted plans and policies including the Sandia Foothills Area Plan.

CONDITIONS:

1 The building elevation sheet shall include the traditional and southwestern architecture, the materials (Stucco and/or brick), and the two types of roofs (flat or pitched). The building design needs modifications and shall be delegated to DRB.

2. The proposed color range of the buildings shall be more specifically listed.

3. The utility system (layout and type) shall be coordinated and approved by Utilities Development Division prior to final sign-off.

4. The landscape calculations shall be revised to subtract out individual yard areas.

5. The required usuable open space (750 square feet) shall be specified on the plan.

6. The materials, colors, and heights of the interior yard walls shall be specified on the plan.

7. The maintenance of the common landscaped areas, driveways, and streets shall be the responsibility of a Home Owner's Association and the covenants shall be approved by the DRB prior to site plan sign-off.

8. The materials and colors of the proposed signs shall be added to the plan.

9. Transportation Division comments as listed in the staff report shall be met.

10. Refuse Division shall approve the plan prior to final sign-off.

11. All requirements of the Sandia Foothills Area Plan shall apply to this site and those restrictions shall be listed on the site plan.

12. The site development plan shall identify significant thickets on site and endeavor to preserve them in the cluster design.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MAY 10, 1996, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

Ronald N. Short, AICP
Planning Director

RNS/WG/ac/1313

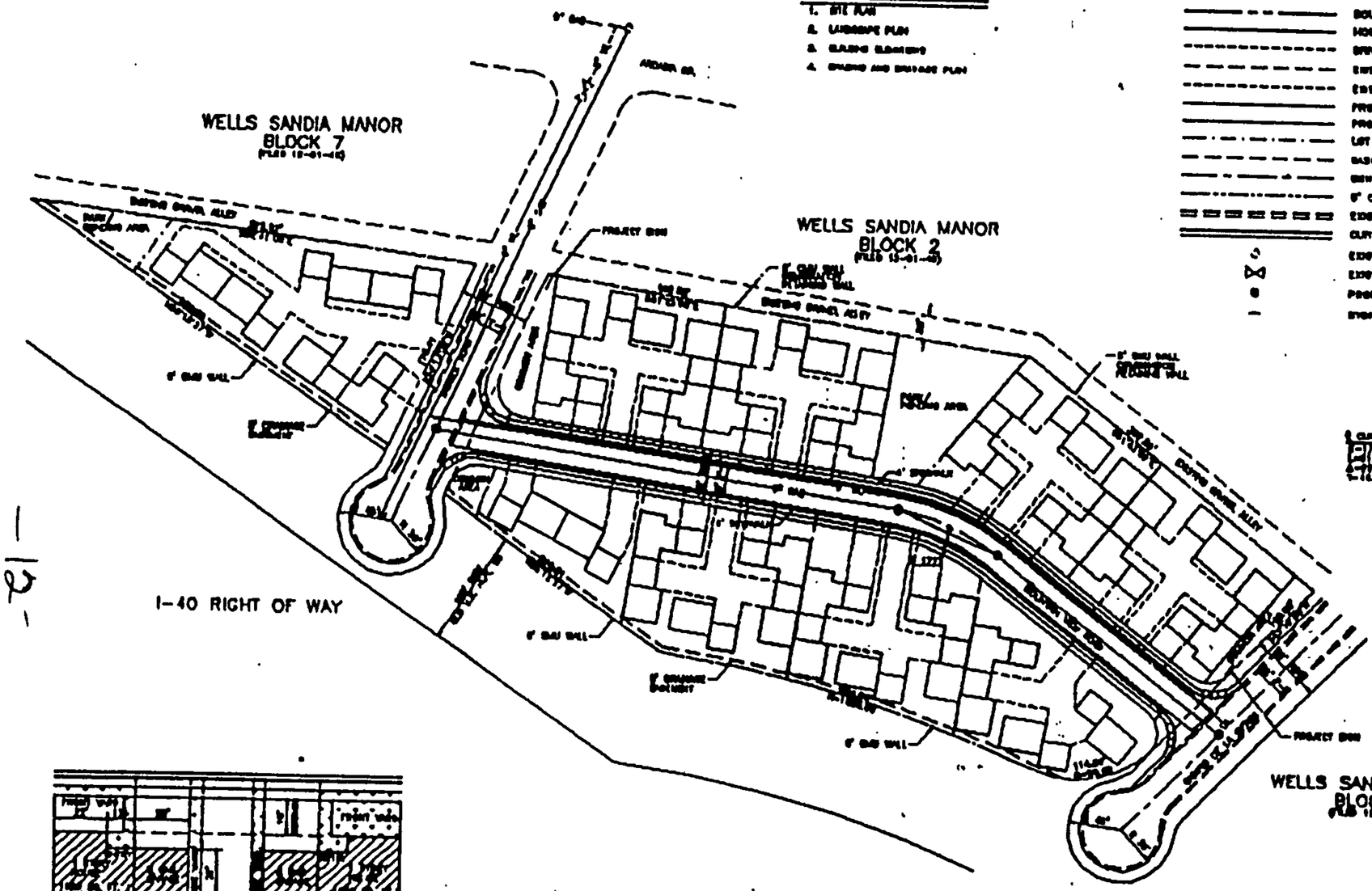
cc: Tierra West Development Management Services, 4421 McLeod Road NE, Suite D, Albuq. NM 87109
Carol Lee O'Keefe, Supper Rock Neigh. Assoc., 600 Vista Abajo NE. Albuq NM 87123
Roger Eklund, Supper Rock Neigh. Assoc., 14316 Stalgreen Ct. NE, Albuq. NM 87123
Joe Mai, 14005 Encantado Rd. NE, Albuq NM 87123
Ken Washington, 14004 Arcadia Rd. NE, Albuq NM 87123
John Reilly, 213 Trimble Blvd NE, Albuq. NM 87123
Tom Edwards, 113 Lawrence Dr. NE, Albuq. NM 87123
Alan Christner, 503 Monte Alto Dr. NE, Albuq. NM 87123
Ken Newendrof, 14009 Arcadia NE, Albuq. NM 87123
Don Soderstrom, 14214 Arcadia NE, Albuq. NM 87123
E. Talbert, 14325 Windsor Pl. NE, Albuq. NM 87123

INDEX TO DRAWINGS

1. SITE PLAN
2. LANDSCAPE PLAN
3. BUILDING ELEVATIONS
4. GRADING AND DRAINAGE PLAN

LEGEND

- BOUNDARY
- HOUSE PAD
- DRIVE PAD
- EXIST. SEWER LINE
- EXIST. WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- LOT LINE
- EASEMENT LINE
- SEWER LINE
- 6' CMU PERIMETER WALL
- EXIST. CURB & GUTTER
- CURB & GUTTER
- EXIST. MAN HOLE
- EXIST. GATE VALVE
- PROPOSED MAN HOLE
- STOP SIGN



VICINITY MAP L-23-Z

PROJECT DATA 42 Lots

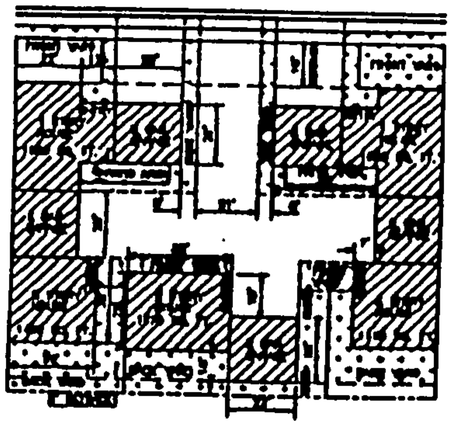
TOTAL NUMBER OF LOTS	42
TOTAL ACREAGE	4.05
ZONING	SU-1
DENSITY	4.16 LOTS PER ACRE
LEGAL DESCRIPTION	TRACT 'B' BLOCK 1 & TRACT 'A' BLOCK 2

GENERAL NOTES

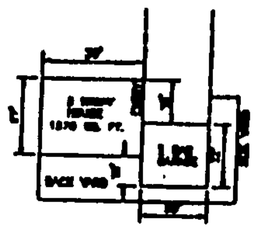
1. THE PURPOSE OF THE DEVELOPMENT IS FOR SINGLE FAMILY TOWNHOUSES.
2. LIGHTING SHALL BE LOCATED AT THE INTERSECTIONS WITH ALL OTHER LIGHTING SHALL BE ARRANGED AS PER CODE.
3. THIS PROJECT WILL REQUIRE ONE SIDE PICKUP FOR REFUSE.
4. BUILDING HEIGHT: STRUCTURES SHALL NOT EXCEED 26 FEET IN HEIGHT.
5. WATER AND SEWER:
6. CURBS AND GUTTERS
7. BUILDING

APPROVED AS TO REQUIREMENTS

CITY PLANNING DEPARTMENT	DATE
CITY ENGINEERING DEPARTMENT	DATE
WATER UTILITIES DEPARTMENT	DATE
TRANSPORTATION DEPARTMENT	DATE
PARKS & GENERAL SERVICES DEPARTMENT	DATE

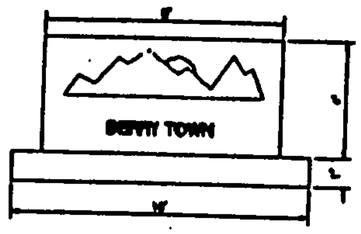


TYPICAL CLUSTER LAYOUT



1870 SQ. FT.

TYPICAL UNIT LAYOUT



PROJECT SIGN

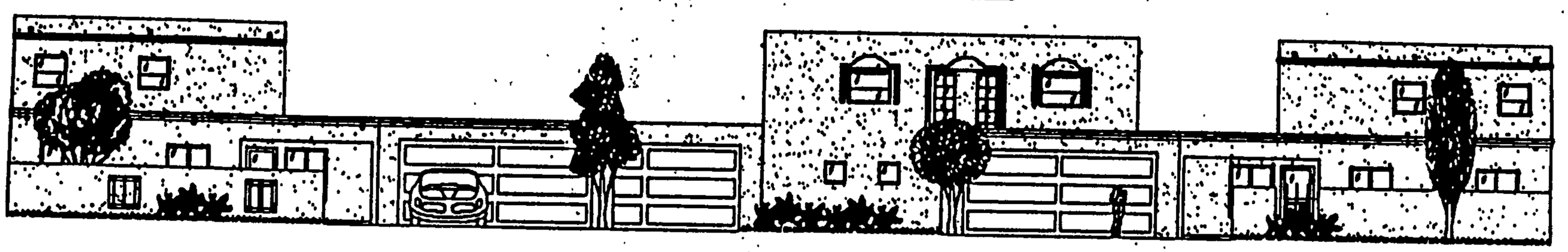
GRAPHIC SCALE

10	20	0	20	30

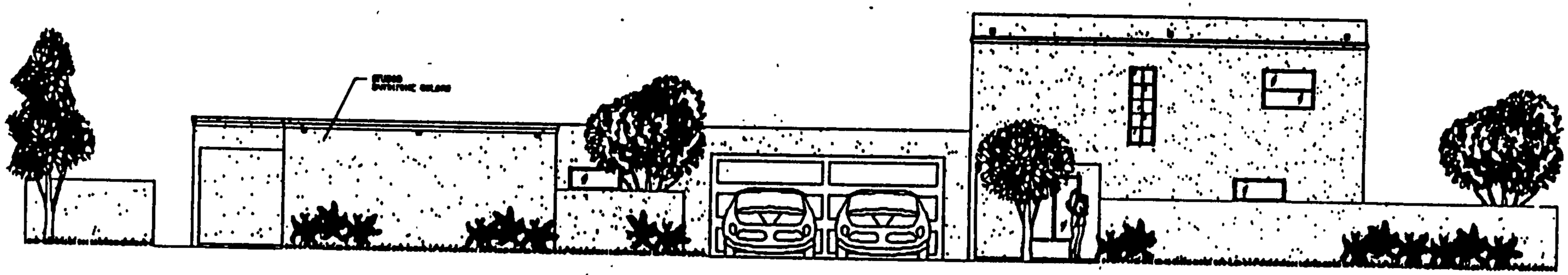
SCALE 1"=20'

REVISIONS	
OWNER'S SEAL	BERRY TOWN
	SITE PLAN
ARNOLD R. BERNHAM P.E. 10763	SHEET # C1.1

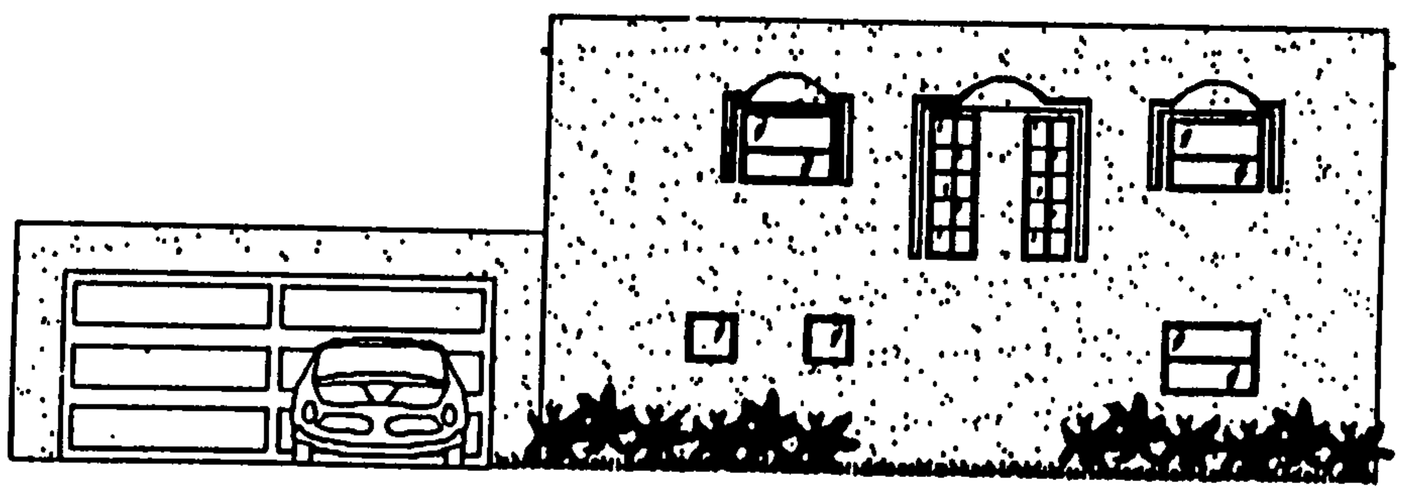
FRONT ELEVATION OF TWO CLUSTERS SCALE: 3/32"=1'



FRONT ELEVATION OF SINGLE CLUSTER SCALE: 3/16"=1'



SIDE ELEVATION OF DOUBLE UNIT SCALE: 1/4"=1'



FRONT ELEVATION OF SINGLE UNIT SCALE: 1/4"=1'

REVISIONS

BERRY TOWN

ELEVATIONS

C1.3

-13-

CITY OF
Albuquerque

NOTICE OF DECISION

September 18, 1996

Grace Butler
Tim Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

AC-96-10/Z-96-25 - Don W. Soderstrom appeals the Environmental Planning Commission's decision of approval of a request for a site development plan for Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, zoned SU-1/PRD, located south of Arcadia Road NE between Trimbell Boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres (L-23). KYM DICOME, STAFF PLANNER **(ORIGINAL APPLICATION SUBMITTED BY TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES, AGENTS FOR GRACE BUTLER AND TIM EICHENBERG)**

At the meeting of August 26, 1996, the City Council moved that the above referenced case BE DENIED WITH FINDINGS (see attached Journal of the City Council).

This decision can be appealed to District Court within 30 days of the filing of the action in the City Clerk's Office.

If you have any questions concerning this matter, please call (505)924-3889.

Sincerely,

Liz Rolisar
Board Secretary

cc: Tierra West Dev. Mangt. Services, 4421 McLeod Road NE, Suite D, 87109
Carol Lee O'Keefe, Supper Rock NA, 600 Vista Abajo NE, 87123
Roger Eklund, Supper Rock NA, 14316 Stalgreen Ct. NE, 87123
Joe Mai, 14005 Encantado Road NE, 87123
Ken Washington, 14004 Arcadia Road NE, 87123
John Reilly, 213 Trimbell Boulevard NE, 87123
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Alan Christner, 503 Monte Alto Drive NE, 87123
Ken Newendrof, 14009 Arcadia NE, 87123
Don Soderstrom, 14214 Arcadia NE, 87123
E. Talbert, 14325 Windsor Place NE, 87123
Zoning Enforcement
ZHE Office
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P. O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

Date: July 16, 1998

CERTIFICATE OF ZONING

Grace Butler
Time Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

FILE: Z-96-25 (~~Bill R-97~~)
LEGAL: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, located south of Arcadia Road NE between Trimbell boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres. (E-12) KYM DICOME , STAFF PLANNER

On August 26, 1996, the City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

SITE PLAN for PLANNNED RESIDENTIAL DEVELOPMENT

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

Robert R. McCabe, AIA, AICP
Planning Director

cc: Tierra West Dev. Mangt. Services, 4421 McLeod Road NE, Suite D, 87109
Carol Lee O'Keefe, Supper Rock NA, 600 Vista Abajo NE, 87123
Roger Eklund, Supper Rock NA, 14316 Stalgreen Ct. NE, 87123
Joe Mai, 14005 Encantado Road NE, 87123
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Don Soderstrom, 14214 Arcadia NE, 87123
E. Talbert, 14325 Windsor Place NE, 87123
Neal Weinberg, AGIS
David Ning, Policy Planning
City Zoning
County Zoning
George King, Maps & Records, Public Works
File

Z-CERTIFICATION

Data use is subject to NMSA 1978, Sec. 14-3-15.1(1995). **Back to Search Page**

SODERSTROM, D ET AL VS. CITY O

-- Case Detail --

Case #:	**D-202-CV-9608944**		
Current Judge:	**SUSAN M CONWAY**		
Case Status:	**CL FINAL CLOSED**	Status Date:	**12/20/1996**
Filing Date:	**09/25/1996**		
Court:	**Albuquerque District Court**		

-- Parties to this Case --

DEF APPELLEE	DE 8 ALBUQUERQUE CITY OF (C)
Attorney(s):	DAVID N. SUFFLING
DEF APPELLEE	DE 9 BUTLER GRACE
Attorney(s):	DONALD A PETERSON
DEF APPELLEE	DE 10 EICHENBERG TIM
Attorney(s):	DONALD A PETERSON
PL APPELLANT	PP 1 SODERSTROM DON W
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 2 SODERSTROM JACKIE
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 3 HOUSEL MARK
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 4 HOUSEL LAURIE
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 5 BARR PAT
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 6 BARR LYNN
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 7 METZGER RON

[illegible] [illegible] [illegible]
Attorney(s): NICHOLAS F PERSAMPIERI JR

PL APPELLANT PP 11 METZGER LIZ
Attorney(s): NICHOLAS F PERSAMPIERI JR

-- Register of Actions Activity --

Event Date	Event Description	P Type	P Num	Amt
12/20/1996	CLS: STIPULATED DISMISSAL Filing Order - Stipulation of Dismissal of all claims & action with prejudice			
12/02/1996	ORD: PRE-TRIAL/SCHEDULED Filing Scheduling Order			
11/13/1996	CAL: MTN HEARING			
10/28/1996	NTC: OF HEARING Filing Notice of Hearing on Request for Scheduling Order on 11-12-96			
10/28/1996	CAL: HEARING			
10/24/1996	RESPONSE Filing Grace Butler's and Tim Eichenberg's Response to Notice of Appeal, Petition for Certiorari, Review and Reversal of Site Development Plan Approval and Zone Map Amendment and Complaint for Declaratory and Injuctive Relief (DE)			
10/24/1996	ENTRY OF APPEARANCE Filing Entry of Appearance by Donald A Peterson for DES Butler & Eichenberg			
10/23/1996	REQUEST FOR HEARING/SETTING Filing Request for Hearing on scheduling order (DE CITY)			
10/23/1996	RESPONSE Filing City of Albuquerques Response to Notice of			

Appeal, Petition for Certiorari, Review and Reversal of Site Development Plan Approval and Zone Map Amendment and Complaint for Declaratory and Injunctive Relief (DE CITY)

10/23/1996 TRANSCRIPT OF PROCEEDNGS
Filing Notice of Filing of Administrative Record (DE)

09/30/1996 ENTRY OF APPEARANCE
Filing Entry of Appearance by David Suffling for DE City

09/25/1996 PMT: DATA CONVERSION RECEIPT
#:200157, $:97, PERSAMPIERI JR. NICHOLAS F.
Memo:CIVIL FILING FEE

09/25/1996 CERTIFICATE
Filing Certificate of Satisfactory Arrangements for Preparation of and Payment for Transcript (PPS)

09/25/1996 SUMMONS ISSUED

09/25/1996 OPN:NOTICE OF APPEAL(NON CRJR) 0.00
Cause Sequence: 1
Cause of Actions: ADMIN APPEAL
FILING NOTICE OF APPEAL, PETITION FOR CERTIORARI, REVIEW AND REVERSAL OF SITE DEVELOPMENT PLAN APPROVAL AND ZONE MAP AMENDMENT AND COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF

-- Judge Assignment History --

Assign Date	Judge Name	Sequence #	Assignment Event Desc
09/25/1996	SUSAN M CONWAY	1	OPN: NOTICE OF APPEAL (CR)

-- Civil Complaints --

09/25/1996 1 OPN:NOTICE OF APPEAL(NON CRJR) 1 12/20/1996
Parties to this Complaint:

ALBUQUERQUE CITY OF (C)	D - 8
BUTLER GRACE	D - 9
EICHENBERG TIM	D - 10
SODERSTROM DON W	P - 1
SODERSTROM JACKIE	P - 2
HOUSEL MARK	P - 3
HOUSEL LAURIE	P - 4
BARR PAT	P - 5
BARR LYNN	P - 6
METZGER RON	P - 7
METZGER LIZ	P - 11

Causes of Action:

1 - ADMIN APPEAL

Back to Search Page

Rob Zucarro

From: JBaca10@aol.com
Sent: Monday, June 13, 2005 12:49 PM
To: zuccaro@consensusplanning.com
Cc: cp@consensusplanning.com
Subject: Sandia Manor List of Conditions

Hi Rob, here is my response to the 12 conditions outlined by the Sandia Manor N/A. I will address them in numerical order.

1. We will assure no more than 27 units.
2.We cannot at this point give a breakdown on specific homes on specific lots. However, this is what the design guidelines will be for as it will determine what the minimums on any given lot can be.
3. We will work with SRNA on the guidelines
4.We will provide SRNA with notice.
5.We will assure all homes backing up to existing homes will be single story.
6.We will give a limited study on the number of vehicle traffic that this subdivision will create.
7.What hours of construction does SRNA recommend?
8.We will give written confirmation as soon as we get an answer from the State.
9. Agreed.
10. We agree to limit as much disturbance as possible. We have not yet gotten to the point where we have answers to these questions. We will keep SRNA informed.
11. Agreed.
12. I'm sure we will meet their guidelines, however we have not received copies of these C/R's as of this date.
Rob, please forward my response to SRNA. Thanks, Jude

May 25, 2005

SRNA MEETING SUMMARY

To: Consensus Planning
Mr. Jude Baca
CC: SRNA Members

Gentlemen:

Thank you for meeting on the evening of May 25, 2005 with our neighborhood again. After the discussion, we took a "straw poll" as to the support of your project. The majority of people at the meeting were in support of your proposal with certain conditions.

The following are concerns and conditions which would accompany any final approval by SRNA. We would appreciate a response to these concerns and issues.

1. Written assurance that the number of dwelling units remains 27 (or fewer) detached, single-family residences.
2. A written breakdown of the proposed residences by type and square foot.
3. Written assurance of working with one or two SRNA residents (selected by the Board) in developing your "design guidelines."
4. You provide SRNA at least 30 days notice of any future legal action, including DRB meeting dates and times.
5. Written assurance that the new homes backing up to the existing homes on the south side of Arcadia will be limited to houses that are one story.
6. Written assurance that you will conduct a Traffic Impact Analysis and submit report to SRNA.
7. Written assurance of the hours of construction for winter and summer.
8. Written confirmation that you can, or cannot, access the site during construction off of I-40.
9. Written assurance that the number of units sold to investors will not exceed 6% or two total.
10. Written description of your plans to minimize any geotechnical or structural disturbance of the adjacent houses during construction and resolution of any problems.
11. Written response to the possibility of burying the overhead electric line along the existing alley.
12. Written response as to whether the development must meet the covenants of the Wells Sandia Manor subdivision.

We have set a tentative date for our next neighborhood meeting on June 14, at 7:00 at Providence Presbyterian Church. Please let us know if this will work for you. We hope you can provide some written response to this letter prior to our June meeting.

Sincerely,

Jack M. Harris
SRNA President
www.supperrock.na.nm.org

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

July 05, 2005

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: File #Z-96-25

Dear Ms. Matson:

The purpose of this letter is to seek final sign-off on a Site Development Plan for Subdivision and demonstrate compliance with the findings and conditions set forth in the EPC Notice of Decision dated April 26, 1996 for File # Z-96-25. This is a unique case that was approved by the EPC on April 25, 1996 for a project known as Berry Town. The zoning for the 4.9 acre property is SU-1 for PRD with a density cap of 10 du/acre, and Berry Twon was approved as a 42 multi-family residential development. An appeal by the neighborhood was denied by the City Council at their August 26, 1996 meeting. A District Court appeal followed, but was dismissed on December 20, 1996. A Certificate of Zoning was issued on July 16, 1998. There was a large amount of neighborhood opposition to the Berry Town development, as evidenced by the appeals.

Although the Berry Town Site Development Plan has EPC approval, the current developer of the site doesn't feel that Berry Town is appropriate for the neighborhood. After discussing options for development with the Planning Department, it was determined that a significantly revised site plan could be proposed to the DRB for final sign-off under the same case number as Berry Town, as long as the neighborhood supported the development and the proposal met City requirements. The result is South Pointe, which proposes 27 single-family lots.

We have met with the Supper Rock Neighborhood Association (SRNA) and/or their board four times to present the project and hear their comments. We have incorporated many of those comments into the proposed South Pointe Subdivision and have reduced the density significantly based on their input. The original proposal for South Pointe showed 32 lots, and after extensive discussions with the SRNA, this was reduced to 27 lots. The SRNA has provided a letter of support, which included 12 conditions. The developer has addressed each of these conditions in writing to the satisfaction of the SRNA (see attached letters).

In addition, the Design Guidelines for South Pointe have been reviewed by the SRNA and developed with their collaboration. Single-family homes and publicly dedicated roads will be built as part of the South Point Subdivision. This is a significant change from the Berry Town proposal, in which the internal roads, driveways, and common areas would have been

PRINCIPALS
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES
Jacqueline Fishman, AICP

CONSENSUS PLANNING

private and maintained by a home owner's association for the multi-family development. The pubic roads and will be consistent with the rest of the neighborhood and there will be no common areas that will require home owner's association maintenance.

EPC CONDITIONS FOR SITE DEVELOPMENT PLAN FOR SUBDIVISION

The following is a summary of the EPC conditions from the 1996 Notice of Decision followed by our response:

1. The building elevations shall include the traditional southwestern architecture, the materials (stucco and/or brick), and the two types of roofs (flat or pitched). The building design needs modifications and shall be delegated to DRB.

   Architectural elevations are provided on the Site Development Plan, which propose Pueblo Style and Mediterranean Style single-family detached homes. The elevations show the proposed materials and colors and the Design Guidelines (Item A, Architectural Styles) further address the design elements associated with these styles.

2. The proposed color range of the buildings shall be more specifically listed.

   The architectural elevations provide on the Site Development Plan show the proposed colors. Item K in the Design Guidelines (Pre-Approved Building Colors) specifically address allowable colors for the subdivision.

3. The utility system (layout and type) shall be coordinated and approved by Utilities Development Division prior to final sign-off.

   A Conceptual Utility Plan is included in this submittal and we have coordinating with the Utilities staff.

4. The landscape calculations shall be revised to subtract out individual yard areas.

   South Pointe is proposed as a single-family detached subdivision with no common open space areas and will have no home owner's association. As such, no overall landscape plan is proposed for the project, as was the case for Berry Town.

5. The required usable open space (750 square feet) shall be specified on the plan.

   The proposed South Pointe Subdivision is a single-family detached development designated as Established Urban by the Comprehensive Plan. Although there was a usable open space

CONSENSUS PLANNING

requirement for Berry Town, there is no such requirement for South Pointe.

6. The materials, colors, and heights of the interior yard walls shall be specified on the plan.

   South Pointe will have no common interior yard walls, as was proposed with Berry Town.

7. The maintenance of the common landscaped areas, driveways, and streets shall be the responsibility of a Home Owner's Association and the covenants shall be approved by the DRB prior to site plan sign-off.

   South Pointe will not contain a common landscape area, common driveways, or private streets. All lots will develop as individual single-family lots and all streets will be public.

8. The materials and colors of the proposed signs shall be added to the plan.

   No signs are proposed for South Point.

9. Transportation Division comments as listed in the staff report shall be met.

   Transportation Division's comments from April 25, 1996 are based on the Berry Town site design and the comments are no longer relevant. We will coordinate with Transportation Development and meet any new requirements for the South Pointe site design.

10. Refuse Division shall approve the plan prior to final sign-off.

    Solid Waste has reviewed and approved the Site Development Plan.

11. All requirements of the Sandia Foothills Area Plan shall apply to this site and those restrictions shall be listed on the site plan.

    Note #? on the Site Development Plan states that "Residential Development in South Pointe shall be subject to the requirements of the Sandia Foothills Area Plan".

12. The site development plan shall identify significant thickets on site and endeavor to preserve them in the cluster design.

    South Pointe is not being proposed as a cluster development. After extensive public meetings with the Supper Rock Neighborhood Association, it was determined that they preferred to maximize the

CONSENSUS PLANNING

size of each lot rather than cluster development in order to preserve existing open space.

Given the information and material contained in this letter and submittal, we respectfully request that you approve the Site Development Plan for Subdivision. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: EPC Notice of Decision, April 26, 1996
City Council Notice of Decision, September 18, 1996
Soderstrom, D et al vs. City of Albuquerque Summary
Certificate of Zoning, July 16, 1998
Letter from SRNA, May 25, 2005
Letter in Response to SRNA, June 13, 2005

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: April 26, 1996

OFFICIAL NOTIFICATION OF DECISION

Grace Butler
Tim Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

FILE: Z-96-25
LEGAL DESCRIPTION: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, zoned SU-1/ PRD, located south of Arcadia Road NE between Trimbell Boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres (L-23). KYM DICOME, STAFF PLANNER

On April 25, 1996, the Environmental Planning Commission voted to approve Z-96-25, a site development plan based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The only issue before the Environmental Planning Commission at this time is the review of a site development plan; the density for this site was established by case number Z-78-3 which was appealed to the Land Use Planning and Zoning Commission of the City Council and unanimously upheld.

2. This site is zoned SU-1 PRD with a density cap of 10 du/acre, for R-T uses.

3. Modifications are required to the landscaping, building elevations and parking calculations.

4. With these modifications, the site development plan meets the requirements of the City adopted plans and policies including the Sandia Foothills Area Plan.

CONDITIONS:

1. The building elevation sheet shall include the traditional and southwestern architecture, the materials (Stucco and/or brick), and the two types of roofs (flat or pitched). The building design needs modifications and shall be delegated to DRB.

2. The proposed color range of the buildings shall be more specifically listed.

3. The utility system (layout and type) shall be coordinated and approved by Utilities Development Division prior to final sign-off.

4. The landscape calculations shall be revised to subtract out individual yard areas.

5. The required usuable open space (750 square feet) shall be specified on the plan.

6. The materials, colors, and heights of the interior yard walls shall be specified on the plan.

7. The maintenance of the common landscaped areas, driveways, and streets shall be the responsibility of a Home Owner's Association and the covenants shall be approved by the DRB prior to site plan sign-off.

8. The materials and colors of the proposed signs shall be added to the plan.

9. Transportation Division comments as listed in the staff report shall be met.

10. Refuse Division shall approve the plan prior to final sign-off.

11. All requirements of the Sandia Foothills Area Plan shall apply to this site and those restrictions shall be listed on the site plan.

12. The site development plan shall identify significant thickets on site and endeavor to preserve them in the cluster design.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MAY 10, 1996, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

Ronald N. Short, AICP
Planning Director

RNS/WG/ac/1313

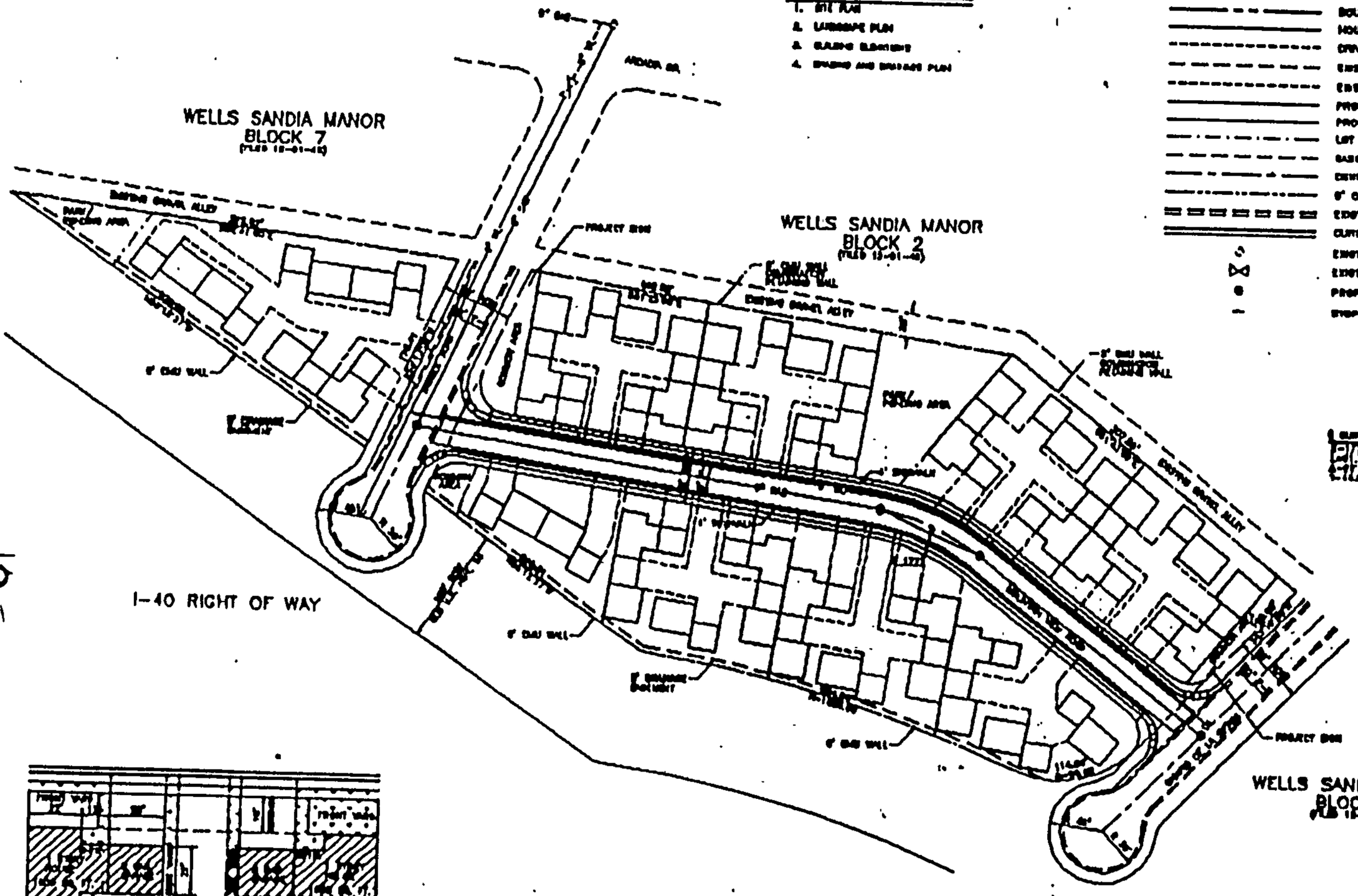
cc: Tierra West Development Management Services, 4421 McLeod Road NE, Suite D, Albuq. NM 87109
Carol Lee O'Keefe, Supper Rock Neigh. Assoc., 600 Vista Abajo NE. Albuq. NM 87123
Roger Eklund, Supper Rock Neigh. Assoc., 14316 Stalgreen Ct. NE, Albuq. NM 87123
Joe Mai, 14005 Encantado Rd. NE, Albuq. NM 87123
Ken Washington, 14004 Arcadia Rd. NE, Albuq. NM 87123
John Reilly, 213 Trimble Blvd. NE, Albuq. NM 87123
Tom Edwards, 113 Lawrence Dr. NE, Albuq. NM 87123
Alan Christner, 503 Monte Alto Dr. NE, Albuq. NM 87123
Ken Newendrof, 14009 Arcadia NE, Albuq. NM 87123
Don Soderstrom, 14214 Arcadia NE, Albuq. NM 87123
E. Talbert, 14325 Windsor Pl. NE, Albuq. NM 87123

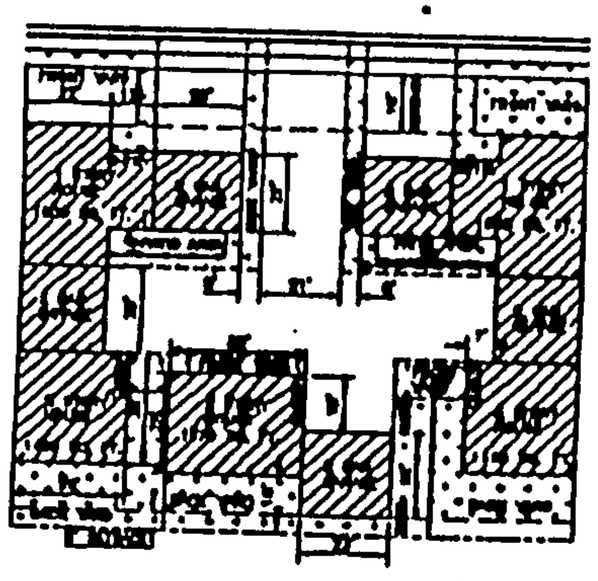
INDEX TO DRAWINGS

1. SITE PLAN
2. LANDSCAPE PLAN
3. BUILDING ELEVATIONS
4. GRADING AND DRAINAGE PLAN

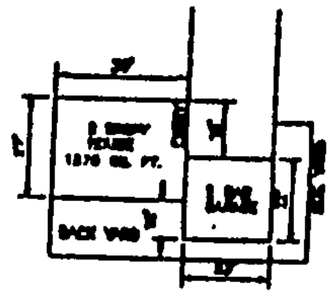
LEGEND

- BOUNDARY
- HOUSE PAD
- DRIVE PAD
- EXIST. SEWER LINE
- EXIST. WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- 6' CMU PERIMETER WALL
- EXIST. CURB & GUTTER
- CURB & GUTTER
- EXIST. MAN HOLE
- EXIST. GATE VALVE
- PROPOSED MAN HOLE
- STOP SIGN

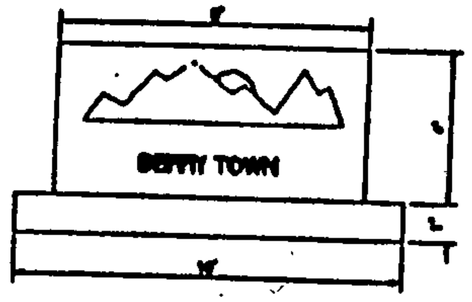




TYPICAL CLUSTER LAYOUT



TYPICAL UNIT LAYOUT



PROJECT SIGN

GRAPHIC SCALE

VICINITY MAP L-23-Z

PROJECT DATA 42 Lots

TOTAL NUMBER OF LOTS	42
TOTAL ACREAGE	4.95
ZONING	SU-1
DENSITY	8.48 LOTS PER ACRE
LEGAL DESCRIPTION	TRACT 2, BLOCK 1 & TRACT 1, BLOCK 2

GENERAL NOTES

1. THE PURPOSE OF THE DEVELOPMENT IS FOR SINGLE FAMILY TOWNHOUSES.
2. EXISTING SIGNS TO BE LOCATED AT THE INTERSECTIONS WITH ALL OTHER EXISTING SIGNS BUILDING LOCATIONS AS SHOWN.
3. THIS PROJECT WILL REQUIRE SOME FIRE PICKUP FOR REFUSE.
4. BUILDING HEIGHT: STRUCTURES SHALL NOT EXCEED 35 FEET IN HEIGHT.
5. WATER AND SEWER: FROM THE DEVELOPMENT, ALL OF ALBUQUERQUE'S WATER AND SANITARY SEWER TO THE SITE SHALL BE DONE IN ACCORDANCE WITH THE WATER AUTHORITY DEPT. CITY OF ALBUQUERQUE, VIA AN AVAILABILITY STATEMENT.
6. CURBS AND GUTTERS: VERTICAL CURB AND GUTTER TO BE USED ON THE SITE. "DEPRESSED" CURB AND GUTTER AREAS TO BE STANDARD FOR THE SITE & DESIGNED FOR DRAINAGE.
7. SIDEWALKS: SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERNAL STREETS. SIDEWALKS ALONG PERIMETER STREETS SHALL BE AT THE DISCRETION OF THE CITY. SIDEWALKS WILL BE CONSTRUCTED WITH CURBS.

APPROVED AS TO REQUIREMENTS

CITY PLANNING DEPARTMENT	DATE
CITY ENGINEERING DEPARTMENT	DATE
WATER UTILITIES DEPARTMENT	DATE
TRANSPORTATION DEPARTMENT	DATE
PARKS & GENERAL SERVICES DEPARTMENT	DATE

REVISIONS

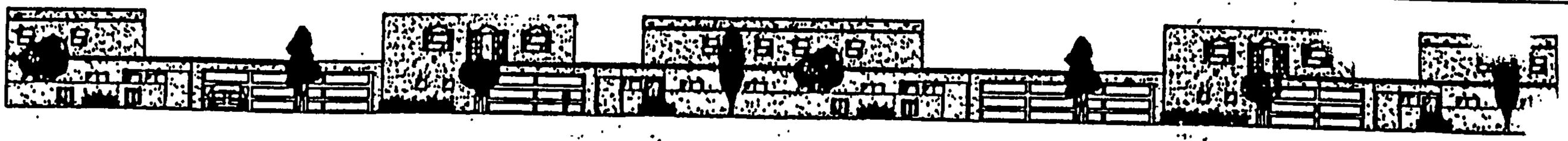
BERRY TOWN

SITE PLAN

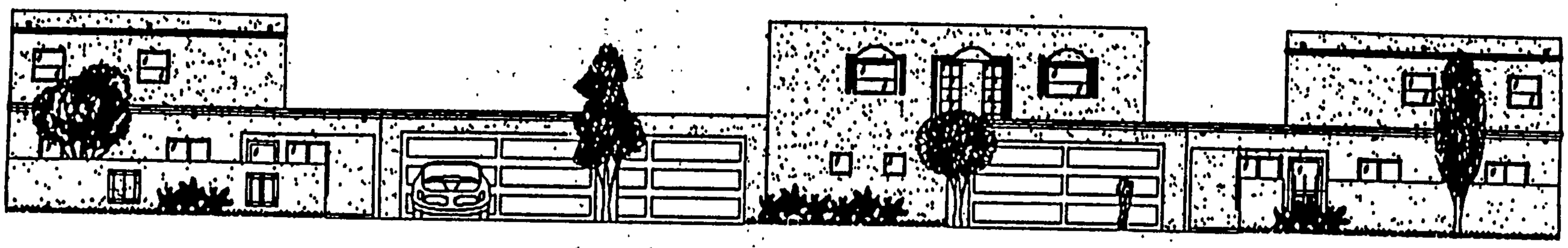
C1.1

ARNOLD A. BENAVIDEZ P.E. 9768

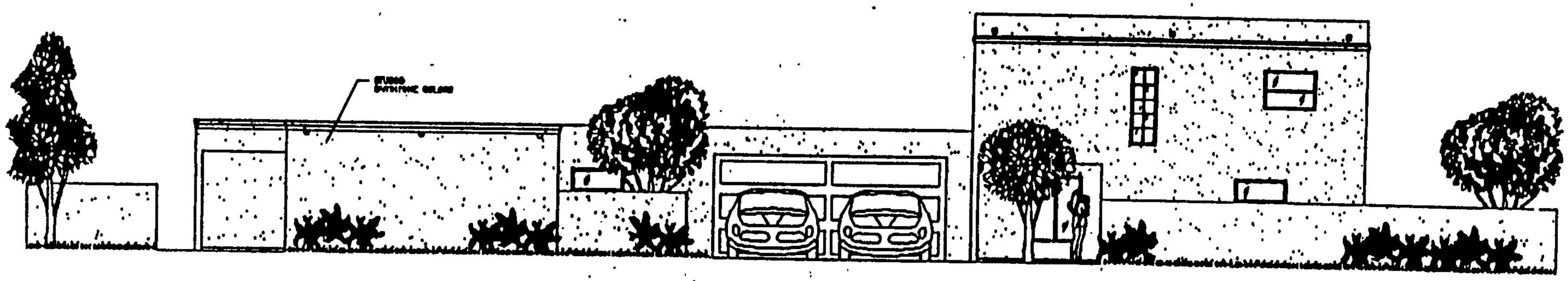
-12-



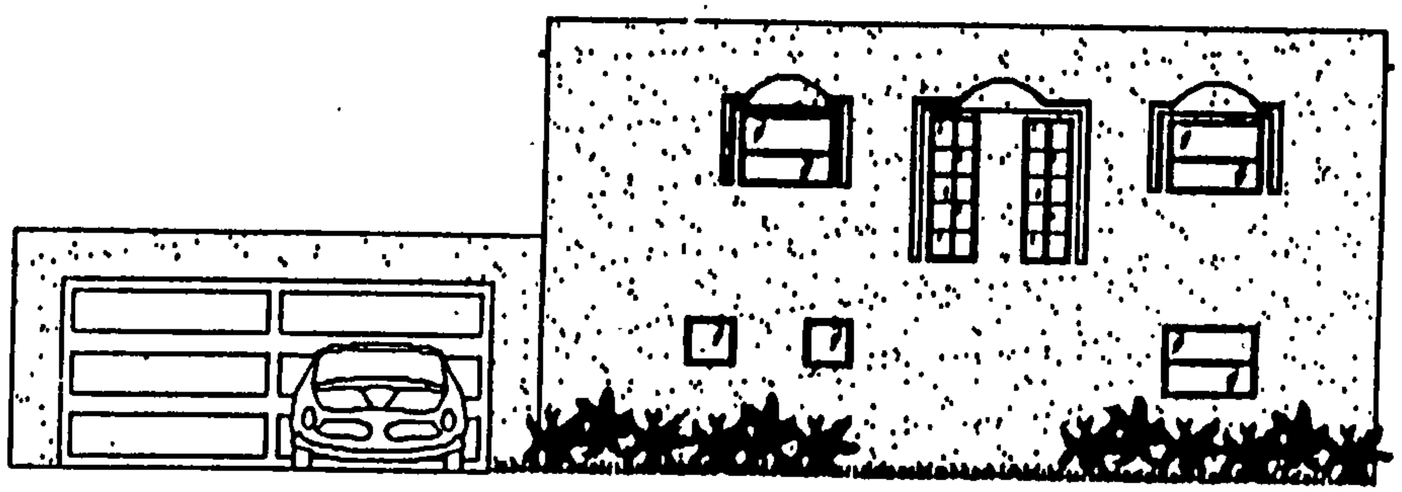
FRONT ELEVATION OF TWO CLUSTERS SCALE: 3/32"=1'



FRONT ELEVATION OF SINGLE CLUSTER SCALE: 3/16"=1'



SIDE ELEVATION OF DOUBLE UNIT SCALE: 1/4"=1'



FRONT ELEVATION OF SINGLE UNIT SCALE: 1/4"=1'

REVISIONS

BERRY TOWN

ELEVATIONS

C1.3

-13-

CITY OF
Albuquerque

NOTICE OF DECISION

September 18, 1996

Grace Butler
Tim Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

AC-96-10/Z-96-25 - Don W. Soderstrom appeals the Environmental Planning Commission's decision of approval of a request for a site development plan for Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, zoned SU-1/PRD, located south of Arcadia Road NE between Trimbell Boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres (L-23). KYM DICOME, STAFF PLANNER **(ORIGINAL APPLICATION SUBMITTED BY TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES, AGENTS FOR GRACE BUTLER AND TIM EICHENBERG)**

At the meeting of August 26, 1996, the City Council moved that the above referenced case BE DENIED WITH FINDINGS (see attached Journal of the City Council).

This decision can be appealed to District Court within 30 days of the filing of the action in the City Clerk's Office.

If you have any questions concerning this matter, please call (505)924-3889.

Sincerely,

Liz Rolisar
Board Secretary

cc: Tierra West Dev. Mangt. Services, 4421 McLeod Road NE, Suite D, 87109
Carol Lee O'Keefe, Supper Rock NA, 600 Vista Abajo NE, 87123
Roger Eklund, Supper Rock NA, 14316 Stalgreen Ct. NE, 87123
Joe Mai, 14005 Encantado Road NE, 87123
Ken Washington, 14004 Arcadia Road NE, 87123
John Reilly, 213 Trimbell Boulevard NE, 87123
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Ken Newendrof, 14009 Arcadia NE, 87123
Don Soderstrom, 14214 Arcadia NE, 87123
E. Talbert, 14325 Windsor Place NE, 87123
Zoning Enforcement
ZHE Office
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P. O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

Date: July 16, 1998

Grace Butler
Time Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

CERTIFICATE OF ZONING

FILE: Z-96-25 (~~Bill R-97~~)
LEGAL: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, located south of Arcadia Road NE between Trimbell boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres. (E-12) KYM DICOME , STAFF PLANNER

On August 26, 1996, the City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period ~~having expired, the property status~~ is now changed as follows:

SITE PLAN for PLANNNED RESIDENTIAL DEVELOPMENT

Successful applicants are reminded that other regulations of the City ~~must~~ be complied with, even after approval of the zoning is secured. Approval of ~~this case~~ does not ~~constitute~~ approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

Robert R. McCabe, AIA, AICP
Planning Director

cc: Tierra West Dev. Mangt. Services, 4421 McLeod Road NE, Suite D, 87109
Carol Lee O'Keefe, Supper Rock NA, 600 Vista Abajo NE, 87123
Roger Eklund, Supper Rock NA, 14316 Stalgreen Ct. NE, 87123
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Don Soderstrom, 14214 Arcadia NE, 87123
E. Talbert, 14325 Windsor Place NE, 87123
Neal Weinberg, AGIS
David Ning, Policy Planning
City Zoning
County Zoning
George King, Maps & Records, Public Works
File

Z-CERTIFICATION

Data use is subject to NMSA 1978, Sec. 14-3-15.1(1995).

Back to Search Page

SODERSTROM, D ET AL VS. CITY O

-- Case Detail --

Case #:	**D-202-CV-9608944**		
Current Judge:	**SUSAN M CONWAY**		
Case Status:	**CL FINAL CLOSED**	Status Date:	**12/20/1996**
Filing Date:	**09/25/1996**		
Court:	**Albuquerque District Court**		

-- Parties to this Case --

DEF APPELLEE	DE 8 ALBUQUERQUE CITY OF (C)
Attorney(s):	DAVID N. SUFFLING
DEF APPELLEE	DE 9 BUTLER GRACE
Attorney(s):	DONALD A PETERSON
DEF APPELLEE	DE 10 EICHENBERG TIM
Attorney(s):	DONALD A PETERSON
PL APPELLANT	PP 1 SODERSTROM DON W
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 2 SODERSTROM JACKIE
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 3 HOUSEL MARK
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 4 HOUSEL LAURIE
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 5 BARR PAT
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 6 BARR LYNN
Attorney(s):	NICHOLAS F PERSAMPIERI JR
PL APPELLANT	PP 7 METZGER RON

[illegible] [illegible] METZGER RON

Attorney(s): NICHOLAS F PERSAMPIERI JR

PL APPELLANT PP 11 METZGER LIZ

Attorney(s): NICHOLAS F PERSAMPIERI JR

-- Register of Actions Activity --

Event Date	Event Description	P Type	P Num	Amt
12/20/1996	CLS: STIPULATED DISMISSAL Filing Order - Stipulation of Dismissal of all claims & action with prejudice			
12/02/1996	ORD: PRE-TRIAL/SCHEDULED Filing Scheduling Order			
11/13/1996	CAL: MTN HEARING			
10/28/1996	NTC: OF HEARING Filing Notice of Hearing on Request for Scheduling Order on 11-12-96			
10/28/1996	CAL: HEARING			
10/24/1996	RESPONSE Filing Grace Butler's and Tim Eichenberg's Response to Notice of Appeal, Petition for Certiorari, Review and Reversal of Site Development Plan Approval and Zone Map Amendment and Complaint for Declaratory and Injuctive Relief (DE)			
10/24/1996	ENTRY OF APPEARANCE Filing Entry of Appearance by Donald A Peterson for DES Butler & Eichenberg			
10/23/1996	REQUEST FOR HEARING/SETTING Filing Request for Hearing on scheduling order (DE CITY)			
10/23/1996	RESPONSE Filing City of Albuquerques Response to Notice of			

Appeal, Petition for Certiorari, Review and Reversal of Site Development Plan Approval and Zone Map Amendment and Complaint for Declaratory and Injunctive Relief (DE CITY)

10/23/1996 TRANSCRIPT OF PROCEEDNGS
Filing Notice of Filing of Administrative Record (DE)

09/30/1996 ENTRY OF APPEARANCE
Filing Entry of Appearance by David Suffling for DE City

09/25/1996 PMT: DATA CONVERSION RECEIPT
#:200157, $:97, PERSAMPIERI JR. NICHOLAS F.
Memo:CIVIL FILING FEE

09/25/1996 CERTIFICATE
Filing Certificate of Satisfactory Arrangements for Preparation of and Payment for Transcript (PPS)

09/25/1996 SUMMONS ISSUED

09/25/1996 OPN:NOTICE OF APPEAL(NON CRJR) 0.00
Cause Sequence: 1
Cause of Actions: ADMIN APPEAL
FILING NOTICE OF APPEAL, PETITION FOR CERTIORARI, REVIEW AND REVERSAL OF SITE DEVELOPMENT PLAN APPROVAL AND ZONE MAP AMENDMENT AND COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF

-- Judge Assignment History --

Assign Date	Judge Name	Sequence #	Assignment Event Desc
09/25/1996	SUSAN M CONWAY	1	OPN: NOTICE OF APPEAL (CR)

-- Civil Complaints --

09/25/1996 1 OPN:NOTICE OF APPEAL(NON CRJR) 1 12/20/1996
Parties to this Complaint:

ALBUQUERQUE CITY OF (C)	D - 8
BUTLER GRACE	D - 9
EICHENBERG TIM	D - 10
SODERSTROM DON W	P - 1
SODERSTROM JACKIE	P - 2
HOUSEL MARK	P - 3
HOUSEL LAURIE	P - 4
BARR PAT	P - 5
BARR LYNN	P - 6
METZGER RON	P - 7
METZGER LIZ	P - 11

Causes of Action:

1 - ADMIN APPEAL

Back to Search Page

Rob Zucarro

From: JBaca10@aol.com
Sent: Monday, June 13, 2005 12:49 PM
To: zuccaro@consensusplanning.com
Cc: cp@consensusplanning.com
Subject: Sandia Manor List of Conditions

Hi Rob, here is my response to the 12 conditions outlined by the Sandia Manor N/A. I will address them in numerical order.

1. We will assure no more than 27 units.
2.We cannot at this point give a breakdown on specific homes on specific lots. However, this is what the design guidelines will be for as it will determine what the minimums on any given lot can be.
3. We will work with SRNA on the guidelines
4.We will provide SRNA with notice.
5.We will assure all homes backing up to existing homes will be single story.
6.We will give a limited study on the number of vehicle traffic that this subdivision will create.
7.What hours of construction does SRNA recommend?
8.We will give written confirmation as soon as we get an answer from the State.
9. Agreed.
10. We agree to limit as much disturbance as possible. We have not yet gotten to the point where we have answers to these questions. We will keep SRNA informed.
11. Agreed.
12. I'm sure we will meet their guidelines, however we have not received copies of these C/R's as of this date.
Rob, please forward my response to SRNA. Thanks, Jude

May 25, 2005

SRNA MEETING SUMMARY

To: Consensus Planning
Mr. Jude Baca
CC: SRNA Members

Gentlemen:

Thank you for meeting on the evening of May 25, 2005 with our neighborhood again. After the discussion, we took a "straw poll" as to the support of your project. The majority of people at the meeting were in support of your proposal with certain conditions.

The following are concerns and conditions which would accompany any final approval by SRNA. We would appreciate a response to these concerns and issues.

1. Written assurance that the number of dwelling units remains 27 (or fewer) detached, single-family residences.
2. A written breakdown of the proposed residences by type and square foot.
3. Written assurance of working with one or two SRNA residents (selected by the Board) in developing your "design guidelines."
4. You provide SRNA at least 30 days notice of any future legal action, including DRB meeting dates and times.
5. Written assurance that the new homes backing up to the existing homes on the south side of Arcadia will be limited to houses that are one story.
6. Written assurance that you will conduct a Traffic Impact Analysis and submit report to SRNA.
7. Written assurance of the hours of construction for winter and summer.
8. Written confirmation that you can, or cannot, access the site during construction off of I-40.
9. Written assurance that the number of units sold to investors will not exceed 6% or two total.
10. Written description of your plans to minimize any geotechnical or structural disturbance of the adjacent houses during construction and resolution of any problems.
11. Written response to the possibility of burying the overhead electric line along the existing alley.
12. Written response as to whether the development must meet the covenants of the Wells Sandia Manor subdivision.

We have set a tentative date for our next neighborhood meeting on June 14, at 7:00 at Providence Presbyterian Church. Please let us know if this will work for you. We hope you can provide some written response to this letter prior to our June meeting.

Sincerely,

Jack M. Harris
SRNA President
www.supperrock.na.nm.org

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- S — Major Subdivision action
- S — Minor Subdivision action
- V — Vacation
- V — Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- P — for Subdivision Purposes
- P — for Building Permit
- P — IP Master Development Plan
- P — Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- D — Storm Drainage Cost Allocation Plan

Z ZONING & PLANNING
- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan **(Phase I, II, III)**
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

A APPEAL / PROTEST of...
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: VANTAGE HOMES PHONE: 892-5533

ADDRESS: PO BOX 1443 FAX: 892-4212

CITY: CORRALES STATE NM ZIP 87048 E-MAIL:

Proprietary interest in site: OWNER **List all owners:**

AGENT (if any): BRASHER + LORENZ PHONE: 888-6088

ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188

CITY: ALBQ STATE NM ZIP 87110 E-MAIL:

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND COMMENT

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

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

Lot or Tract No. TRACT. B, BLK 7 + TRACT. C, BLK 2 Block: Unit:

Subdiv. / Addn. WELLS SANDIA MANOR

Current Zoning: SU1 FOR PRD Proposed zoning: SU1 · PRD

Zone Atlas page(s): L23 No. of **existing** lots: 2 No. of **proposed** lots: 38

Total area of site (acres): 5.02 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

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

UPC No. 102305630037010101 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: TRIMBLE BLVD NE

Between: ARCADIA RD NE and INTERSTATE 40

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z96-25

DRB 97-165 Z-78-3

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 1997

SIGNATURE DATE 10·4·04

(Print) DENNIS A. LORENZ ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
04DRB-01528	SK	$23	$ 0
			$
			$
			$
			$
			$
			Total $ 0

Hearing date 10-13-04

10-5-04

Project # 1003699

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

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

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

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year

.

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

DENNIS A. LORENZ
Applicant name (print)

10.4.04
Applicant signature / date

Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers
04DRB-_____-01528
_____-_____-_____
_____-_____-_____

10-5-04
Planner signature / date

Project # 1003699

PROJECT LOCATION

OPEN SPACE

PER ROCK PARK

LA LUZ DE ANISTAD PARK

INTERSTATE 40

TRAMWAY BLVD

SKYLINE RD

SUNGLOW

ARCADIA

HILLDALE RD

CAMINO DE LA SIERRA

LOS CERROS ADDN

LOS CERROS ADDN

WELLS ADDN

SANDIA MANOR

MANOR

ORONA ADDN

VISTA POINT

C VARAN (SC)

BREEZE

MOUNTAIN GATE

PINON CREEK VILLAGE

CANADA PARK EAST

SU-1 CHURCH & REL FAC

NORTH FOUR HILLS

SERENITY AT NORTH FOUR HILLS

SU-1 PRD & COMMER DEV

PRIVATE CONSERVATION AREA

TIJERAS ARROYO

WINTERWOOD HILLS

SU-1 PRD PARK

CHANT PROPERTY ADDN

SU-1 INDUST DEV

SU-1 PRD

SU-1

A-1

C-1

C-2

R-2

R-3

RA-2

RA-2 EXECUTIVE

RA-2 EXECUTIVE HILLS

CABALLEROS ESTATES

FOUR HILLS

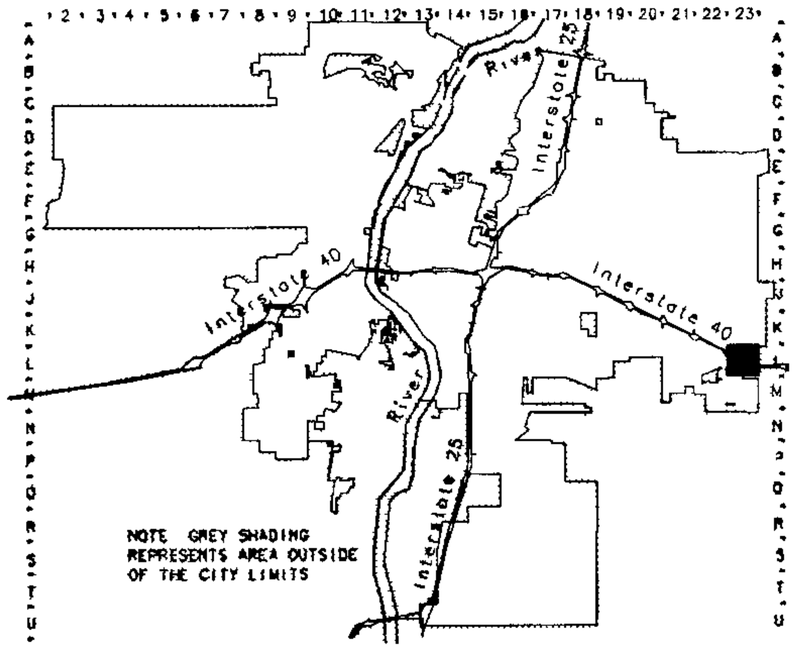
SINGING ARROW SECTION

Coronado Grant Boundary

POWERLINE EASEMENT

FWY

RESE



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

L-23-Z

Map Amended through September 02, 2004

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P. O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

Date: July 16, 1998

CERTIFICATE OF ZONING

Grace Butler
Time Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

FILE: Z-96-25 (~~Bill R-97~~)
LEGAL: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, located south of Arcadia Road NE between Trimbell boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres. (E-12) KYM DICOME , STAFF PLANNER

On August 26, 1996, the City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows.

SITE PLAN for PLANNNED RESIDENTIAL DEVELOPMENT

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

Robert R. McCabe, AIA, AICP
Planning Director

cc. Tierra West Dev. Mangt Services, 4421 McLeod Road NE, Suite D, 87109
Carol Lee O'Keefe, Supper Rock NA, 600 Vista Abajo NE, 87123
Roger Eklund, Supper Rock NA, 14316 Stalgreen Ct. NE, 87123
Joe Mai, 14005 Encantado Road NE, 87123
Ken Washington, 14004 Arcadia Road NE, 87123
John Reilly, 213 Trimbell Boulevard NE, 87123
Tom Edwards, 113 Lawrence Drive NE, 87123
Alan Christner, 503 Monte Alto Drive NE, 87123
Ken Newendrof, 14009 Arcadia NE, 87123
Don Suderstrom, 14214 Arcadia NE, 87123
E. Talbert, 14325 Windsor Place NE, 87123
Neal Weinberg, AGIS
David Ning, Policy Planning
City Zoning
County Zoning
George King, Maps & Records, Public Works
File

Z-CERTIFICATION

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

October 4, 2004

Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: **WELLS SANDIA MANOR**
Tract B, Block 7 and Tract C, Block 2
Map Zone L-23

Dear Ms Matson:

Submitted herewith for Sketch Plat review and comment are the DRB Application, 6 copies of the proposed subdivision layout, and one copy of current Zone Atlas page L-23 depicting the project location. The project consists of the subdivision of the subject parcels into approximately 38 single-family residential lots. The property is currently zoned SU1-PRD. The properties were previously planned as Berry Town, a 42 unit residential development. Berry Town was approved by the Environmental Planning Commission on August 26, 1996. Since our proposal is similar to the approved Site Plan, we wish to submit an Amended Site Plan to the Planning Director, or DRB, and avoid returning to the Planning Commission.

Please provide comments on planning, access, water, sanitary sewer and drainage. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/04544
encl

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB COMMENTS
OCTOBER 13, 2004

ITEM # 16

PROJECT # 1003699 APPLICATION # 04-01528

RE: Wells Sandia Manor/sketch

Amendments to EPC approved site plans go to Bob Paulsen. He decides whether the changes are minor, in which case he approves or denies the AA, or major in which case the applicant goes before EPC for the amendment.

The Front Counter has applications for Administrative Amendments to EPC approved Site Plans. The fee is $45 unless Mr. Paulsen decides the project should go back to EPC.

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

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1003699 **Item No. 16** **Zone Atlas L-23**

DATE ON AGENDA 10-13-04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Are these P1 lots?
2) Standard infrastructure per DPM requirements is required.
3) Alley needs to be 20'. Are the proposed lots going to take access to the alley (improvements)?
4) Stub streets can only serve 4 lots, maximum length is 150'.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

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

Development Review Board Comments

Project Number: 1003699
Application Number: 04DRB-01528

DRB Date: 10/13/04
Item Number: 16

Subdivision:
Tracts B & C, Block 2 & 7, Wells Sandia Manor

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

Zoning: SU-1 for PRD

Zone Page: L-23

New Lots (or units) : 38

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 38 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB- 1003699 **Item No. 16** **Zone Atlas L-23**

DATE ON AGENDA 10/13/04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: DRB 97-165

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION
(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

No. Comment

Need to request a new water/sewer availability statement. Gravity sewer service is not available without public line extensions. How does this development propose to provide sanitary sewer service?

If you have any questions or comments please call Roger Green at 924-3989.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003699 **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:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 13, 2004

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 5, 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: 10:55 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 # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01568 Minor-Temp Defer SDWK
04DRB-01863 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] *[Deferred from 11/3/04, 12/1/04,12/15/04 & 1/5/05]* 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

2. **Project # 1000269**
04DRB-01894 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, 5B2B1 and 5B2C1A1, **RENAISSANCE CENTER,** zoned SU-1 C-2, located on MERCANTILE AVE NE, between CULTURE AVE NE and PAN AMERICAN FWY NE containing approximately 1 acre(s). [REF: 00DRB00226, 03DRB01269] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

3. **Project # 1000419**
04DRB-01897 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 1B1A, 1B1B and 1B1C, **RENAISSANCE CENTER,** zoned SU1 C-1, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02AA00165 & 00164, 02AA00814, 03DRB00590] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

4. **Project # 1000662**
04DRB-01893 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 3A3A1, 3A3A3 and 3A3A2A, **RENAISSANCE CENTER,** zoned SU-1 IP, located on MISSION BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s [REF: 00AA00943, 04DRB00370 & 00310] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

5. **Project # 1000874**
04DRB-01895 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER,** zoned SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 9 acre(s). [REF: 00DRB01464, 03DRB00444] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

6. **Project # 1001118**
04DRB-01896 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 4A1 and 4A2, **RENAISSANCE CENTER,** zoned SU-1 FOR IP, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA02065, 01DRB00342] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

7. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04,8/4/04,9/29/04, Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05]* [REF:02DRB-00963](B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

8. **Project # 1003429**
04DRB-01891 Major-Bulk Land Variance
04DRB-01892 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Parcel 1, **RIO BRAVO PARTNERS**, Tract(s) 16, **EL RANCHO GRANDE, UNIT 14** and a portion of **WESTGATE DRAINAGE DAM,** zoned RD & RLT, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 121 acre(s). [REF: 04DRB00717] (N-8) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND PLANNING FOR AGIS DXF FILE.**

9. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04, 12/15/04 & 12/29/04]* (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/5/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH 3 CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04, 12/15/04 & 12/29/05]* (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/5/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH 2 CONDITIONS OF FINAL PLAT. 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **PROJECT #1003699**
(DRB-97-165 - V-97-507)

Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04, Deferred from 1/5/05 to 7/13/05. **A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE – PROJECT #1003699]** (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

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 # 1003826**
    04DRB-01905 Minor-SiteDev Plan Subd

LEE GAMELSKY ARCHITECTS PC agent(s) for CERTIFIED AUTO SALES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LEVI STRAUSS & COMPANY,** zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 3 acre(s). [REF: AX-70-33, Z-70-124] *[Deferred from 12/29/04]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE A COPY OF RECORDED EASEMENT.**

13. **Project # 1002378**
    04DRB-01972 Minor-SiteDev Plan BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 12/29/04]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1000922**
04DRB-01984 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA UNIT 1,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04DRB01880, 04DRB01881] (C-10/D-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO JANUARY 5, 2006 WITH A CONDITION OF FINAL PLAT.**

15. **Project # 1001218**
04DRB-01433 Minor-Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF LAFARGE,** zoned M-1 light manufacturing zone, located on EDITH BLVD NE, between CARMONY RD NE and EDITH BLVD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00690] [Was Indef. Deferred on 10/27/04 for SIA] (G-15) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW EXISTING 20-FOOT PUBLIC WATER LINE EASEMENT ON ADJOINING TRACT 4 AND TO PLANNING FOR THE AGIS DXF FILE.**

16. **Project # 1003860**
04DRB-01976 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Lot(s) B, TOGETHER WITH AMAFCA DRAINAGE EASEMENT, **RAFAR INVESTMENTS,** zoned SU-2 M-1, located on WASHINGTON ST NE, between ANAHEIM NE and PASEO DEL NORTE NE containing approximately 13 acre(s). (C-17) **THE PRELIMINARY PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO COORDINATE WITH DMD AND TO PLANNING TO CHECK IF THERE IS AN EXISTING SP FOR SITE? IF SO, NEEDS AMENDING.**

17. **Project # 1002856**
04DRB-01987 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for D. R. HORTON, INC request(s) the above action(s) for all or a portion of Lot(s) 19-P1, Tract(s) HH & Parcel 5, MEADOWS @ ANDERSON HILLS, Blossom Ridge, Phase 1 (to be known as **BLOSSOM RIDGE, PHASE 2**), zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 18 acre(s). [REF: Z-99-58, 04DRB01793, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION,** zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04, 12/8/04 & 1/5/05]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

19. **Project # 1003854**
04DRB-01964 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for A & J STURTEVANT AND D & N STAFFORD request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 26, **WAGGOMAN-DENISON ADDITION,** zoned R-T, located on GENERAL BRADLEY ST NE, between COPPER AVE NE and DOMINGO RD NE containing approximately 1 acre(s). *[Indef. Deferred from 12/29/04]* (K-20) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER CONNECTION AND PLANNING FOR AGIS DXF FILE.**

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

20. **Project # 1003861**
04DRB-01983 Minor-Sketch Plat or Plan

SOUTHWEST SURVEYING agent(s) for AMBER KENNINGTON OF INFILL 505 request(s) the above action(s) for all or a portion of Tract(s) 60A-2, 60-B and 86-A, **MRGCD MAP 35,** zoned R-1, located on RIO GRANDE BLVD NW, between EL NIDO NW and ZICKERT NW containing approximately 2 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1001990**
04DRB-01963 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISES LLC, MARK A HARDEN request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION,** zoned C-2, located on MONTGOMERY BLVD NE, between EUBANK NE and JUAN TABO NE containing approximately 4 acre(s). [REF: 02DRB00844] *[Indef. Deferred from 12/29/04]* (G-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for December 29, 2004. **APPROVAL OF MINUTES DEFERRED TO 1/12/05 MEETING.**

ADJOURNED: 10:55 A.M.

Deferred 1/13/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: DRB-97-165 V-97-507 AGENDA#: 11 DATE: 1-5-05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 97-165 **AGENDA ITEM NO: 11**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Site Plan approval.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; 7-13-05 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 4, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: April 26, 1996

OFFICIAL NOTIFICATION OF DECISION

Grace Butler
Tim Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

FILE: Z-96-25
LEGAL DESCRIPTION: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, zoned SU-1/ PRD, located south of Arcadia Road NE between Trimbell Boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres (L-23). KYM DICOME, STAFF PLANNER

On April 25, 1996, the Environmental Planning Commission voted to approve Z-96-25, a site development plan based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The only issue before the Environmental Planning Commission at this time is the review of a site development plan; the density for this site was established by case number Z-78-3 which was appealed to the Land Use Planning and Zoning Commission of the City Council and unanimously upheld.

2. This site is zoned SU-1 PRD with a density cap of 10 du/acre, for R-T uses.

3. Modifications are required to the landscaping, building elevations and parking calculations.

4. With these modifications, the site development plan meets the requirements of the City adopted plans and policies including the Sandia Foothills Area Plan.

CONDITIONS:

1. The building elevation sheet shall include the traditional and southwestern architecture, the materials (Stucco and/or brick), and the two types of roofs (flat or pitched). The building design needs modifications and shall be delegated to DRB.

2. The proposed color range of the buildings shall be more specifically listed.

3. The utility system (layout and type) shall be coordinated and approved by Utilities Development Division prior to final sign-off.

4. The landscape calculations shall be revised to subtract out individual yard areas.

5. The required usuable open space (750 square feet) shall be specified on the plan.

6. The materials, colors, and heights of the interior yard walls shall be specified on the plan.

7. The maintenance of the common landscaped areas, driveways, and streets shall be the responsibility of a Home Owner's Association and the covenants shall be approved by the DRB prior to site plan sign-off.

8. The materials and colors of the proposed signs shall be added to the plan.

9. Transportation Division comments as listed in the staff report shall be met.

10. Refuse Division shall approve the plan prior to final sign-off.

11. All requirements of the Sandia Foothills Area Plan shall apply to this site and those restrictions shall be listed on the site plan.

12. The site development plan shall identify significant thickets on site and endeavor to preserve them in the cluster design.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MAY 10, 1996, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

Ronald N. Short, AICP
Planning Director

RNS/WG/ac/1313

cc: Tierra West Development Management Services, 4421 McLeod Road NE, Suite D, Albuq. NM 87109
Carol Lee O'Keefe, Supper Rock Neigh. Assoc., 600 Vista Abajo NE. Albuq NM 87123
Roger Eklund, Supper Rock Neigh. Assoc., 14316 Stalgreen Ct. NE, Albuq. NM 87123
Joe Mai, 14005 Encantado Rd. NE, Albuq. NM 87123
Ken Washington, 14004 Arcadia Rd. NE, Albuq. NM 87123
John Reilly, 213 Trimble Blvd. NE, Albuq. NM 87123
Tom Edwards, 113 Lawrence Dr. NE, Albuq. NM 87123
Alan Christner, 503 Monte Alto Dr. NE, Albuq. NM 87123
Ken Newendrof, 14009 Arcadia NE, Albuq. NM 87123
Don Soderstrom, 14214 Arcadia NE, Albuq. NM 87123
E. Talbert, 14325 Windsor Pl. NE, Albuq. NM 87123

March 9, 1999

To: JANET STEPHENS

FROM: BOB PAULSEN

RE: DRB-97-165 #5

Berrytown

Previous Planning Dept. comments re: EPC Findings and conditions remain relevant per the Site Dev. Plan Final sign-off.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 7, 2004

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: 11:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1002929**
   03DRB-01531 Major-Preliminary Plat Approval
   03DRB-01535 Minor-Sidewalk Waiver
   03DRB-01533 Minor-Temp Defer SDWK

   DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS,** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 12-31-03] (C-9)
   WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. 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.

2. **Project # 1002928**
   03DRB-01532 Major-Preliminary Plat Approval
   03DRB-01534 Minor-Temp Defer SDWK
   03DRB-01536 Minor-Sidewalk Waiver

   BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. 0F TR. 4, BLACK RANCH,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW containing approximately 20 acre(s). [REF: 1002928] [Deferred from 12-31-03] (C-09)
   WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. 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.

3. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] [Deferred from 12-31-03] (C-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

4. **Project # 1000196**
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN,** zoned SU1 for C-1 residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845,02DRB-01850,03DRB-00862] (G-11)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

5. **Project # 1000440**
03DRB-02096 Major-Vacation of Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440] (G-16)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

6. **Project # 1000570**
02DRB-01021 Minor-Temp Defer SDWK
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements
02DRB-01567 Major-Site Plan for Subdivision

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRA PARKWAY -8,** zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [REF: 3][Deferred from October 30, 2003] (J-9)
DEFERRED FOR GRADING AND DRAINAGE PLAN AND AMAFCA APPROVAL TO 1-21-04.

7. **DRB-97-165**
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04] (L-23)
DEFERRED AT THE AGENT'S REQUEST TO JANUARY 5, 2005. A NEW SUBMITTAL TO DRB IS REQUIRED FOR JANUARY 5, 2005 HEARING.

8.	**Project # 1001901** 03DRB-02174 Minor-Prelim&Final Plat Approval 03DRB-02098 Minor-Vacation of Private Easements 03DRB-02097 Major-Vacation of Public Easements	ABQ. ENGINEERING, INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1-3, **VERANDA STREET PROPERTIES,** zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between CANDELARIA RD. NW and VERANDA ST. NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700 SK, 03DRB-02097 & 98, V-91-72] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**
9.	**Project # 1002984** 03DRB-02101 Major-Vacation of Pub Right-of-Way 03DRB-02103 Major-Vacation of Public Easements	WILSON AND COMPANY agent(s) for VOLCNO CLIFFS PROPERTY OWNERS ASS'N request(s) the above action(s) for, **VOLCANO CLIFFS UNITS 2 AND 5,** zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002197] (E-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

10. **Project # 1003011**
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-0289 Minor-Prelim & Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, PROPERTY MANAGEMENT AND AMAFCA SIGNATURES, AND 15-DAY APPEAL PERIOD, AND TO TRANSPORTATION FOR PARKING BUMPERS REGULATED TO PREVENT ENCROACHMENT ONTO PEDESTRIAN PATH AND ADA ISSUES TO BE ADDRESSED AT VICTOR CIRCLE AND INEZ.

11. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03] (H-11)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

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.

12. **Project # 1000875**
03DRB-02166 Minor-SiteDev Plan BldPermit/EPC

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) F-1, **FINELAND DEV. BULK LAND PLAT,** zoned SU-1 special use zone, FOR R-2 USES, located on MCMAHON BLVD NW, between UNSER BLVD. NW and BANDELIER DR. NW containing approximately 11 acre(s). [REF: Z-98-31, 1002793, 03EPC-0053 & 54] [Makita Hill, EPC Planner] (A-11)
THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

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

13. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139] (F-10)
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-11-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT CONDITION IS THE PERIMETER WALL DESIGN SUBMITTAL MUST BE APPROVED BEFORE FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

03DRB-02027 Minor-SiteDev Plan BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan Subd/EPC

GEORGE RAINHART & ASSOC. agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500 00126, DRB 94-525] [Deferred from 12-10-03] (F-10)
THE SITE PLAN FOR BUILDING PERMIT AND THE SITE PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED BY THE BOARD.

14. **Project # 1002342**
03DRB-02178 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION,** zoned RT, located on ATRISCO DR. NW, between LEGENDS AVE. NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB 01720] (F-11)
THE FINAL PLAT WAS APPROVED WITH SIGN OFF DELEGATED TO HYDROLOGY FOR 26 FF VERIFICATION OF LOOP AND AMAFCA SIGNATURE.

15. **Project # 1003120**
03DRB-02143 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for PAN AM 25, PHASE II, MANUFACTURING, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A& 1-B, **LEVI STRAUSS & CO.,** zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD. NE and I-25 SO. BND. PAN AMERICAN FWY containing approximately 13 acre(s). [REF: 03DRB-02021] (C-18)
THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO TRANSPORTATION FOR A SKETCH OF "C1" 25' RADIUS WITH EXISTING INFRASTRUCTURE, R-O-W ON ALAMEDA, ACCESS EASEMENTS, AND AMAFCA SIGNATURE.

16. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION,** zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] (J-13)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04

17. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA,** zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 12-17-03](L-22)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04

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

18. **Project # 1000057**
03DRB-02175 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING agent(s) for BRADBURY & STAMM PASEO LTD. request(s) the above action(s) for all or a portion of Tract(s) F-1, **LANDS OF SPRINGER CORP.,** zoned SU-2 special neighborhood zone, M-1, located on PASEO DEL NORTE NE, between WASHINGTON ST. NE and EDITH BLVD. NE containing approximately 7 acre(s). [REF: AX-77-29, DRB-96-433, 99DRB-00056, 00DRB-003, 03DRB-01365] (C-16)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

19. Other matters:

Adjourned: 11:55 A.M.

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 97-165 **AGENDA ITEM NO: 7**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.
An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.

RESOLUTION: 1-5-05

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: January 7, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: DRB-97-165 V-97-507 **AGENDA#:** 7 **DATE:** 1-7-04

1. **Name:** Ron Bohannan **Address:** 8509 Jefferson **Zip:** 87109
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 5, 2003 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: 1:15 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 # 1000922**
   03DRB-01725 Major-Bulk Land Variance
   03DRB-01726 Major-Vacation of Pub Right-of-Way
   03DRB-01727 Major-Vacation of Public Easements
   03DRB-01728 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11) **COMMENTS WERE GIVEN.**

2. **Project # 1002565**
03DRB-01733 Major-Preliminary Plat Approval
03DRB-01730 Minor-SiteDev Plan Subd/EPC
03DRB-01731 Minor-SiteDev Plan BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] **[Simon Shima, EPC Case Planner]** (F-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/19/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE SITE DISTANCE AT CAMINO CAPILLA NW AND GRIEGOS NW WILL BE CORRECTED. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002775**
03DRB-01703 Major-Vacation of Pub Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION,** zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12TH ST NW and 13TH ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000875**
03DRB-01747 Major-Preliminary Plat Approval
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] *[Deferred from 11/5/03]* (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/12/03.**

5. **Project # 1003029**
03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 14, 15 & 16, **EL RANCHO GRANDE SUBDIVISION,** and Tract(s) A-2, ROSNER TRACT, Tract(s) 4-A, SALAZAR-DAVIS TRACTS AND TRACTS 32H-1-A, 33C-1-B & 4-A-1, LANDS OF CURB INC., zoned R-LT, located on GIBSON BLVD SW, between MESSINA DR SW and 98TH ST SW containing approximately 62 acre(s). [REF: 1002516, 03DRB-00331, 03DRB-00332, 1001594, 02DRB-01621, 02DRB-01622, 02DRB-01623] (N-8/N-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

6. **Project # 1003031**
03DRB-01741 Major-Preliminary Plat Approval
03DRB-01742 Major-Vacation of Pub Right-of-Way
03DRB-01743 Major-Vacation of Public Easements
03DRB-01744 Minor-Sidewalk Waiver
03DRB-01745 Minor-Temp Defer SDWK
03DRB-01746 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

7. **Project # 1003030**
03DRB-01738 Major-Vacation of Pub Easements
03DRB-01737 Major-Preliminary Plat Approval
03DRB-01739 Minor-Sidewalk Waiver
03DRB-01740 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) 15, **EL RANCHO GRANDE SUBDIVISION, UNIT 15,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DRIVE SW containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

8. **Project # 1002971**
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO,** zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] *[Deferred from 10/15/03 & 11/5/03]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

03DRB-01692 Minor-SiteDev Plan Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO,** zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] *[Deferred from 10/15/03 & 11/5/03]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

9. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] *[Deferred from 10/8/03 & 11/5/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

10. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS) The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). *[Deferred from 10/8/03 & 11/5/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

11. **Project # 1001656**
03DRB-01591 Major-Bulk Land Variance
03DRB-01592 Minor-Prelim&Final Plat Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, LINDA ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) O & N, **DOUBLE EAGLE AIRPORT II,** zoned SU-1 special use zone, AIRPORT & RELATED FACILITIES, located NORTHWEST OF DOUBLE EAGLE AIRPORT NW, containing approximately 591 acre(s). [REF: 01EPC-01875, 03EPC-00915 & 16] *[Deferred from 10/22/03]* (C-4 & D-4) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

12. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-Way
03DRB-01539 Major-Vacation of Public Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). *[Deferred from 10/8/03, 10/22/03 & 11/5/03]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

13. ~~DRB-97-165~~
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/04.**

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.

THERE ARE NO SITE PLANS THIS WEEK. . . .

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

14. **Project # 1000296**
03DRB-01866 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for ALTURA WEST LTD., CO. request(s) the above action(s) for all or a portion of **Tract(s) E**, **OXBOW VILLAGE SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between OXBOW VILLAGE LANE NW and COORS BLVD NW (G-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

03DRB-01867 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for ALTURA WEST, LTD., CO. request(s) the above action(s) for all or a portion of **Tract(s) B-1**, **OXBOW PARK,** zoned SU-3, located on ST. JOSEPH DR NW, between COORS BLVD and ALAMAGORDO DR NW containing approximately 12 acre(s). [REF: 02500 00234, 02400-00544] (G-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

15. **Project # 1002525**
03DRB-01852 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, (to be known as **VINEYARD COURT ESTATES**) NORTH ALBUQUERQUE. ACRES, UNIT 3, TRACT 3, Block(s) 19, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367 thru 00370, 02EPC-01353 & 01354] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

16. **Project # 1001396**
03DRB-01860 Minor-Extension of Preliminary Plat

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) T-2-B, **VISTA DEL NORTE,** zoned R-LT residential zone, located on VISTA DEL NORTE DR NE, between VISTA MONTE DR NE and LAS LOMITAS DR NE containing approximately 13 acre(s). [REF: 02DRB-01871 EPP, 1000533, DRB-98-374, Z-95-73] (D-16) **A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: PRIOR TO FINAL PLAT, ADEQUATE ACCESS NEEDS TO BE PROVIDED IN ACCORDANCE WITH THE TIS (TRAFFIC IMPACT STUDY) AND ALL AMENDMENTS TO THAT STUDY. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

17. **Project # 1002243**
03DRB-01856 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, agent(s) for MOR LAND INC. request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT, UNIT 7,** zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 5 acre(s). [REF: 02EPC-01460, 02DRB-01828, 03DRB-00121 PP] (L-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001999**
03DRB-01871 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for FRANCISCO L. MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13-A & 14-A, **RAYNOLDS ADDITION,** zoned SU-2 special neighborhood zone, MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 0.1625 acre(s). [REF: ZA-94-76, 02ZHE-00937 (1002035), 02DRB-01614 (P&F)] (K-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1001825**
03DRB-01809 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 1-4 and north portion of Lot(s) 15, Block(s) 15, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, located on 1st St NW between ROMA NW AND GRAND NW, containing approximately .5998 acre(s). [Listed under Project #1003056 in error] [REF: ZA-85-81, V-86-121, 02400-00448, 02DRB-01557] *[Deferred from 10/29/03]* (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

20. **Project # 1003084**
03DRB-01859 Minor-Sketch Plat or Plan

MARCELA CASTILLO request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 7, **BROADWAY PLACE EXTENSION,** zoned SU-2 special neighborhood zone, MR, located on WHEELER AVE SE and SAN JOSE AVE SE containing approximately .135 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003085**
03DRB-01863 Minor-Sketch Plat or Plan

GEORGE L. CARRUTHERS agent(s) request(s) the above action(s) for all or a portion of Lot(s) B, **PLAT OF LOTS A & B, LANDS OF CARRUTHERS,** zoned RT, located on OLD TOWN ROAD NW, between 17th ST NW and 19th ST NW containing approximately .275 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003088**
03DRB-01870 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC. agent(s) for DAVID DUNAWAY & NINA WALLERSTEIN request(s) the above action(s) for the East ½, Tract 40, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 - W7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 2 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002778**
03DRB-01868 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST,** zoned R-LT, located WEST OF VENTANA RANCH SUBDIVISION, between PASEO DEL NORTE BLVD NW and IRVING BLVD NW containing approximately 290 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003087**
03DRB-01869 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH,** zoned SU-2 for PDA for Residential Resort, located on TIERRA PINTADA ST NW and 98th ST NW containing approximately 47 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for October 22, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 1:15 P.M.

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 97-165 **AGENDA ITEM NO: 13**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 11-6-02.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X 1-7-04; 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 5, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 6, 2002 9:00 a.m.
MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Sheran Matson, Planning
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 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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 BOARD SECRETARY 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: **11:36 A.M.**
B. Changes and/or Additions to the Agenda
C. Announcements

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

1. **Project # 1000990**
02DRB-01541 Major-Two Year SIA

ISAACSON & ARFMAN PA agent(s) for CHAPIN P & SANDRA L CARNES request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF LEO CHAVEZ, BLAKE ROAD MOBILE HOME SUBDIVISION,** zoned MH residential zone, located on or near the NE QUADRANT OF WENDELL RD SW and BLAKE RD SW, containing approximately 10 acre(s). [REF: DRB-97-199, S-99-57, Z-87-21, AX-87-4, DRB-98-70, 01411-01212] (N-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED WITH 2 CONDITIONS: 1) THIS WILL BE THE LAST EXTENSION. 2) THE DOWNSTREAM PROPERTY OWNER WILL RECEIVE NO FURTHER EXTENSIONS.**

2. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7** AND TRACT A OF **PAINTED SKY, UNIT 1** AND TRACT 94 OF TOWN OF ATRISCO GRANT, (to be known as **PARKWAY UNIT 10),** zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 11/6/02] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

Project # 1000570
02DRB-01021 Minor-Temp Defer SDWK
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

3. **Project # 1002183**
02DRB-01569 Major-SiteDev Plan Subd
02DRB-01570 Major-Preliminary Plat Approval
02DRB-01572 Minor-Temp Defer SDWK
02DRB-01573 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract S, **EAGLE SPRINGS SUBDIVISION, UNIT 2,** and Tract 2, Lot(s) 18 & 19, Block(s) 4, Unit 3, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on the north side of SIGNAL AVE NE, between ALAMEDA BLVD NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: 02DRB-01317 Sketch] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR DETAILED INFORMATION REQUIRED BY THE SECTOR PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/6/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/10/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1001825**
02DRB-01557 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) NA, **FRANCISCO ARMIJO Y OTERO ADDITION,** zoned SU-3, and located on ROMA AVE NW, between LOMAS BLVD NW and MARQUETTE AVE NW. [REF: 02400-00448, V-86-121] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002221**
02DRB-01563 Major-Preliminary Plat Approval
02DRB-01564 Major-Vacation of Public Easements
02DRB-01565 Minor-Sidewalk Waiver
02DRB-01566 Minor-Temp Defer of SW

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, **VITTORIA SUBDIVISION @ VENTANA RANCH,** zoned R-2, located north of PASEO DEL NORTE NW, east of UNIVERSE BLVD NW and south of PARADISE BLVD NW containing approximately 21 acre(s). (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/6/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/4/02 THE PRELIMINARY PLAT WAS APPROVED WITH 3 CONDITIONS OF FINAL PLAT. 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002276**
02DRB-01568 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST, LTD agent(s) for EDWIN & MONA LESTER request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block 1, **SUNRISE TERRACE WEST, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on 114TH ST SW, between SHIRE ST. SW and ANDALUSIAN AVE SW containing approximately 1 acre(s). [REF: Z-95-65] (L-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002277**
02DRB-01571 Major-SiteDev Plan BldPermit

DORMAN/BREEN ARCHITECTS agent(s) for CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER 2,** zoned IP, located on WOLCOTT AVE NE, between WASHINGTON ST NE and HANCOCK CT NE containing approximately 2 acre(s). [REF: 1000633, D 95-268, Z-79-80] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/13/02.**

8. **Project # 1001875**
02DRB-01493 Major-Preliminary Plat Approval
02DRB-01495 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF AND UNPLATTED LAND / PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO NW containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC00838, Z-71-124] [DEFERRED FROM 11/6/02] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/13/02.**

Project # 1001875
02DRB-01507 Minor-SiteDev Plan Subd/EPC
02DRB-01508 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST, LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND in PRESLEY CO. OF NM, **WESTERN TRAILS SUBDIVISION,** zoned SU-1 special use zone, PRD, located on the west side of COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493 PPA, 02DRB-01495 TDSW, Z-71-124] [Debbie Stover, EPC Case Planner] [DEFERRED FROM 11/6/02] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/13/02.**

9. **DRB-97-165**
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

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.

THERE ARE NO SITE PLAN CASES THIS WEEK

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

10. **Project # 1000178**
02DRB-01657 Minor-Final Plat Approval

SOUTHWEST SURVEYING CO., INC. agent(s) for TEN WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 27A-1a, **THE TOWERS SUBDIVISION, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on 90TH ST SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 18 acre(s). [REF: 01400-01707 PP] (L-9) **DELEGATED OFF THE AGENDA 11/5/02.**

11. **Project # 1001562**
02DRB-01660 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as **RESERVE AT FOUR HILLS SUBDIVISION,** zoned R-1, located on WAGON TRAIN NE, between RATON AVE NE and RIO ARRIBA AVE NE containing approximately 17 acre(s). [REF: 02DRB-01096/01097/01098, DRB02-1263] (M-22) **DELEGATED OFF THE AGENDA 11/5/02.**

12. **Project # 1001625**
02DRB-01664 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LONGFORD GROUP INC request(s) the above action(s) for all or a portion of Tract(s) 1B, 2, 3 and a portion of 4 (to be known as **SUNRISE RANCH SOUTH**, LANDS OF ATRISCO GRANT**,** zoned R-T residential zone, located on 98TH ST SW, between EUCARIZ SW and TOWER SW containing approximately 20 acre(s). (L-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002317**
02DRB-01648 Minor-Ext of SIA for SDWK

SIVAGE-THOMAS HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 6 and 1, Block(s) J & B, Unit 1, **DESERT MOUNTAIN @ HIGH DESERT,** zoned SU-2 special neighborhood zone, HD/R-T, located on HIGH DESERT ST NE, between SPAIN RD NE and ACADEMY RD NE containing approximately 14 acre(s). [REF: DRB-98-367] (E-23) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

14. **Project # 1002315**
02DRB-01646 Minor-Sketch Plat or Plan

BOHANNAN HUSTON agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13, **HIGH DESERT,** zoned SU-2 special neighborhood zone, HD/R-R, located EAST OF TRAMWAY BLVD NE, SOUTH OF IMPERATA and WEST OF TRACT A, FOREST SERVICE LAND containing approximately 73 acre(s). [REF: DRB-91-343] (F-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002321**
02DRB-01663 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for TIBURON INVESTMENT CO. request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on WASHINGTON ST NE, between MASTHEAD NE and RUTLEDGE RD NE containing approximately 52 acre(s). [REF: 00410-01191, 1000633] (D-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002322**
02DRB-01666 Minor-Sketch Plat or Plan

MULE BARN ENTERPRISES agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 special neighborhood zone, IP, located on WEST SIDE OF 90TH ST SW between SUNSET GARDENS RD NW and BRIDGE BLVD SW containing approximately 8 acre(s). [REF: ZA-97-89, V-84-23, Z-1028] (L-9) **NO ONE PRESENT AT THE MEETING. COMMENTS FORWARDED.**

17. **Project # 1002324**
02DRB-01670 Minor-Sketch Plat

ISAACSON & ARFMAN PA agent(s) for MOCHO, OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) A, Lot 7A, Unit B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO NE and I-25 NE containing approximately 6 acre(s). [REF: 00410-01540] (B-18) **COMMENTS RECEIVED.**

02DRB-01671 Minor-**Sketch Plan**

KEN HOVEY agent(s) for MOCHO,OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 7-A, Unit B, **NORTH ALBUQUERQUE ACRES,** (to be known as **VENICE BUSINESS CENTER,** zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 6 acre(s). [REF: 1000447, 1000907] (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board minutes for October 16 and October 23, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

19. ADJOURNED: 11:36 A.M.

9

DRB CASE ACTION LOG

REVISED 8/20/2002

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.:**DRB-97-165** Project # **V-97-507 (case filed under this #)**

Project Name: **WELLS SANDIA MANOR** EPC Application No.:

Agent: Tierra West LLC Phone No.:

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on _____ 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):_____
  - ❑ **See comments dated** _____
  - ❑ **EPC comments (name)** _____
  - ❑ **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.**

Project Number DRB-97-165 / V-97-507

Defer 11/5/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: DRB-97-165 V-97-507 AGENDA#: 9 DATE: 11.6.02

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 97-165 **AGENDA ITEM NO: 9**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Site Plan approval.

RESOLUTION: 11-5-03

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 6, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Defer 11-6-2002

DRB PUBLIC HEARING SIGN IN SHEETS

DRB-97-165

CASE NUMBER: _____ AGENDA#: 9 DATE: 11-7-01

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

City of Albuquerque

CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 97-165 **AGENDA ITEM NO: 9**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Site Development Plan sign-off.

RESOLUTION: 11/6/02

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 7, 2001

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

November 8, 2000 9:00 A.M.

MEMBERS

Janet Stephens, DRB Chair

Richard Dourte, Transportation Development Roger Green, Utility Development
Loren Meinz, City Engineer/AMAFCA Designee Adrienne Candelaria, Parks & Recreation
Claire Senova, Administrative Assistant

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free:1-800-659-8331.

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

****

a. Call to Order 9:00 a.m.
b. Changes and/or Additions to the Agenda
c. Announcements

****

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

1. **Project #1000854**
00410-00000-01422

Bokay Construction Inc., agents for Curb Inc., request a 1-year Extension of the 2-year Condition of the Subdivision Improvements Agreement for Tract B2-A, **Desert Flower Subdivision, Unit 3**, zoned RLT (City) and located on Unser Blvd SW and Spring Flower Rd SW containing approximately 10.9708 acres. [REF: DRB-98-5/S-99-12] (M-10) **A ONE-YEAR EXTENSION OF THE TWO-**

YEAR CONDITION OF THE SIA WAS APPROVED TO THE CONSTRUCTION DEADLINE DATE OF 11/8/01.

2. **Project #1000858**
00410-00000-01427

Bohannan Huston Inc., agents for New Mexico Educators Federal Credit Union, request a 2-year Extension of the 2-year Condition of the Subdivision Improvements Agreement for Tracts A-1A, A-2A, A-3A and A-4A, **Luecking Park Complex No. 2 and 3**, zoned SU-1 (City) and located on Comanche NE and Vassar NE . [REF: DRB-97-417] (G-16) **AN EXTENSION OF THE TWO-YEAR CONDITION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 5/15/02.**

3. **Project #1000849**
00410-00000-01411(PP)
00440-00000-01439 (TDS)

Southwest Surveying Co., Inc., agents for Keith MacDuffee, request Preliminary Plat approval (includes Grading Plan approval) and Temporary Deferral of Sidewalk Construction for NW l/4 of Sec. 26, T10N, R43, (to be known as **Breeze at Mountain Gate**) zoned SU-1/PRD (City) and located on Four Hills Rd SE containing approximately 7.3537 acres. [REF: Z-98-113, DRB-98-45 (SK)] **[Bob Paulsen (EPC Case Planner, formerly Elisa Paster]** [DEFERRED AT THE AGENT'S REQUEST FROM 11/8/00 TO 11/15/00 TO ALLOW TIME TO SUBMIT FOR SITE PLAN] (L-23) **DEFERRED AT AGENT'S REQUEST TO 11/15/00.**

4. **Project #1000415**
00410-00000-01432 (PP)
00440-00000-01437 (TDS)

Wilson & Company, agents for Argus Development Co., request Preliminary Plat approval includes Grading Plan approval) and Temporary Deferral of Sidewalk Construction and a Design Variance for Sanitary Sewer Slope for a portion of Tracts 334 and 335, Unit 8, Town of Atrisco Grant (to be known as **Chamisa Cove Subdivision**) zoned RD-10 DU/Acre (City) and located on Ouray Rd NW between 57th St NW and Estancia Dr NW containing approximately 7.0088 acres. [REF: 00110-00000-00455, 00138-00000-00626 (Coors Corridor Sector Plan] **[Bob Paulsen, EPC Case Planner, (formerly Bob Torres]** [DEFERRED AT THE AGENT'S REQUEST FROM 11/8/00 TO

11/15/00 TO ADDRESS VARIOUS COMMENTS] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/00.**

5. **Project #1000269**
00420-00000-01434 (SPS)
00420-00000-01435 (SBP)
00440-00000-01433 (P&F)

Tierra West LLC, agents for Union Pension Transaction Trust NM 98-2, request Site Development Plan for Subdivision approval, Site Development Plan for Building Permit approval and Preliminary and Final Plat approval for Tract 5-B-2-B21, (to be known as **Panda Express at Tract 5, Renaissance Center**, zoned SU-1 for C-2 (City) and located on Culture Dr NE between Montano Rd NE and Mercantile Ave NE containing approximately .7895 acres. [REF: DRB-96-242, 00460-00000-00802 (SK)] [DEFERRED AT THE AGENT'S REQUEST FROM 11/8/00 TO 11/22/00 TO ADDRESS VARIOUS COMMENTS] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/00.**

6. **Project #1000187**
00410-00000-01285 (PP)
00440-00000-01286 (TDS)

Tierra West LLC, agents for Los Suenos, LLC, request Preliminary Plat approval (includes Grading Plan approval) and Temporary Deferral of Sidewalk Construction for TN 11 and 12, N R2 and 3E, Unplatted Lands, **Los Suenos Subdivision**, zoned R-T (City) and located on McMahon Blvd NW between Unser Blvd NW and Rockcliff Blvd NW containing approximately 40.07 acres. [REF: 00110-00000-00123, 00460-00000-00776, 00410-00000-00859] [DEFERRED FROM 10/11/00 TO 11/8/00 AT THE AGENT'S REQUEST TO ADDRESS VARIOUS COMMENTS AND RESUBMIT] [DEFERRED AT THE AGENT'S REQUEST FROM 11/8/00 TO 11/15/00 FOR HYDROLOGY REVIEW] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/00.**

7. DRB-97-165
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Powerline Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, **Wells Sandia Manor**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres.[FIRST TIME ON THE AGENDA

5/6/97] [Z-96-25][DEFERRED FROM 5/24/00] [DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT WHICH HAS BEEN ONGOING SINCE 5/6/97] [DEFERRED AT THE APPLICANT'S REQUEST FOR ONE YEAR FROM 11/8/00 TO 11/7/01] (L-23) **DEFERRED AT THE APPLICANT'S REQUEST FOR ONE YEAR TO 11/7/2001.**

8. **Project #1000821**
00410-00000-01325 (VPE)
00410-00000-01324 (PP)
00440-00000-01326 (TDS)
00440-00000-01327 (SV)

Bohannan Huston Inc., agents for Curb, Inc., request Vacation (voiding) of Public Easement, Preliminary Plat approval (includes Grading Plan approval) and Temporary Deferral of Sidewalk Construction plus a Sidewalk Variance for Waiver of Sidewalks for portions of the SW I/4, NE I/4, NE I/4 of Tract 12, Portions of the N I/2, SE I/4, NE I/4, NE I/4 of Tract 12, Portions of the N I/2, NE I/4, NE I/4 of Tract 12, (to be known as **Ridgeview Subdivision**) zoned R-1 (City) and located south of Westside Blvd NW east of Unser NW and north of McMahon NW containing approximately 22.63 acres.[DEFERRED AT THE AGENT'S REQUEST FROM 11/1/00 TO 11/8/00 FOR HYDROLOGY APPROVAL] [REF:Z-98-31, Z-97-120] [DEFERRED AT THE AGENT'S REQUEST FROM 11/8/00 TO 11/15/00 FOR HYDROLOGY REVIEW] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/00.**

9. **Project #1000712**
00410-00000-01384 (PP)
00420-00000-01386 (SPS)
00420-00000-01385 (SBP)
00440-00000-01528 (TDS)

Tierra West LLC, agents for Carla Sonntag, Robert Ghattas and Terrence Dolan, request Preliminary Plat approval (includes Grading Plan approval), Site Development Plan for Subdivision approval, Site Development Plan for Building Permit approval and Infrastructure List approval **and** Temporary Deferral of Sidewalk Construction for Tracts 36, 37, 38 and 39, Unit 2, Town of Atrisco Grant, (to be known as **Desert Pine Subdivision**) zoned R-D (City) and located on Sunset Gardens SW between 94th St SW and 98th St SW containing approximately 16.9159 acres. [REF: AX-87-5,

Z-99-36, Application, 00460-00000-01057] [DEFERRED AT THE AGENT'S REQUEST FROM 10/25/00 TO 11/1/00 TO ADDRESS VARIOUS COMMENTS] [DEFERRED AT AGENT'S REQUEST FROM 11/1/00 TO 11/8/00 TO REVISE LAYOUT] [DEFERRED AT THE AGENT'S REQUEST FROM 11/8/00 TO 11/22/00 TO ADDRESS HYDROLOGY COMMENTS] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/00.**

****

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

****

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

10. **Project #1000319**
00450-00000-01525

Resource Technology Inc., agents for 5 B Management, request Site Development Plan for Building Permit (EPC Final Sign Off) for the westerly portion of Lot 4, **Jefferson Commons II**, zoned IP (City) and located on Office Blvd NE between Singer Blvd NE and I-25 West Frontage Rd, containing approximately 1.84 acres. [REF: Z-00128-00000-00294] **[Debbie Stover, EPC Case Planner]** [DEFERRED AT THE AGENT'S REQUEST FROM 11/8/00 TO 11/22/00 TO ADDRESS GRADING, DRAINAGE AND OTHER COMMENTS] (F-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/00.**

11. **Project #1000363**
00450-00000-01526 (MSP)
00440-00000-01527 (P&F)

Bohannan Huston Inc., agents for City of Albuquerque, request Master Site Development Plan for Subdivision approval (EPC Final Sign Off) and Preliminary and Final Plat approval for Tracts D-1A, D-1D and D-1F, **Sisters of the Order of St. Dominic** (known as **Balloon Fiesta Park**) zoned SU-1 for Park, Museum and Related Uses (City) and located north and south of Alameda Blvd NE between San Mateo NE and the North Diversion Channel, containing approximately 370.1064 acres. [REF: Z-96-77 Balloon Fiesta Park, CC Bill R-88] **[Bob Paulsen, EPC Case Planner]** [DEFERRED AT THE AGENT'S REQUEST FROM 11/8/00 TO 11/15/00 TO ADDRESS

COMMENTS AND MEET WITH THE BOARD REGARDING SEVERAL ISSUES] (B-17,C-16, C-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/00.**

****

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

12. **Project #1000862**
00440-00000-01529

Robin & Kyle Harder, Harder Custom Builders request Preliminary and Final Plat approval for Lot 18, **Chaco Ridge @ High Desert**, zoned SU-2, HD/RT (City) and located on Sunrise Tr Pl NE between Cortaderia NE and Imperata NE containing approximately .25 acres. [REF: DRB-97-134, S-97-42, 00460-00000-01443 (SK)] (E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

13. **Project #1000567**
G. T. 00440-00000-01524

Jeff Mortensen & Associates, Inc., agents for Specialties, request Preliminary and Final Plat approval for Lots 5, 6, 7, 8, A and vacated Right-of-Way, Block 6, **Stronghurst Addition**, zoned C-3 (City) and located on Edith Blvd NE between Claremont Ave NE and Broadway Extension NE containing approximately 0.95 acres. [REF: 00410-00000-00743 (VRW), 00460-00000-00744 (SK)] (H-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

14. **Project #1000485**
00440-00000-01522

Mark Goodwin & Associates PA, agents for American Southwest Homes, request Extension of Preliminary Plat approval for Lots 63-66 and B, **Town of Atrisco Grant and Encanto Village**, Unit 1, zoned RD-9 (City) and located on Unser Blvd SW between Eucariz Ave SW and Sunset Gardens SW containing approximately 29.48 acres. [REF: 00440-00000-00566, 00440-00000-01475] (L-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

15. **Project #1000117**
00440-00000-01451

Huitt-Zollars Inc., agents for Westland Development Co., Inc., request Final Plat approval for **Tierra Oeste Subdivision, Unit 1**, zoned R-D (City) and located on Ladera Dr NW between Unser Blvd NW and Tessa Dr NW

containing approximately 15.35 acres. [REF: DRB-94-443] **[CASE HEARD UNDER PROJECT #1000853,00440-00000-01421, NOW VOID] [CASE UNDER PROJECT #1000117, APPL#00440-00000-01451]** [DEFERRED AT THE AGENT'S REQUEST FROM 10/18/00 TO 11/8/00 TO SUBMIT PLAT AND SITE PLAN FOR APPROVAL] [DEFERRED AT THE AGENT'S REQUEST FROM 11/8/00 TO 11/15/00 TO ADDRESS OPEN SPACE/HOA ISSUES] (H-9/J-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/00.**

****

EXTRATERRITORIAL AREA CASES

****

16. **Project #1000890**
00440-00000-01495

Southwest Surveying Co., agents for Roland Pule, requests Preliminary and Final Plat approval for Lots 271A, 272A and 273A, **Los Amigos Addition**, zoned MH **(County)** and located on Clark Rd SW between Leigh Ave SW and 2nd St SW containing approximately 1.0774 acres. [REF: SRP5-72] (R-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

17. **Project #1000895**
00440-00000-01505

Southwest Surveying Co., Inc., agents for Alvin Griego, requests Preliminary and Final Plat approval for Tracts B-1 and C-1, **Land of Sisters of St. Dominic, Adolfo S Chavez, Alvin Richard Griego and Rachel Gutierrez**, zoned A-1 **(County)** and located on Edith Blvd NE and the AMAFCA North Diversion Channel containing approximately 0.7014 acres. [REF: SRP5-70] (B-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

****

NO ACTION IS TAKEN ON THESE CASES

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

18. **Project #1000902**
00440-00000-01520

Wilson & Company, agents for Service Electric Company, a New Mexico Corporation, request Sketch Plat Review and Comment for Lots 7, 8 and 9, Block 2, **Graceland Acres Addition**, zoned M-1 **(County)** and located on Commercial St NE between Candelaria Rd NE and Industrial Ave NE containing approximately 0.7736 acres. (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

ADJOURNED: 11:08 A.M.

x:\share/drbag2000.wpd

SPEED-MEMO

PLANNING DIVISION — CITY OF ALBUQUERQUE

TO: #7 November 8 2000

SUBJECT: DRB 97-165
V-97-507

INSTRUCTIONS:
Pink: retained by sender
Yellow: retained by recipient
White: returned to sender

MESSAGE:

(1) This case has been on the DRB agenda over 3 years. What kind of progress has been made, if any.

(2) Given the extended length of time this case has been deferred, it would be appropriate to withdraw — and readvertise when it is ready to go forward.

(3) Refer to all previous comments beginning with the staff report dated May 6 1997.

Date Requested by

SIGNED [signature] DATE 11/7/00

REPLY:

SIGNED DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 97-165 **AGENDA ITEM NO: 7**

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:(**1, 7**) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.
See DRB minutes/speed memo dated_5/6/97_____.

RESOLUTION:

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

def to 11/7/2001 by agent

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: Loren D. Meinz
City Engineer/AMAFCA Designee

DATE: November 8, 2000

Defer 11-7-2001

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: DRB-97-165 AGENDA#: 7 DATE: 11-8-00

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

Deferred at Appl to 11-8-00

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: DRB-97-165 **AGENDA#:** 8 **DATE:** 9-13-00

1. **Name:** _____ **Address:** _____ **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO:97-165 **AGENDA ITEM NO:8**

SUBJECT:

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

ACTION REQUESTED:

REV/CMT.(**1**)APP:(**7,6**) SIGN-OFF:()EXTN·() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97.

by agent
11-8-00

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: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:9/13/2000

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

July 26, 2000 9:00 A.M.

MEMBERS

Janet Stephens, DRB Chair
Richard Dourte, Transportation Development Brad Bingham, Utility Development
Susan Calongne, City Engineer/AMAFCA Designee Adrienne Candelaria, Parks & Recreation

Claire Senova, Administrative Assistant

****

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****

a. Call to Order 9:00 a.m.
b. Changes and/or Additions to the Agenda
c. Announcements

****

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

1. **Project #1000635**
00410-00000-00878

Mark Goodwin & Associates PA, agents for Phillips Petroleum Co., request a 2-year Extension of the 2-year Condition of the Subdivision Improvements Agreement for Tracts 38 and 27B-B, Taylor Ranch, zoned SU-1 for C-1 (City) and located on the northwest corner of Coors Blvd NW and Montano Rd NW containing approximately 6.4834 acres. [REF: DRB-98-106, Z-96-124, V-98-28] [FIRST TIME ON AGENDA 7/26/00] (E-12) **A 2-YEAR SIA WAS**

APPROVED TO 7/26/02 THE CONSTRUCTION COMPLETION DEADLINE DATE.

2. **Project #1000376**
00410-00000-00908

Tierra West LLC, agents for Builders Investment Inc., request a 2-year Extension of the 2-year Condition of the Subdivision Improvements Agreement for Paradise Skies Units 1 and 2, zoned R-T (City) and located on Bandelier Dr NW between McMahon Blvd NW and Unser Blvd NW containing approximately 29.0319 acres. [REF: DRB-94-107, 00410-00000-00391] [FIRST TIME ON THE AGENDA 7/26/00] (A-11) **A SIA EXTENSION WAS APPROVED TO HAVE A CONSTRUCTION COMPLETION DEADLINE DATE OF 1/31/02.**

3. **Project #1000644**
00410-00000-00891

Hall Engineering Co., Inc., agents for Chelwood Foursquare Church, requests Vacation (voiding) of a Public Easement for Tract B, La Cuesta Subdivision, zoned SU-1 (City) and located on Copper Ave NE between Juan Tabo NE and Chelwood NE containing approximately 7.26 acres. [FIRST TIME ON THE AGENDA 7/26/00] (K-22) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project #1000455**
00410-00000-00892 (VRW)
00410-00000-00893 (VPE)

Southwest Surveying Co., Inc., agents for Raymond Cohen, request Vacation (closing) of Public Right-of-Way for John St SE and Vacation (voiding) of Public Utility Easements for Tracts 53 and 38, Block 1, 2, 11 and 12, MRGCD Map 44 and Broadway Place Addition (known as Tracts 1, 2 and 3, Lands of Rayco) zoned SU-2 MR/SU-2 HC (City) and located on Broadway Ave SE containing approximately 9.1034 acres. [REF: 00460-00000-00508 (SK)] [FIRST TIME ON THE AGENDA 7/26/00] (M-14) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 2 ADDITIONAL CONDITIONS FROM UTILITIES DEVELOPMENT.**

5. **Project #1000361**
00410-00000-00909 (PP)
00460-00000-00910 (TDS)

Tierra West LLC, agents for Charles Williams and Jim Shull Sr., request Preliminary Plat approval (includes Infrastructure List approval) and Temporary Deferral of Sidewalk Construction for

Tracts A, 223-B1, 223-B2 and 223-B3, Luna Vista Subdivision, zoned R-3 and R-1 (City) and located on Indian School Rd NE between the Alameda Drain and Rosales Rd NE containing approximately 11.61 acres. [FIRST TIME ON AGENDA 3/22/00 FOR SKETCH PLAT](H-13) **DEFERRED AT THE AGENT'S REQUEST FOR DRAINAGE PLAN AND OTHER ISSUES TO 8/16/00.**

6. **Project #1000078**
00410-00000-00912 (PP)
00460-00000-00913 (TDS)
00410-00000-00914 (SPS)
00410-00000-00916 (SBP)

Tierra West LLC, agents for D. R. Horton Inc., request Preliminary Plat approval (includes Grading Plan approval) Temporary Deferral of Sidewalk Construction, Site Development Plan for Subdivision approval (EPC Final Sign Off) and Site Development Plan for Building Permit for unplatted Lands of Clarke-Anne Simms Stiff, zoned SU-1/RT (City) and located on Unser Blvd NW between Azuelo Ave NW and Western Trails NW containing approximately 33.28 acres. [REF: Z-85-138/Z-99-113, 00128-00000-00005] **[Russell Brito, EPC Case Planner]** [FIRST TIME ON THE AGENDA 7/26/00] (F-11) **DEFERRED AT THE AGENT'S REQUEST FOR DRAINAGE PLAN AND AMAFCA ISSUES TO 8/9/00.**

7. **Project #1000503**
00410-00000-00607

Isaacson & Arfman PA, agents for Boyhann LLC, requests Preliminary Plat approval (includes Grading Plan approval) and Temporary Deferral of Sidewalk Construction for Lots 20-23, Tract 2, Unit 3, Block 1, North Albuquerque Acres, zoned RD (City) and located on Eagle Rock NE between Louisiana Blvd NE and Wyoming Blvd NE containing approximately 3.9908 acres. [REF: DRB-99-338] [FIRST TIME ON THE AGENDA 5/31/00] [DEFERRED FROM 7/12/00] *[DEFERRED AT THE BOARD'S REQUEST NO ONE PRESENT AT THE HEARING]* **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS UTILITY, HYDROLOGY AND AMAFCA ISSUES TO 8/2/00.** (C-19)

8. DRB-97-165
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Powerline Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, Wells Sandia Manor, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres.[FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25][DEFERRED FROM 5/24/00] [

(L-23) **DEFERRED AT THE AGENT'S REQUEST TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97. DEFERRED TO 9/13/00.**

9. **Project #1000630**
00410-00000-00862 (VRW)
00410-00000-00863 (VPE)
00410-00000-00860 (BLV)
00410-00000-00864 (PP)
00440-00000-00861 (TDS)
Easterling & Associates Inc., agents for Paradise Heights LLC, request Vacation (closing) of Public Right-of-Way, Vacation (voiding) of Public Easement, a Bulk Land Variance plus Preliminary Plat approval (includes Grading Plan approval) and Temporary Deferral of Sidewalk Construction for Paradise Heights, Unit 6, Tract A, Paradise Heights Unit 6, Tract 3, (to be known as Seville Subdivision) zoned R-1 (City) and located north of Irving Blvd NW and east of Ivy St NW between the west branch of the Calabacillas Arroyo and the Main Stem of the Calabacillas Arroyo, containing approximately 139.81 acres. [FIRST TIME ON THE AGENDA 7/19/00] [DEFERRED AT AGENT'S REQUEST TO ADDRESS ISSUES] [DEFERRED FROM 7/19/00][DEFERRED FROM 7/26/00 AT THE AGENT'S REQUEST] (A-10) **DEFERRED AT AGENT'S REQUEST BECAUSE THE AGENT IS NOT PREPARED AT THIS TIME. DEFERRED TO 8/2/00.**

10. **Project #1000187**
00410-00000-00859 (VRW)
Tierra West LLC, agents for Falcon Ridge LLC, request Vacation (closing) of Public Right-of-Way for Township 11 and 12 North Range 2 and 3 East, zoned R-T (City) and located on McMahon Blvd NW between Unser Blvd NW and Rockcliff Blvd NW containing approximately 40.07 acres. [REF: 00110-00000-00123, 00460-00000-00776] [DEFERRED FROM 7/19/00] [FIRST TIME ON THE AGENDA 6/14/00] DEFERRED FROM 7/26/00 AT THE AGENT'S REQUEST. THE AGENT TO MEET WITH UTPPB REGARDING THIS PLAN. [DEFERRED FROM 7/26/00] (A-11) **DEFERRED AT AGENT'S REQUEST TO 8/30/00.**

****

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

****

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

11. **Project #1000657**
00450-00000-00935 (SBP)
DPR Construction, agents for MCI WorldCom Network Services, request Amended Site

COMMENTS AND MEET WITH THE BOARD REGARDING SEVERAL ISSUES] (B-17,C-16, C-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/00.**

****

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

12. **Project #1000862**
00440-00000-01529

Robin & Kyle Harder, Harder Custom Builders request Preliminary and Final Plat approval for Lot 18, **Chaco Ridge @ High Desert**, zoned SU-2, HD/RT (City) and located on Sunrise Tr Pl NE between Cortaderia NE and Imperata NE containing approximately .25 acres. [REF: DRB-97-134, S-97-42, 00460-00000-01443 (SK)] (E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

13. **Project #1000567**
G. T. 00440-00000-01524

Jeff Mortensen & Associates, Inc., agents for Specialties, request Preliminary and Final Plat approval for Lots 5, 6, 7, 8, A and vacated Right-of-Way, Block 6, **Stronghurst Addition**, zoned C-3 (City) and located on Edith Blvd NE between Claremont Ave NE and Broadway Extension NE containing approximately 0.95 acres. [REF: 00410-00000-00743 (VRW), 00460-00000-00744 (SK)] (H-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

14. **Project #1000485**
00440-00000-01522

Mark Goodwin & Associates PA, agents for American Southwest Homes, request Extension of Preliminary Plat approval for Lots 63-66 and B, **Town of Atrisco Grant and Encanto Village**, Unit 1, zoned RD-9 (City) and located on Unser Blvd SW between Eucariz Ave SW and Sunset Gardens SW containing approximately 29.48 acres. [REF: 00440-00000-00566, 00440-00000-01475] (L-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

15. **Project #1000117**
00440-00000-01451

Huitt-Zollars Inc., agents for Westland Development Co., Inc., request Final Plat approval for **Tierra Oeste Subdivision, Unit 1**, zoned R-D (City) and located on Ladera Dr NW between Unser Blvd NW and Tessa Dr NW

Desert St NE containing approximately 22 acres. [REF: DRB-98-367] [FIRST TIME ON THE AGENDA 7/19/00 AND WAS DEFERRED AT THE AGENT'S REQUEST TO COMPLETE THE SIA TO 7/26/00. [DEFERRED FROM 7/19/00] (E-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

****

EXTRATERRITORIAL AREA CASES

****

THERE ARE NO EXTRATERRITORIAL CASES THIS WEEK

****

ACTION IS TAKEN ON THESE CASES

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

15. **Project #1000184**
00460-00000-00969

Tobias Flatow, agents for City of Albuquerque, Development Services, Ken Balizar, request Sketch Plat Review and Comment for Tracts A-1, B-1 and C-1, Banner Square Addition, zoned SU-2/SU-1/PUD (City) and located on Central SW and Broadway SW containing approximately 7 acres. [REF: Z-84-114, Z-84-114-1, LUCC 97-40] [FIRST TIME ON AGENDA 7/26/00] (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project #1000490**
00460-00000-00968

Mark Goodwin & Associates PA, agents for Vista Del Norte Development LLC, request Sketch Plan Review and Comment for an unplatted tract of land in Sections 22 and 27, T11N, R3E, Tracts Z1A, Z2A and Z2B, Huntzinger Addition and the westerly and easterly portions of Tract 61, MRGCD Map #28, located on Osuna Rd NE between Edith Blvd NE and Chappell Rd NE, containing approximately 405 acres. [REF: DRB-98-71, Z-95-73, Project #1000370, #1000481, 1000220] [FIRST TIME ON THE AGENDA 7/26/00] (D-16/E-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

ADJOURNED: 12:03 P.M.

x:\share/drbag2000.wpd

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO:97-165 **AGENDA ITEM NO:8**

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:(**1**) APP:(**7,6**) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97.

by Agent to 9-13-00

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: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:7/26/2000

Defer 9/13/00

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: DRB-97-165 AGENDA#: 8 DATE: 7-26-00

1. Name: _____ Address: _____ Zip: _____
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14. Name: _____ Address: _____ Zip: _____

Deferred 7-1.00

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 97-165 **AGENDA#:** 3 **DATE:** 5-24

1. **Name:** _____ **Address:** _____ **Zip:** _____
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14. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

V-97-507

DRB CASE NO/PROJECT NO: 97-165 **AGENDA ITEM NO**:3

SUBJECT:

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

ACTION REQUESTED:

REV/CMT·()APP:**(7,6)** SIGN-OFF:()EXTN·() AMEND·()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97.

RESOLUTION:

to 7/19

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: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:5/24/2000

DEVELOPMENT REVIEW BO D

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 8 DATE: 3-29-00

CASE NO. DRB-97-165

Reopened 5/24/00 PLEASE PRINT CLEARLY

1. NAME: NAME:

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

V-97-507

DRB CASE NO/PROJECT NO: 97-165 **AGENDA ITEM NO:8**

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97.

RESOLUTION: 5-24-00

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: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:3/29/2000

DEVELOPMENT REVIEW B D

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 5 DATE: 1-26-00

CASE NO. DRB-97-165

Item 5 Defer to 3/29/00

PLEASE PRINT CLEARLY

1. NAME: NAME:

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:5**

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:(**1**)APP:(**7,6**) SIGN-OFF:()EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 6/6/97.

at agents' request to 3-29-00

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: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:1/26/2000

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 6 DATE: 12-15

CASE NO. 97-165

PLEASE PRINT CLEARLY

Depo to 1-26-2000

1. NAME: Agent - Sierra NAME:

1. ADDRESS: ADDRESS:

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PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: TIERRA WEST LLC

ADDRESS: 4421 MC LEOD RD NE STE D
ALBUQUERQUE, NM 87109

CASE NUMBER: DRB ~~98-375~~ & 97-165

AMOUNT DUE: $75.00

X 441006/4921000 (CITY CASES)

___ 441018/4921000 (COUNTY)

___ 41011/7000110 (LUCC)

COPY OF CHECK

**********DUPLICATE**********
City Of Albuquerque THANK YOU
Treasury Division
DATE: 12/15/99 TIME: 9:14AM LOC: ANEX
RECPT# 00016538 WS# 007 TRANS# 0007
TRSJLM
ACCNT# 441006 ACTVTY# 4921000 FUND:0000
0070 J24 Misc 75.00
CK 75.00 CHG 0.00

TIERRA WEST LLC
RH. 883-7592
4421 MC LEOD RD. NE, SUITE D
ALBUQUERQUE, NM 87109

05/89

6227

95-32
1152 1070 NM

DATE 12/15/99

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy five and no/100 DOLLARS

NationsBank
NationsBank, N.A.

FOR

Donna J Bohannan

⑈006227⑈ ⑆107000327⑆ 00170006238⑈

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:6**

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:(**1**)APP:(**7,6,**) SIGN-OFF:()EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 6/6/97.

RESOLUTION: 1/26/2000

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: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:12/15/99

DEVELOPMENT REVIEW B(D

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 6 DATE: 8-25-99

CASE NO. 97-165

Defer to 10-20-99 PLEASE PRINT CLEARLY

1. NAME: NAME:

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:6**

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:**(1)** APP:**(7,6)** SIGN-OFF:**()** EXTN:**()** AMEND:**()**

ENGINEERING COMMENTS:
See DRB comments dated 5/6/97

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 10/20/99; COMMENTS PROVIDED ___; WITHDRAWN ____

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:8/25/99

DEVELOPMENT REVIEW B D

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 3 DATE: 6-30-99

CASE NO. 97-165

Deferral Ltr 8/25/99 PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:**3

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:(**1**)APP:(**7,6**) SIGN-OFF.()EXTN:() AMEND:()

ENGINEERING COMMENTS:
See DRB comments dated 5/6/99.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 8/25/99; COMMENTS PROVIDED ___; WITHDRAWN ____

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:6/23/99

DRB CASE TRACKING LOG

REVISED 3/17/99

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

DRB Case No.# 97-165
Project Name: Wells Sandia Manor
Agent: Tierra West

SP#:_____S#_____
Fee:$
Phone No.#

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLAT), (MASTER DEVELOP. PLAN),** was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:_____
- ☐ UTILITIES:_____
- ☐ CITY ENGINEER / AMAFCA:_____
- ☐ PARKS / CIP:_____
- ☐ PLANNING (Last to sign):_____
  - ☐ **Planning must record this plat. Please submit the following items:**
    -The original plat and a mylar copy for the County Clerk.
    -Tax certificate from the County Treasurer.
    -Recording fee (checks payable to the County Clerk). RECORDED DATE:_____
    -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

- ☐ TRANSPORTATION
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ UTILITIES
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ CITY ENGINEER / AMAFCA
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ PARKS / CIP
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ PLANNING (Last to sign)
  Dates: Routed:_____ Disapproved:_____ Approved:_____

PLANS RELEASED TO APPLICANT OR AGENT

Date Released:_____ Date Returned:_____
Print Name:_____ Firm:_____
Signed:_____

Date Released:_____ Date Returned:_____
Print Name:_____ Firm:_____
Signed:_____

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 6 DATE: 5-5

CASE NO. 97-165

Deferred to 6/30 PLEASE PRINT CLEARLY

1. NAME: NAME:

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:8**

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:(**1**)APP:(**7,6,**) SIGN-OFF:()EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 6/6/97.

RESOLUTION: 12/15/99

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: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:10/20/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165

AGENDA ITEM NO:6

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:()APP:(7,6,9) SIGN-OFF:()EXTN:() AMEND:()

ENGINEERING COMMENTS:
See DRB comments dated 5/6/97.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 6-30-99 ____; COMMENTS PROVIDED ___; WITHDRAWN ___

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:5/5/99

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 5 DATE: 3-9

CASE NO. 97-165

Refer to 5-4-99 **PLEASE PRINT CLEARLY**

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:5**

SUBJECT:

(01) Sketch Plat
(1a) Sketch Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) SDP Subd
(06) SDP for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Master Plan
(14) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:
See DRB comments dated 5/6/97.

RESOLUTION: 5-4-99

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:3/9/99

DRB CASE TRACKING LOG

REVISED 11/4/98

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

DRB Case No.# DRB-97-165 SP#:_____S#_____
Project Name: Wells Sandia Manor Fee Due:$ Paid
Agent: Tierra West LLC Phone No.#
Your request for **VAC and SDP approval** was approved on by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:_____
- ☐ UTILITIES:_____
- ☐ CITY ENGINEER / AMAFCA:_____
- ☐ PARKS / CIP:_____
- ☐ PLANNING (Last to sign):_____
  - ☐ **Planning must record this plat. Please submit the following items:**
    -The original plat and a mylar copy for the County Clerk.
    -Tax certificate from the County Treasurer.
    -Recording fee (checks payable to the County Clerk). RECORDED DATE:_____
    -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

- ☐ TRANSPORTATION
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ UTILITIES
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ CITY ENGINEER / AMAFCA
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ PARKS / CIP
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ PLANNING (Last to sign)
  Dates: Routed:_____ Disapproved:_____ Approved:_____

PLANS RELEASED TO APPLICANT OR AGENT

Date Released:_____ Date Returned:_____
Print Name:_____ Firm:_____
Signed:_____

Date Released:_____ Date Returned:_____
Print Name:_____ Firm:_____
Signed:_____

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 9 DATE: 1-12-99

CASE NO. 97-165

Defer at Applicant 3/9/99

PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:9**

SUBJECT:

(01) Sketch Plat/SP
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:
See DRB comments dated 5/6/97.

RESOLUTION: 3/9/99

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:1/12/99

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 5 DATE: 11-17-98

CASE NO. 97-165

Defer at ARTC 1/12/99

PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:5**

SUBJECT:

(01) Sketch Plat/SP
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:
See DRB comments dated 5/6/97.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 1/12/98; COMMENTS PROVIDED ___; WITHDRAWN ____

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:11/17/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:3**

SUBJECT:

(01) Sketch Plat/SP
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:
See DRB comments dated See DRB comments dated 5/6/98.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN ____ 11/17/98

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:10/6/98

[redacted]DEVELOPMENT REVIEW BO[redacted]

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 16 DATE: 6-9-98

CASE NO. 97-165

Deferred to 7/21/98 PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:16**

SUBJECT:

(01) Sketch Plat/SP
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT (1) APP: (7,6) SIGN-OFF ( ) EXTN. ( ) AMEND ( )

ENGINEERING COMMENTS:
See DRB comments dated 5/6/97

RESOLUTION: 7/2-1/98

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:6/9/98

DEVELOPMENT REVIEW B D

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 3 DATE: 6-30-99

CASE NO. 97-165

Deferral to 8/25/99 PLEASE PRINT CLEARLY

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DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 6 DATE: 9-1-98

CASE NO. 97-165

Defer at ARTC 10/6/98 PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-408 **AGENDA ITEM NO:6**

SUBJECT:

(01) Sketch Plat/SP
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:()APP:(4,11,9) SIGN-OFF:()EXTN:() AMEND:()

ENGINEERING COMMENTS:
See DRB comments dated 2/10/98

RESOLUTION: 9/2/98

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:8/25/98

[redacted] DEVELOPMENT REVIEW B[redacted]

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 10 DATE: 7-21-98

CASE NO. DRB-97-165

Request 9/1/98

PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:10**

SUBJECT:

(01) Sketch Plat/SP
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:
See DRB comments dated 5/6/97

RESOLUTION: 9/1/98

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:7/20/98

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Administration Conference Room, 3rd Floor, Plaza del Sol Bldg.

April 28, 1998 9:00 A.M.

MEMBERS

Kym E. Dicome, Chair (Development Services)

Richard Dourte, Transportation Development Roger Green, Utility Development
Fred Aguirre, City Engineer/AMAFCA Designee Debbie Stover/Ed Stang, Planning Section,CIP

Claire Koopman, Board Secretary

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this meeting should contact Claire Koopman, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free:1-800-659-8331.

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

****

a. Call to Order 9:00 a.m.
b. Changes and/or Additions to the Agenda

****

<u>CASES WHICH REQUIRE PUBLIC NOTIFICATION INCLUDING MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS</u>

1. DRB-98-34
   V-98-8
   Charlie Gates, agent for Central Octopus Car Wash, requests Vacation (voiding) of a portion of an Alley (Public Right-of-Way) located east of San Mateo Blvd SE and south of Central Ave SE. (K-17/K-18) **VACATION APPROVED AS SHOWN ON EXHIBIT A IN THE PLANNING FILE WITH FINDINGS AND CONDITIONS.**

2. DRB-97-88
   James Alarid E.I., agent for Chavez-Grieves Consulting Engineers, requests Site Development Plan for Building Permit approval for proposed Tract 9-A-1-B containing approximately 3.75 acres and Tierra West LLC, agents for Union Pension Transaction Trust 92-3 NM, request Preliminary and Final Plat approval for Tract 9 (proposed Tracts 9-A-1-A and 9-A-1-B) Renaissance Center, zoned

SU-1 for IP (City) and located on Renaissance Blvd NE between Culture Dr NE and Chappell Dr NE containing approximately 12.127 acres. (F-16) [REF: DRB-96-495] **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS CONDITIONALLY APPROVED AND DELEGATED TO CITY ENGINEER AND PLANNING. PRELIMINARY PLAT CONDITIONALLY APPROVED. FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

3. DRB-98-113 V-98-31 SV-98-22 Tierra West LLC, agents for Kaufman Broad of New Mexico, request Vacation (voiding) of a 15 foot Public Sanitary Sewer Easement, Preliminary Plat approval (includes Grading Plan approval) and a Sidewalk Variance for approximately 30 lots on Lots 12A, 13A1 and 15A1, North Fourth Street Homesites Addition (to be known as Los Golondrinas Subdivision) zoned R-1 (City) and located on the south side of Montaño Blvd NW between 9th St NW and Guadalupe Tr NW containing approximately 5.5 acres. (F-14) [DEFERRED FROM 4/28/98] **DEFERRED AT AGENT'S REQUEST TO 5/5/98.**

4. DRB-98-128 V-98-30 Mark Goodwin & Associates PA, agents for Central Hospitality LLC, request Vacation (closing) of a portion of an Alley (Public Right-of-Way) and Preliminary and Final Plat approval for Lots 6-12 and 19-24, Block 14, New Mexico Town Company Original Townsite zoned SU-3 (City) and located on Central SW between 7th St SW and 8th St SW containing approximately 1.1 acres. (K-14) [DEFERRED FROM 4/28/98] **DEFERRED AT AGENT'S REQUEST TO 5/12/98.**

5. DRB-98-18 V-98-29 Bohannan Huston Inc., agents for Jude Baca, request for various Vacation (voiding) and (closing) of Public Easements and Public Right-of-Ways, Preliminary Plat approval (includes Grading Plan) and a Sidewalk Variance for approximately 68 lots on Lots 1 and 8-10, Mesa West (known as Mesa Oesta Subdivision) zoned R-2/R-3 (City) and located on Yucca Cr NW between Coors NW and Alamogordo Dr NW containing approximately 10.85 acres. (G-11) [DEFERRED FROM 4/28/98] **DEFERRED AT AGENT'S REQUEST TO 5/27/98.**

6. DRB-97-507 S-98-25 Mark Goodwin & Associates PA, agents for David Wetzel, request a Bulk Land Variance plus Preliminary and Final Plat approval for Lots 1A, 1B, 1C and 1D, Stout Subdivision, zoned SU-1 (City) and located on Coors NW between Eagle Ranch Rd NW and Paseo Del Norte NW containing approximately 23.8703 acres. (C-13/D-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. DRB-97-276 SV-97-85 Secret Gardens LLC, Ken Balizer, requests Preliminary Plat approval (includes Grading Plan approval), Site Development Plan, Covenants, and a Sidewalk Variance for a Private Commons Development for approximately 12 lots, Tract 2B, Block 34, Jardines Escondido (to be known as Secret Gardens) zoned RA-2 (City) and located on San Isidro NW and Candelaria NW on Cherokee NW containing approximately 3.075 acres. (G-13)[DEFERRED FROM 4/28/98] **DEFERRED AT THE AGENT'S REQUEST TO 5/27/98.**

8. DRB-96-242 Tierra West LLC, agents for Union Pension Transaction Trust 92-3, NM, request Site Development Plan for Subdivision Amendment for Tracts 5B2A, 5B2B and 5B2C zoned SU-1 for C-2/IP (City) containing approximately 6.5170 acres and Site Development Plan for Building Permit approval for Tract 5-B-2-B,(Econo-Lube N Tune) Renaissance Center, zoned SU-1 for C-2 (City) and located on Mercantile Ave NE between Montaño Rd NE and Commerce Dr NE containing approximately 0.9206 acres. (F-16) [DEFERRED FROM 3/31/98] **WITHDRAWN AT THE AGENT'S REQUEST.**

9. DRB-97-165 V-97-50 Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Powerline Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, Wells Sandia Manor, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [Z-96-25] (L-23) [DEFERRED FROM 4/28/98] **DEFERRED AT THE AGENT'S REQUEST TO 6/9/98.**

10. DRB-97-146 SV-97-79 Southwest Surveying Co., agents for Keith MacDuffee, request Preliminary Plat approval (includes Grading Plan approval) and a Sidewalk Variance for approximately 9 lots, Lot 40, Block 6, Casa Grande Estates, Unit One, (to be known as Crystal Breeze Subdivision) zoned R-T (City) and located on Candelaria Rd NE and Tramway Blvd NE containing approximately 0.9020 acres. [Z-97-67] (H-23) [DEFERRED FROM 4/28/98] **DEFERRED AT THE AGENT'S REQUEST TO 5/27/98.**

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

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SITE DEVELOPMENT PLANS (EPC FINAL SIGN OFF AND AMENDED PLANS)

11. DRB-98-144 Claudio Vigil Architect, agent for Gett/Wright LLC, request Site Development Plan for Building Permit approval for Tract 25, Richfield Park Subdivision zoned IP (City) and located on Columbine Ave NE between Washington St NE and Jefferson St NE containing approximately .76 acre. [REF: Z-85-70-1] (C-17) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS CONDITIONALLY APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, UTILITIES DEVELOPMENT AND PLANNING.**

12. DRB-98-155 Rick Bennett Architect, agent for Gary Bennett, request Site Development Plan for Building Permit approval for Lot 29, Tract D-1, Richfield Park Subdivision zoned IP (City) and located on Washington NE and Alameda NE containing approximately 1 acre. [REF: DRB-95-521] (C-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. DRB-98-39 Eddy Losinski, agent for John Quintana, requests Site Development Plan for Subdivision approval, Site Development Plan for Building Permit approval and Preliminary and Final Plat approval for Tract C4-7, Unit 4, Atrisco Grant, zoned SU-2/IP (City) and located on Central Ave NW and Volcano NW containing approximately 5 acres. [REF: DRB-96-263] (K-9) **SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS CONDITIONALLY APPROVED AND DELEGATED TO UTILITIES DEVELOPMENT, CITY ENGINEER AND PLANNING. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS CONDITIONALLY APPROVED AND DELEGATED TO UTILITIES DEVELOPMENT, CITY ENGINEER AND PLANNING. PRELIMINARY PLAT WAS CONDITIONALLY APPROVED. FINAL PLAT SIGN OFF WAS DELEGATED TO UTILITIES DEVELOPMENT, CITY ENGINEER AND PLANNING.**

14. DRB-97-516 FMSM Architects, agents for San Pedro Corona Ltd., Co., request Site Development Plan for Building Permit approval and Preliminary and Final Plat approval for Lots 18 and 19, Block 14, Tract A, Unit B, North Albuquerque Acres, zoned SU-2/IP (City) and located on Corona Dr NE between San Pedro NE and Interstate 25 containing approximately 1.77 acres. (C-18) [DEFERRED FROM 4/28/98] **DEFERRED TO 5/12/98.**

15. DRB-98-3 Precision Surveys Inc., agents for Randy Stone, request Site Development Plan for Building Permit approval and Preliminary and Final Plat approval for Tract 333-A-1-C, Town of Atrisco Grant, Unit

B, zoned SU-1/C-2 (City) and located on 57th St NW between Coors Blvd NW and Ouray Rd NW and Miami Rd NW containing approximately 3 acres. [REF: Z-94-53] (H-11) **INDEFINITELY DEFERRED TO ADDRESS COMMENTS.**

16. DRB-98-37 de la Torre Architects, agents for GSL Inc., request Site Development Plan for Building Permit approval [EPC Final Sign Off] for Tract B-1, Richfield park Subdivision, zoned SU-1/PRD (City) and located on the northwest corner of Jefferson St Ne and Columbine NE containing approximately 9.2275 acres. [Z-97-131] (C-17) **INDEFINITELY DEFERRED TO BE HEARD WITH PLAT.**

17. DRB-98-153 Herbert M Denish & Associates, Inc., agents for Pappas Restaurants Inc., request Site Development Plan for Building Permit approval [EPC Final Sign Off] for Tract 3, Jefferson Commons, zoned IP (City) and located on Office Blvd NE and I-25 West Frontage Road. [Z-98-39] (F-17) [DEFERRED FROM 4/28/98] **DEFERRED TO 5/5/98.**

18. DRB-97-417 Holmes Sabatini Associates Architects, agents for New Mexico Educators Federal Credit Union, request Site Development Plan for Building Permit approval [EPC Final Sign Off], Site Development Plan for Subdivision and Preliminary and Final Plat approval for Tracts A-1, A-2 and A-3, Leucking Park Complex, zoned SU-1 for Office (City) and located on North pan American Freeway (east) between Comanche NE and Montgomery NE containing approximately 20 acres. [Z-97-115][HEARD UNDER DRB-98-143 NOW VOID] (G-16) [DEFERRED FROM 4/28/98] **DEFERRED TO 5/5/98.**

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

19. DRB-98-154 Albuquerque Surveying Co., Inc, agents for Pat Cervantes, request Preliminary and Final Plat approval for Tracts B-1-A-1, B-1-B-1 and B-1-C-1 Lands of Teresita Romero, zoned R-1 (City) and located on Atrisco Drive NW containing approximately 1.3690 acres. (J-12) **PRELIMINARY PLAT CONDITIONALLY APPROVED. FINAL SIGN OFF DELEGATED TO PLANNING 4/27/98.**

20. DRB-98-151 Ross Elder, agent for Paul & Margaret Cunningham, request Preliminary and Final Plat approval for Lots 3 and 4, Block C, Candelaria Plaza, zoned R-1 (City) and located on La Plaza Dr NE north of Candelaria NE containing approximately 0.4140 acres. (G-13) **PRELIMINARY PLAT CONDITIONALLY APPROVED. FINAL SIGN OFF DELEGATED TO PLANNING.**

21. DRB-97-380 Ryals Engineering, agents for Springer Development, request Preliminary Plat approval for Rapp Town Homes, zoned R-T (City) and located on the north side of Cordova NW between 4th St NW and Los Tomases NW. [Z-97-31] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/98 THE PRELIMINARY PLAT WAS APPROVED.**

22. DRB-97-495 David Goodan requests Preliminary and Final Plat approval for Lots 156 and 157, Block 31, zoned RA-2 (City) and located on Griegos Rd NW between San Isidro Dr NW and Rio Grande Blvd NW containing approximately 0.1440 acres. [REF: ZA-97-399] (F-13) **PRELIMINARY PLAT WAS CONDITIONALLY APPROVED. FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

23. DRB-98-81 Ted Kostranchuk, agent for Neighborhood Housing Services Inc, request Preliminary and Final Plat approval for Lots 296, 297 and 298, Block 27, Perfecto Armijo and Sons Addition, zoned SU-2/TH (City) and located on 7th St NW between Lomas NW and Mountain NW. (J-14) **INDEFINITELY DEFERRED TO COMPLY WITH COMMENTS.**

24. DRB-95-527 Chavez-Grieves Consulting Engineers, agents for Lumbermens Investment Group, requests Preliminary and Final Plat approval for Tract A-1, Acme Acres, zoned C-3 (City) and located on Carlisle Blvd NE between Interstate 40 and Menaul Blvd NE containing approximately 6.29 acres. (H-17) [DEFERRED FROM 4/14/98] **INDEFINITELY DEFERRED ON A NO SHOW.**

25. **SRP5-98-23** Marquez Surveying, agents for Cottrell, Virgil & Nona, request
DRB-98-150 Preliminary and Final Plat approval for Lot 9-A, Map 49, Lands of Cottrell, zoned SU (County) containing approximately 3.1256 acres. (P-12) **INDEFINITELY DEFERRED TO COMPLY WITH COMMENTS.**

26. **SRP5-97-22** Arthur Jaramillo requests Preliminary and Final Plat approval for
DRB-98-142 Tract A-2, Lands of G.C. Renfro, zoned R-1 (County). (M-12) **PRELIMINARY PLAT CONDITIONALLY APPROVED. FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING 4/27/98.**

27. **SRP5-98-10** Rosie M. Black Realtor, agent for Mary Hubert and Charlie Aragon,
DRB-98-90 request Preliminary and Final Plat approval for Tract 1-182b, MRGCD Map 43, zoned A-1 (County) containing approximately 3 acres. (M-21) **PRELIMINARY PLAT APPROVED. FINAL SIGN OFF DELEGATED TO PLANNING.**

28. DRB-97-163 S-98-26 Southwest Surveying Co., Inc., agents for Keith MacDuffee, request Final Plat approval for Tract A-59-A, Northeast Unit, Town of Atrisco Grant, (known as Phase I of Western Breeze Subdivision) zoned R-2 (City) and located on Alamagordo Rd NW between Ouray Rd NW and Quail Rd NW containing approximately 4.6083 acres. (H-11) **FINAL PLAT CONDITIONALLY APPROVED AND DELEGATED TO PARKS/CIP, CITY ENGINEER AND PLANNING 4/27/98.**

29. DRB-97-246 S-98-33 Community Sciences Corp., agents for Curb Inc., request Final Plat approval for Tuscany West, Unit 4, zoned R-1/RLT/RT (City) and located on Unser Blvd NW between Bandelier Dr NW and McMahon Blvd NW containing approximately 19 acres. (A-11) **FINAL PLAT CONDITIONALLY APPROVED AND DELEGATED TO CITY ENGINEER AND PLANNING 4/27/98.**

30. DRB-97-339 S-98-28 Bohannan Huston Inc., agents for Las Ventanas Limited Partnership, request Amended Grading Plan approval and Final Plat approval for Tract Z-2, Ventana Ranch, zoned R-LT (City) and located on Irving Blvd NW east of Ventana Rd NW and north of Paradise Blvd NW containing approximately 114 acres. (B-10) [DEFERRED FROM 4/21/98] **AMENDED GRADING PLAN ENGINEER STAMP DATED 3/30/98 WAS APPROVED. FINAL PLAT CONDITIONALLY APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, CITY ENGINEER AND PLANNING.**

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NO ACTION IS TAKEN ON THESE CASES,
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

31. DRB-98-145 Tom Mann, agent for Charles Bacheller Construction Co., request Sketch Plat Review and Comment for Tracts 1-A, 2-A and 3-A, San Jose Arenal, zoned R-1 (City) and located on Arenal SW between Coors SW and Amole Channel containing approximately 5 acres. (M-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. DRB-98-146 Kemper-Vaughan Consulting Engineers, agents for High Lonesome Ranch (NM Partnership) request Sketch Plat Review and Comment for Tracts 1A and 1C, Land of Eden Replat, zoned A-1 (County) and located on Gabaldon Rd NW between I-40 and Mountain Rd NW containing approximately 20.8 acres. (H-12) [Annexation Petition in process] **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. DRB-98-147 John Perea requests Sketch Plat Review and Comment for Tract 1, Block 16, East Central Business Division, zoned R-1 (City) and located on Juan Tabo NE and Central at the corner of Linn St NE and Shirley St NE containing approximately 11.232 acres. (L-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

34. DRB-98-148 Bohannan Huston Inc., agents for the City of Albuquerque, request Sketch Plat Review and Comment for Alvarado Transportation Center (Tract A, Railway Depot) zoned SU-3 (City) and located on Central Ave SW and 1st St SW. (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

35. DRB-98-136 Community Sciences Corp., agents for Centex Homes, requests Sketch Plat Review and Comment for Tract 1, Lands of Grevey/Liberman (to be known as Timarron Estates, Unit 1) zoned SU-1 (City) and located on DeVargas Rd NE between Snow Vista Diversion Channel and Tanager Dr NE containing approximately 21.08 acres. [REF: Z-98-53] [HEARD UNDER DRB-98-152 NOW VOID] **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

36. Approval of the Development Review Board minutes for December 30, 1997. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE DEVELOPMENT REVIEW BOARD.**

37. Other Matters:

j:\share\drbag97.wpd

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 9 DATE: 4-28-98

CASE NO. DRB-97-165

Dlgger 6/9/98 PLEASE PRINT CLEARLY

1. NAME: Ron Bohannan NAME:

1. ADDRESS: 4421 McLeod Suite D ADDRESS:

2. NAME: NAME:

2. ADDRESS: ADDRESS:

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:9**

SUBJECT:

(01) Sketch Plat/SP
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN ____ 6/9/98

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:4/28/98

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Administration Conference Room, 3rd Floor, Plaza del Sol Bldg.

March 31, 1998 9:00 A.M.

MEMBERS

Kym E. Dicome, Chair (Development Services)

Richard Dourte, Transportation Development Roger Green, Utility Development
Fred Aguirre, City Engineer/AMAFCA Designee Debbie Stover/Ed Stang, Planning Section,CIP

Claire Koopman, Board Secretary

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NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this meeting should contact Claire Koopman, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-2478 - TTY users may also access the Voice number 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. THE DATE OF DEFERRAL MUST BE AGREED UPON BY BOTH PARTIES. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE TUESDAY 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.

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a. Call to Order 9:00 a.m.
b. Changes and/or Additions to the Agenda

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<u>CASES WHICH REQUIRE PUBLIC NOTIFICATION INCLUDING MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS</u>

1. DRB-98-86
   V-98-21

   Anthony Anella, Architect, agent for Nations Bank NA, Trustee for Anderman Trust, request Vacation (closing) of the northern 84 feet of the alley (Public Right-of-Way) between Princeton SE and Vassar SE and Central SE and Silver SE, for Lots 1, 2 and 3, Block 24, University Heights Addition zoned SU-2/UC (City) and located on Central SE between Princeton SE and Vassar SE containing approximately .5 acres. (K-16) **VACATION APPROVED AS SHOWN ON EXHIBIT A IN THE PLANNING FILE WITH FINDINGS AND CONDITIONS.**

2. DRB-98-97
V-98-19

Bohannan Huston Inc., agents for St. Joseph Development Corp., request Vacation (voiding) of Public Utility Easement (former High Street Right-of-Way), Public Waterline and Sanitary Sewer Easement and Public Temporary Construction Easements for Blocks 8 and 10 and lots 3 through 6 and 9 through 12 of Block 9 of the Belvedere (a/k/a Belvidere) Addition; Vacated portion of Marquette Avenue between Walter Street and Elm Street; Tracts 1 and 2 of the St. Joseph Hospital Complex; and Disposition parcel 2-B of the Albuquerque Civic Auditorium site. The site is generally bounded by Dr. Martin Luther King Jr. Avenue N.E. on the South, Interstate 25 on the East, Woodward Place and Martineztown Park on the North and Walter Street and High Street on the West; containing approximately 27 acres. [Z-98-8] (J-14/K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT A IN THE PLANNING FILE DATED 3/31/98 WITH FINDINGS AND CONDITIONS.**

3. DRB-97-420
SV-98-18

Mark Goodwin & Associates PA, agents for Longford Homes, requests Preliminary Plat approval and a Sidewalk Variance for approximately 120 Lots on Tracts A-2 and KK, Rolling Hills Subdivision Unit 2 (to be known as Mountain View Estates Units 3 and 4) zoned RLT & RD/R-1 (City) and located on the northeast corner of Unser SW and Arenal SW containing approximately 18.2109 acres. (Sketch Plat under DRB-95-442)[DRB-98-98 is VOID] (M-10) [DEFERRED FROM 3/31/98] **DEFERRED TO 4/7/98.**

4. DRB-97-494
V-97-127

Tierra West LLC, agents for Union Pension Transaction Trust 92-3 NM, requests Site Development Plan for Subdivision Purposes approval for Tract 8, North Renaissance Center and Site Development Plan for Building Permit approval for proposed Tract 8-A and Tract 8-B, plus Preliminary and Final Plat approval for Tract 8 (to create Tracts 8-A and 8-B) North Renaissance Center, zoned SU-1 for IP (City) and located on Renaissance Blvd NE between Chappel Dr NE and Commerce Dr NE containing approximately 7.3666 acres. [DRB-98-99 IS VOID] (F-16) [DEFERRED FROM 3/31/98] **DEFERRED TO 4/14/98.**

5. DRB-94-281
V-98-22

Tierra West LLC, agents for AIM Management Corp., request Vacation (voiding) of 30 foot Temporary and Emergency Public Access Easement from Taylor Ranch Drive NW to Taylor Ridge Road NW. (E-12) [DEFERRED FROM 3/31/98] **DEFERRED TO 4/14/98.**

6. DRB-96-242 Tierra West LLC, agents for Union Pension Transaction Trust 92-3, NM, request Site Development Plan for Subdivision Amendment for Tracts 5B2A, 5B2B and 5B2C zoned SU-1 for C-2/IP (City) containing approximately 6.5170 acres and Site Development Plan for Building Permit approval for Tract 5-B-2-B,(Econo-Lube N Tune) Renaissance Center, zoned SU-1 for C-2 (City) and located on Mercantile Ave NE between Montaño Rd NE and Commerce Dr NE containing approximately 0.9206 acres. (F-16) [DEFERRED FROM 3/31/98] **DEFERRED AT THE AGENT'S REQUEST TO 4/28/98.**

7. DRB-98-50 V-98-18 SV-98-15 Bokay Construction Inc., agents for Curb Inc., request Vacation (closing) of portions of Bluewater Rd NW, Avalon Rd NW and 90th St NW (Public Rights-of-Way) and Vacation (voiding) of a Public Utility Easement and Preliminary Plat approval (includes Grading Plan approval) plus a Sidewalk Variance for approximately 270 lots, Tracts B34 thru B43 and Tracts B5, B6 and B7, Town of Atrisco Grant, Unit 5, (to be known as Avalon Subdivision) zoned RLT/IP (City) and located on Bluewater Rd NW, Avalon Rd NW between 94th St NW and Unser Diversion Channel for approximately 24 acres. (K-9) [DEFERRED FROM 3/31/98] **DEFERRED AT THE AGENT'S REQUEST TO 4/7/98.**

8. DRB-98-71 SV-98-10 Avid Engineering Inc., agents for Sundt Corp., request a Bulk Land Variance plus a Preliminary and Final Plat approval and a Sidewalk Variance for Tract 61, M.R.G.C.D. #28, Vista Del Norte Subdivision, zoned SU-1 (City) and located on the west side of the North Diversion Channel between Osuna NW and Paseo del Norte NW containing approximately 405 acres. [Z-95-73] [DRB-96-73/S-96-30] (D-16/E-16) [DEFERRED FROM 3/24/98] **WITH THE GRANTING OF THE BULK LAND VARIANCE THE PRELIMINARY PLAT WAS APPROVED WITH THE INFRASTRUCTURE LIST DATED 3/23/98 AND A CONDITION. THE SIDEWALK VARIANCE FOR A WAIVER WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED.**

9. DRB-97-491 V-97-124 CAMI, Ron Hensley, agent for Wayne G. Andrews, requests Vacation (closing) of a portion of Meadowview NW (Public Right-of-Way) located north of Matthew Ave NW and east of Rio Grande Blvd NW. (G-13) [DEFERRED FROM 3/31/98] **DEFERRED AT THE AGENT'S REQUEST TO 4/14/98.**

10. DRB-98-6 V-98-7 CAMI, Ron Hensley, agent for Encinas Group, request Vacation (closing) of a portion of Market Street (Public Right-of-Way) and Preliminary and Final Plat approval for proposed Tracts 1-A-1 and

1-B-1 containing approximately 32.3418 acres and Site Development Plan for Building Permit approval for proposed Tract 1-B-1, El Rancho Atrisco Phase III, zoned R-D (City) and located on Ladera NW and Unser NW between Hanover NW and Ladera NW containing approximately 12.39 acres. (Site Development Plan for Subdivision Under DRB-95-348) (H-10/J-10, H-11/J-11) [DEFERRED FROM 3/17/98] **VACATION OF A PORTION OF MARKET STREET DATED DECEMBER 1996 WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/31/98 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS DEFERRED TO 4/14/98.**

11. DRB-98-116 de la Torre Architects, PA AIA, agents for Westland Development, request Site Development Plan for Subdivision Amendment approval for the southwest corner of Tract 1(proposed Tract 1-A-1) El Rancho Atrisco, Phase III, zoned R-D (City) and located on the southwest corner of Unser Blvd NW and Ladera Dr NW containing approximately 19.9514 acres. [DEFERRED FROM 3/24/98] [REF: DRB-95-348] (H-9/H-10, J-9/J-10) **SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

12. DRB-97-165 V-97-50 Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Powerline Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, Wells Sandia Manor, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [Z-96-25] (L-23) [DEFERRED FROM 3/31/98] **DEFERRED AT THE AGENT'S REQUEST TO 4/28/98.**

13. DRB-97-146 SV-97-79 Southwest Surveying Co., agents for Keith MacDuffee, request Preliminary Plat approval (includes Grading Plan approval) and a Sidewalk Variance for approximately 9 lots, Lot 40, Block 6, Casa Grande Estates, Unit One, (to be known as Crystal Breeze Subdivision) zoned R-T (City) and located on Candelaria Rd NE and Tramway Blvd NE containing approximately 0.9020 acres. [Z-97-67] (H-23) [DEFERRED FROM 3/31/98] **DEFERRED AT THE AGENT'S REQUEST TO 4/28/98.**

14. DRB-97-498 SV-98-12 D. Mark Goodwin & Associates PA, agents for A.S.I.-E.S. Co., Francisco Melendrez, requests Preliminary Plat approval (includes Grading Plan approval) and a Sidewalk Variance for approximately

130 lots on Tract 1-A, San Jose Arenal (to be known as Puño de Tierra Estates Units 1, 2, 3 and 4) zoned R-1 (City) and located on Coors Blvd SW between Arenal Rd SW and Eduardo Rd SW containing approximately 28.333 acres. (M-10) [DEFERRED FROM 3/31/98] **DEFERRED AT THE AGENT'S REQUEST TO 4/14/98.**

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

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SITE DEVELOPMENT PLANS (EPC FINAL SIGN OFF AND AMENDED PLANS)

15. DRB-97-88 James Alarid E.I., agent for Chavez-Grieves Consulting Engineers, requests Site Development Plan for Building Permit approval for Tract 9-A-1-B containing approximately 3.75 acres and Tierra West LLC, agents for Union Pension Transaction Trust 92-3 NM, request Preliminary and Final Plat approval for Tract 9 (proposed Tracts 9-A-1-A and 9-A-1-B) Renaissance Center, zoned SU-1 for IP (City) and located on Renaissance Blvd NE between Culture Dr NE and Chappell Dr NE containing approximately 12.127 acres. (F-16) [REF: DRB-96-495] [DEFERRED FROM 3/31/98] **DEFERRED TO BE ADVERTISED TO 4/21/98.**

16. DRB-98-64 Larry Read, agent for Joe Santangelo, requests Site Development Plan for Building Permit approval [EPC Final Sign Off] for Tracts 1 and 2, Sunshine Country Subdivision, an unplatted parcel directly to the west of the subject site containing approximately 10 acres, and Lot A-1-1, Block O, Amole del Norte Diversion Facility containing approximately 4.3 acres, all located on Blake Road SW between Coors Road SW and Wendel Road SW containing approximately 22.2 acres. (N-10) **INDEFINITELY DEFERRED TO COMPLY WITH COMMENTS.**

17. DRB-97-386 Claudio Vigil Architects, agents for Clark Investment Group, request Site Development Plan Amendment for Tract A, Parcels A-1, Indian School Property, Netherwood Park Addition, zoned SU-1/PRD/Office (City) and located on Indian School Rd NE between Carlisle NE and Washington NE containing approximately 7.0339 acres. (H-17) [HEARD UNDER DRB-98-110 NOW VOID] [DEFERRED FROM 3/24/98] **SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, TRANSPORTATION DEVELOPMENT AND PLANNING.**

18. DRB-98-117 Klee Design Collaborative, agent for Albuquerque Tortilla Co., requests Site Development Plan Amendment for Lots 7, 8, 23, 24, 25 and 26, Block 4, White City Addition, zoned C-2 (City) and located on 4th St NW and Menaul NW. (H-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

19. DRB-95-527 Chavez-Grieves Consulting Engineers, agents for Lumbermens Investment Group, requests Preliminary and Final Plat approval for Tract A-1, Acme Acres, zoned C-3 (City) and located on Carlisle Blvd NE between Interstate 40 and Menaul Blvd NE containing approximately 6.29 acres. (H-17) [DEFERRED FROM 3/31/98] **DEFERRED TO 4/7/98.**

20. DRB-97-539 S-98-21 Mark Goodwin & Associates PA, agents for Clara Vista LLC, requests Final Plat approval for Tracts 24-P1, 25-P1, 26-P1, 9A-P1, Block 2, The Aerie at High Desert, Unit 1, zoned RLT/HD (City) and located on Vulcan Vista Dr NE between Spain Rd NE and Cortaderia St NE containing approximately 0.5031 acres. (E-23) [DEFERRED FROM 3/31/98] **DEFERRED TO 4/7/98.**

21. DRB-94-257 S-94-28 Trails Management Inc., agents for HAT Limited, request Amended Infrastructure List approval and Extension of Preliminary Plat approval for Unplatted Tracts, Four Hills West zoned R-1 (City) and located on Via Posada SE west of Navarra Way SE containing approximately 120.3401 acres. (M-21/M-22) **AMENDED INFRASTRUCTURE LIST WITH REVISED DATED 3/31/98 WAS APPROVED. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO 3/31/99.**

22. DRB-97-535 Bohannan Huston Inc., agents for High Desert Investment Corp., request Amended Infrastructure List approval for Tract 15D-1A, High Desert Subdivision, zoned SU-2/HD/RT (City) and located south of Simms Park Rd NE and east of Imperata NE. (E-23) **AMENDED INFRASTRUCTURE LIST DATED 3/31/98 WAS APPROVED.**

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NO ACTION IS TAKEN ON THESE CASES, IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

23. DRB-98-118 Annette M. Baca, City of Albuquerque, Transit Department, requests Sketch Plat Review and Comment for City Transit Maintenance Facility, Lots 1 and 2, Ladera Industrial Center, zoned

SU-1 (City) and located on the corner of Unser Blvd NW and 98th St (Vista Oriente) NW between Ladera Dr NW and Old Ouray Rd NW containing approximately 130 acres. (H-9/H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. DRB-98-113 Tierra West LLC, agents for Kaufman & Broad of New Mexico, request Sketch Plat Review and Comment for approximately 30 lots, Lots 12A1, 13A1 and 15A, North Fourth Street Homesites Addition, zoned R-1 (City) and located on Montaño Rd NW between 9th St NW and Guadalupe Tr NW containing approximately 5.4911 acres. (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. DRB-98-119 Southwest Surveying Co., agents for La Botanica Partners, request Sketch Plat Review and Comment for Lots 1 through 40, Villa Del Rio, zoned RA-1 (City) and located on Via La Botanica NW between the Albuquerque Riverside Drain and Gabaldon Rd NW. (H-12) **COMMENTS RECEIVED.**

26. DRB-98-120 Archicon LC, agents for Larry Landini, requests Sketch Plat Review and Comment for Lots 30, 31 and 32, Peter Piper Pizza, zoned SU-2/IP (City) and located on Paseo Del Norte NE and San Pedro NE. (C-18) **COMMENTS FORWARDED.**

27. **SRP5-98-5** Harris Surveying, agents for Doug Maes, requests Sketch Plat
DRB-98-63 Review and Comment for the northerly portion of Lot 15, Mountain View Addition, zoned MH (County) containing approximately 0.9751 acres. (P-14) **COMMENTS FORWARDED.**

28. Other Matters:

[redacted] DEVELOPMENT REVIEW BOA[redacted]

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 12 DATE: 3-31-98

CASE NO. DRB-97-165

defer 4/28

PLEASE PRINT CLEARLY

1. NAME: NAME:

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:12**

SUBJECT:

(01) Sketch Plat
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION: 4-28-98

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:3/31/98

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 13 DATE: 3-3-98

CASE NO. DRB-97-165

Refer to 3/31/98 **PLEASE PRINT CLEARLY**

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:13**

SUBJECT:

(01) Sketch Plat
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:()APP:**(7,6,9)** SIGN-OFF:()EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION: 3/31/98

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:3/3/98

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Administration Conference Room, 3rd Floor, Plaza del Sol Bldg.

March 3, 1998 9:00 A.M.

MEMBERS

Kym E. Dicome, Chair (Development Services)

Richard Dourte, Transportation Development Roger Green, Utility Development
Fred Aguirre, City Engineer/AMAFCA Designee Debbie Stover/Ed Stang, Planning Section, CIP

Claire Koopman, Board Secretary

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NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this meeting should contact Claire Koopman, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-2478 - TTY users may also access the Voice number 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. THE DATE OF DEFERRAL MUST BE AGREED UPON BY BOTH PARTIES. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE TUESDAY 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.

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a. Call to Order 9:00 a.m.
b. Changes and/or Additions to the Agenda

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PUBLIC HEARING ON MAJOR SUBDIVISION, VACATIONS, SIA EXTENSIONS, BULK LAND VARIANCE OF PRELIMINARY PLATS AND SITE DEVELOPMENT PLANS

1. **Z-98-41**
DRB-98-59
Dekker/Perich, agents for Emcore, request Site Development Plan for Building Permit for Lot 2, Block 4, Sandia Research Park, zoned SU-1/IP (City) and located on Eubank SE and Research Rd SE containing approximately 5.1164 acres. (M-21) [DEFERRED FROM 3/3/98] **DEFERRED TO 3/10/98.**

2. **SC5-97-11**
DRB-97-132
Southwest Surveying Co., agents for Sal & Patsy Guzman, request Preliminary Plat approval for approximately 29 lots on 7A2C MRGCD Map 51 and Lots 11, 12, 13, Block 8, Lots 11, 12 and 13, Block 9, Lots 7, 8, 9, 10, 11 and 12, Block 10 and Lots 1, 2, 9 and 10, Block 11, Garden Home Place (to be known as Guadalupe South Subdivision) zoned SU Permit/A-1 (County) and located between Shirk Lane SW and the South Diversion Channel and west of Mountain View Elementary School containing

approximately 15.1322 acres. (Q-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/98 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION.**

3. DRB-97-497 SV-98-13 Mark Goodwin & Associates PA, agents for RexCor Inc., request Preliminary Plat approval (includes Grading Plan approval) and a Sidewalk Variance for approximately 144 lots on Tracts 57-60, Unit 2, Town of Atrisco Grant, (to be known as Whispering Pointe Subdivision, Units I, II, III & IV) zoned RD (City) and located on Sunset Gardens Rd SW between 82nd St SW and Unser Blvd SW containing approximately 23.2126 acres. (L-10) [DEFERRED FROM 3/3/98] **DEFERRED TO 3/17/98.**

4. DRB-94-281 (S-94-54) Isaacson & Arfman PA, agents for Taylor Ridge Ltd., Partnership, request a 2-year Extension of the 2-year Condition of the Subdivision Improvements Agreement for approximately 146 lots on Tracts C and E, Taylor Ridge Subdivision, zoned R-1/R-T (City) and located west of Coors Rd NW between Montano Rd NW and Dellyne Ave NW containing approximately 26.34 acres. [REF: S-93-20] (E-12) **ONE-YEAR EXTENSION OF THE TWO-YEAR CONDITION WAS APPROVED.**

5. DRB-98-52 S-98-11 SV-98-17 Mark Goodwin & Associates PA, agents for A Management Corporation, request Preliminary Plat approval (includes Grading Plan approval) and a Sidewalk Variance for approximately 58 lots on Parcel A-2, Town of Atrisco Grant, Unit 7, (to be known as Sun Sage Hills Subdivision) zoned RLT (City) and located west of 94th St SW between Sage Rd SW and Reba Ave SW containing approximately 8.4033 acres. (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/3/98 AND THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/2/98 THE PRELIMINARY PLAT WAS APPROVED. SIDEWALK VARIANCE WAS APPROVED.**

6. DRB-98-53 Fanning-Bard-Tatum, agents for Ashcraft Real Estate & Development, request Site Development Plan for Building Permit for Ashcraft Real Estate Office Building, Tract 4AA-5A-2A, Journal Center Subdivision, zoned I-P (City) and located on Masthead NE between Jefferson NE and I-25 Frontage Road containing approximately 2.276 acres. (D-17) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS CONDITIONALLY APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, UTILITIES DEVELOPMENT AND PLANNING.**

7. DRB-95-483 V-98-10 Bohannan Huston Inc., agents for Ray Shollenbarger, request Vacation of a portion (closing) of Bryn Mawr Avenue (Public Right-of-Way) and a portion of an alley (Public Right-of-Way) and

Preliminary and Final Plat approval for Tracts A, B, C and D, Lots 8-14, Waidelich Estates and Miracerros Addition, zoned C-3 (City) and located on Manual Blvd NE between Bryn Mawr NE and Wellsley NE containing approximately 3.3350 acres. [REF: V-96-66 Expired] (H-16) [DEFERRED FROM 3/3/98] **DEFERRED TO 3/10/98.**

8. DRB-97-536
V-98-12
SV-98-11

Bohannan Huston Inc., agents for High Desert Investment Corp., request Vacation (voiding) of a Public Temporary Drainage Easement and Preliminary Plat approval (includes Grading Plan approval) and a Sidewalk Variance for approximately 69 lots on Tract 9b, Sunset Ridge Subdivision (to be known as Chaco Ridge at High Desert) zoned SU-2/HD/RT (City) and located on Imperata St NE between Academy NE and Blue Grama Rd NE containing approximately 21 acres. (E-23) [DEFERRED FROM 3/3/98] **DEFERRED TO 3/10/98.**

9. DRB-98-55
V-98-13

Rodey Law Firm, John P. Salazar, agents for Presbyterian Healthcare Services Inc., agents Presbyterian Properties Inc., request Sketch Plat Review and Comment and Vacation (closing) of alleys (Public Right-of-Way) and located between Mulberry St NE, Copper Ave NE, Spruce St NE and Central Ave NE. (K-15) [DEFERRED FROM 3/3/98] **WITHDRAWAL LETTER FOR VACATION WAS WITHDRAWN. SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN. THE REQUEST WAS DEFERRED TO 3/17/98.**

10. DRB-98-71
SV-98-10

Avid Engineering Inc., agents for Sundt Corp., request a Bulk Land Variance plus a Preliminary and Final Plat approval and a Sidewalk Variance and Site Development Plan for Subdivision approval for Tract 61, M.R.G.C.D. #28, Vista Del Norte Subdivision, zoned SU-1 (City) and located on the west side of the North diversion Channel between Osuna NW and Paseo del Norte NW containing approximately 405 acres. [Z-95-73] [DRB-96-73/S-96-30] (D-16/E-16) [DEFERRED FROM 3/3//98] **THE DRB VOIDED THE PREVIOUS DRB ACTION UNDER DRB-96-73. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS CONDITIONALLY APPROVED. FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT, TRANSPORTATION DEVELOPMENT AND PLANNING. THE BULK LAND VARIANCE, PRELIMINARY AND FINAL PLAT APPROVAL AND THE SIDEWALK VARIANCE REQUESTS WERE DEFERRED TO 3/17/98.**

11. DRB-97-276
SV-97-85

Secret Gardens LLC, Ken Balizer, requests Preliminary Plat approval (includes Grading Plan approval), Site Development Plan Covenants, and a Sidewalk Variance for Private Commons Developments for approximately 12 lots, Tract 2B, Block 34, Jardines Escondido (to be known as Secret Gardens) zoned RA-2

(City) and located on San Isidro NW and Candelaria NW on Cherokee NW containing approximately 3.075 acres. (G-13)[DEFERRED FROM 3/3/98] **DEFERRED AT THE AGENT'S REQUEST TO 3/10/98.**

12. DRB-97-76
V-97-138
SV-97-83
Bokay Construction Inc., agents for Yvonne Scarafiotti, requests Vacation (closing) of a portion of Karak Road and Coronado Avenue (Public Roadway Easements), Preliminary Plat approval (includes Grading plan approval) plus a Sidewalk Variance for approximately 19 lots on Lots 13, 13, 20 and 21, North Albuquerque Acres, Unit 2, Tract 3 (to be known as Sandia Glow Subdivision) zoned R-D (City) and located on Karak Rd NE between Eubank Blvd NE and Wyoming Blvd NE containing approximately 4 acres. (D-21) [DEFERRED FROM 3/3/98] **DEFERRED AT THE AGENT'S REQUEST TO 3/24/98.**

13. DRB-97-165
V-97-50
Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Powerline Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, Wells Sandia Manor, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [Z-96-25] (L-23) [DEFERRED FROM 3/3/98] **DEFERRED AT THE AGENT'S REQUEST TO 3/31/98.**

14. DRB-97-146
SV-97-79
Southwest Surveying Co., agents for Keith MacDuffee, request Preliminary Plat approval (includes Grading Plan approval) and a Sidewalk Variance for approximately 9 lots, Lot 40, Block 6, Casa Grande Estates, Unit One, (to be known as Crystal Breeze Subdivision) zoned R-T (City) and located on Candelaria Rd NE and Tramway Blvd NE containing approximately 0.9020 acres. [Z-97-67] (H-23) [DEFERRED FROM 3/3/98] **DEFERRED AT THE AGENT'S REQUEST TO 3/31/98.**

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

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SITE DEVELOPMENT PLANS (EPC FINAL SIGN OFF AND AMENDED PLANS)

15. DRB-98-23
Herbert M Denish and Associates, agents for Archdiocese of Santa Fe, request Sector Plan Amendment (EPC Final Sign Off) and Site Development Plan for Subdivision and Preliminary and Final Plat

approval for Lots A and B, University of Albuquerque Urban Center zoned SU-3 (City) and located on Atrisco Dr NW and St. Josephs Dr NW containing approximately 58.5 acres. [G-11) [Z-97-93] [HEARD UNDER DRB-98-69 NOW VOID] [DEFERRED FROM 2/24/98] **SECTOR PLAN AMENDMENT WAS APPROVED. SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS CONDITIONALLY APPROVED. FINAL SIGN OFF DELEGATED TO PLANNING. PRELIMINARY PLAT WAS APPROVED. FINAL SIGN OFF WAS DELEGATED TO PLANNING.**

16. DRB-97-410 Claudio Vigil Architects, agents for Junction Plaza, request Site Development Plan Amendment for Tracts 19-A, 20-A, 22-A and 23-A, Montgomery Business Park, zoned SU-1 (Restaurant) (City) and located on Montgomery NE between Eubank NE and Juan Tabo NE containing approximately 1.9039 acres. (F-21) [DEFERRED FROM 2/24/98] **SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED. FINAL SIGN OFF DELEGATED TO PLANNING.**

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

17. DRB-98-83 Bohannan Huston Inc., agents for James & Cheryl Wetherbe and Michael & Rhonda Gallegos, request Preliminary and Final Plat approval for Lots 63, 64 and 65, Unit II of the Highlands at High Desert, zoned SU-2/HD/R-1 (City) and located on Canada Del Oso Pl NE east of High Desert St NE containing approximately 3.3240 acres. (E-24) **PRELIMINARY PLAT WAS APPROVED. FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING 3/2/98.**

18. **SRP5-97-25** Southwest Surveying Co., agents for Rubel Otero, request
DRB-98-73 Preliminary and Final Plat approval for Lots 3-A and 3-B, Lands of Morris, zoned A-1 (County) containing approximately 1.94 acres. (T-11) **PRELIMINARY PLAT APPROVED. FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING 3/2/98.**

19. DRB-98-78 Southwest Surveying Co., agents for Harold Tidenberg, request Preliminary and Final Plat approval for Parcel C, Embudo Channel (AMAFCA North Diversion) and Tracts J & K, Timoteo Chavez Addition zoned C-3 (City) and located on Morningside Dr NE between Prospect Ave NE and Washington St NE containing approximately 7.0016 acres. (H-17) **PRELIMINARY PLAT APPROVED. FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING 3/2/98.**

20. DRB-97-496 Larry Taud/Carmen Morris request Preliminary and Final Plat approval for Lots A, 37 and 38, Block 19 of Netherwood Park and the west 30 feet of a portion of Girard Blvd as vacated, zoned R-3 (City) and located on Girard Blvd NE between Indian School Rd NE and I-40 containing approximately 0.3309 acres. (H-16) **PRELIMINARY PLAT APPROVED. FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT, PARKS/CIP AND PLANNING 3/2/98.**

21. DRB-98-40 City of Albuquerque Survey Section requests Preliminary and Final Plat approval for Lot 1B, Block 2, Yucca Addition No. 2, zoned C-2 (City) and located on old South Coors Dr SW and Churchill Rd SW containing approximately 0.368 acres. (K-11)[HEARD UNDER DRB-98-79 NOW VOID] **PRELIMINARY PLAT APPROVED. FINAL SIGN OFF DELEGATED TO PLANNING.**

22. DRB-97-432 Wilson & Company, agents for R. John & Colleen Woods, request Preliminary and Final Plat approval for Lot 2-B, Block 6, Siesta Hills Subdivision, zoned R-1 (City) and located on Ridgecrest Dr SE between Ridgecrest SE and Lovelace SE containing approximately 1.62 acres. (M-18) [DEFERRED FROM 3/3/98] **DEFERRED AT THE AGENT'S REQUEST TO 3/10/98.**

23. DRB-98-3 (V-98-2) Precision Surveys Inc., agents for Randy Stone, request Preliminary and Final Plat approval for Tract 333-A-1-C, Town of Atrisco Grant, Unit B, zoned SU-1/C2 Uses (City) and located on 57th St NW between Coors Blvd NW and Ouray Rd NW and Miami Rd NW containing approximately 2.802 acres. (H-11) **INDEFINITELY DEFERRED TO COMPLY WITH COMMENTS.**

24. DRB-98-80 Precision Surveys Inc., agents for Herb Cervantes Jr., request Preliminary and Final Plat approval for Lot 17, Tract T-11, Ladera Heights Subdivision, zoned RT (City) and located on St Josephs Ave NW between 65th St NW and 67th St NW containing approximately 0.147 acres. (G-10) **INDEFINITELY DEFERRED TO COMPLY WITH COMMENTS.**

25. DRB-98-85 V-98-10 Albuquerque Surveying Co., Inc., agents for Sheilah P Garcia/Ed Garcia, request Preliminary and Final Plat approval for Lot 15-A, Block 16, Miracerros Addition, zoned C-3 (City) and located on Menaul Blvd NE and Bryn Mawr Ave NE containing approximately 0.5996 acres. (H-16) [REF: V-96-66 Expired] [DEFERRED FROM 3/3/98] **DEFERRED AT THE AGENT'S REQUEST TO 3/10/98.**

26. DRB-97-131 V-98-10 Albuquerque Surveying Co., Inc., agents for the City of Albuquerque, request Preliminary and Final Plat approval for Tract

A, Block 15, Balduini Park Addition, zoned C-3 (City) and located on Bryn Mawr Dr NE containing approximately 4.1083 acres. (H-16)[REF: V-96-66 Expired] **DEFERRED AT THE AGENT'S REQUEST TO 3/10/98.**

27. DRB-98-61 Surv-Tek Inc., agents for A.J. Black Revocable Trust, requests Preliminary and Final Plat approval for Tract 14, Black Ranch, zoned SU-1 for C-1 and Restaurant (City) and located on the east side of Coors Rd NW between Alameda Rd NW and the Calabacillas Arroyo, containing approximately 9.8363 acres. (B-14)[DEFERRED FROM 2/24/98] **INDEFINITELY DEFERRED ON A NO SHOW.**

28 DRB-97-403 V-97-103 Jeff Mortensen & Associates, agents for Albuquerque Public Schools, request Preliminary Plat approval for Tract C, Parkway Subdivision zoned R-D (City) and located on Tessa Dr NW between Camille Ave NW and Amy Ave NW containing approximately 11.14 acres. (J-9) [DEFERRED FROM 2/3/98] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

29. DRB-97-202 V-97-74 D. Mark Goodwin & Associates, P.A., agents for Romero Hines LLC, request Amended Infrastructure List approval and Amended Preliminary Plat and Grading Plan approval for Tracts 12-17, Town of Atrisco, Unit 2, zoned RD (City) and located on 82nd St SW and 86th St SW between Eucariz Ave SW and Tower Rd SW containing approximately 31.5 acres. (L-9/L-10) [Preliminary Plat and Vacation approved on 8/5/97] [DEFERRED FROM 3/3/98] **DEFERRED AT THE AGENT'S REQUEST TO 3/10/98.**

30. DRB-98-31 Brasher & Lorenz Inc., agents for Texas Land and Cattle Co., request Final Plat approval for Tract A-1B, Cryer Property, zoned SU-1 (City) and located on west Pan American Freeway NE between office Blvd NE and Commerce Dr NE containing approximately 3.69 acres. [Z-97-121] (F-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

****

NO ACTION IS TAKEN ON THESE CASES,
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

31. DRB-98-77 Clint Sherrill, agent for Albert T. Ussery, requests Sketch Plan Review and Comment for Tract 2, Block 38, Tijeras Addition, zoned C-2 (City) and located on Valencia SE and Central SE. (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. DRB-98-81 Ted Kostranchuk, agent for Neighborhood Housing Services, requests Sketch Plat Review and Comment for Los 297 and 298, Block 27, Perfecto Armijo and Brothers Addition zoned SU-2/TH (City) and located on 7th NW between Lomas NW and Mountain NW. (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. DRB-98-82 Bohannan Huston Inc., agents for Jude Baca, request Sketch Plat Review and Comment for Tract L-2, La Reina De Los Altos Addition, zoned R-2 (City) and located on the southwest corner of Comanche NE and Juan Tabo NE containing approximately 3 acres. (G-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

34. DRB-98-84 Tierra West LLC, agents for Patrick McGavick, request Sketch Plat Review and Comment for Tract 7, La Villita Planned Urban Development, zoned SU-1 for PRD (City) and located on La Villita Rd NE between Candelaria Rd NE and Menual Blvd NE containing approximately 1.0289 acres. (H-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

35. DRB-98-86 Anthony Anella requests Sketch Plat Review and Comment for Lots 1, 2, and 3, Block 24, University Heights, zoned SU-2/UC (City) and located on Central SE Between Princeton SE and Vassar SE containing approximately 21.300 acres. (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

36. DRB-98-75 City of Albuquerque requests Vacation Sketch Plat Review and Comment for Lots 14-17, Block A, New Kimo Addition, zoned R-1 (City) and located on Euclid Ave NE west of Palomas NE. (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

37. Other Matters:

j:\share\drbag97.wpd

[redacted]EVELOPMENT REVIEW BO[redacted]

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 10 DATE: 2/3

CASE NO. 97-165

Defer to 3/3 PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:10**

SUBJECT:

(01) Sketch Plat
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 3/3/98; COMMENTS PROVIDED ____; WITHDRAWN ____

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:2/3/98

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 10 DATE: 1-6-98

CASE NO. ORB-97-165

Defer to 2/3/98

PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:10**

SUBJECT:

(01) Sketch Plat
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:(1)APP:(6) SIGN-OFF:()EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION:

APPROVED 4; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN ____ 2/2/98

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

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SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:1/8/98

DEVELOPMENT REVIEW

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 9 DATE: 12-9-97

CASE NO. 97-165

defer 1-6-98 PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:9**

SUBJECT:

(01) Sketch Plat	(06) S. Dev. for B.P.	(11) Grading Plan
(02) Bulk Land Variance	(07) Vacation	(12) SIA EXTENSION
(03) Sidewalk Variance	(08) Final Plat	(13) Other
(04) Preliminary Plat	(09) Infrastructure List	
(05) S. Dev. for Subd	(10) Sector Dev Plan	

ACTION REQUESTED:

REV/CMT (1) APP: (7,6) SIGN-OFF ( ) EXTN ( ) AMEND ( )

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____, COMMENTS PROVIDED ___, WITHDRAWN ____

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DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO (UD) (CE) (TRANS) (CIP) (PLNG)

FOR. _____

_____

SIGNED: Fred J Aguirre
City Engineer/AMAFCA Designee

DATE: 12/9/97

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 12 DATE: 11-18-97

CASE NO. DRB-97-165

Defer 12/9 PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:12**

SUBJECT:

(01) Sketch Plat
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA EXTENSION
(13) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6,) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 12/9/97; COMMENTS PROVIDED ___; WITHDRAWN ____

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:11/18/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:10**

SUBJECT:

(01) Sketch Plat	(06) S. Dev. for B.P.	(11) Grading Plan
(02) Bulk Land Variance	(07) Vacation	(12) SIA EXTENSION
(03) Sidewalk Variance	(08) Final Plat	(13) Other
(04) Preliminary Plat	(09) Infrastructure List	
(05) S. Dev. for Subd	(10) Sector Dev Plan	

ACTION REQUESTED:

REV/CMT:**(1)** APP:**(7,6,9)** SIGN-OFF:**()** EXTN:**()** AMEND:**()**

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN ____ 11/15/97

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DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

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SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:10/21/97

DEVELOPMENT REVIEW

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 9 DATE: 9/23/97

CASE NO. DRB-97-165

Refer / 10/21/97

PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:9**

SUBJECT:

(01) Sketch Plat	(05) S. Dev. for Subd.	(09) Infrastructure List
(02) Bulk Land Variance	(06) S. Dev. for B.P.	(10) Sector Dev Plan
(03) Sidewalk Variance	(07) Vacation	(11) Grading Plan
(04) Preliminary Plat	(08) Final Plat	(12) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION: 10/21/97

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FOR: _____

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SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:9/23/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:11**

SUBJECT:

(01) Sketch Plat
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd.
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(6,7) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION: 9/23/97

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (CIP) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (CIP) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:8/26/97

DEVELOPMENT REVIEW B :D

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 12 DATE: 5/27

CASE NO. DRB-97-165

Agger 6/17 PLEASE PRINT CLEARLY

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:12**

SUBJECT:

____(01) Sketch Plat ____(02) Bulk Land Variance ____(03) Sidewalk Variance
____(04) Preliminary Plat ____(05) S. Dev. for Subd. ____(06) S. Dev. for B.P.
____(07) Vacation ____(08) Final Plat ____(09) Infrastructure List
____(10) Sector Dev Plan ____(11) Grading Plan ____(12) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6) SIGN-OFF:() EXTN:() AMEND.()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION: 5/17/97

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

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FOR: _____

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SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE: 5/27/97

DEVELOPMENT REVIEW B D

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 3 DATE: 5-6-97

CASE NO. DRB-97-165

PLEASE PRINT CLEARLY

1. NAME: Robert Kirkman Kellman NAME:

1. ADDRESS: 124- ~~Sierra Dela~~ 87123 Camino De La Sierra ADDRESS:

2. NAME: Ronald Bohanna NAME:

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May 6TH 1997

Kym Dicome
Chair
DRC
P.O. Box 1293
Alb NM 87103

RE: DRB 97-145 Bury Town

Dear Kym

We are requesting a 3 week deferral to May 27th to address the State Hwy Dept. and City comments. We will address them soon at that time.

Should you have any questions please do not hesitate to contact me.

Sincerely

Randy Rhea

NOTICE OF 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 **Administration Conference Room, 3rd Floor, Planning Department, Plaza del Sol Building, 600 2nd St NW**, on Tuesday, May 6, 1997, beginning at 9:00 a.m., for the purpose of considering the following:

DRB-93-162 (V-93-34) (S-93-21) (SV-93-22)	Bohannan Huston Inc., agents for Centex Homes, request a 2-year Extension of the 2-year Condition of the Subdivision Improvements Agreement (Sidewalks Only) for Inverness at Tanoan Phase V zoned R-D (City) and located west of Lowell NE between San Antonio NE and Academy NE containing approximately 10 acres. (E-23)
DRB-97-57 SV-97-26	Isaacson & Arfman PA, agents for Presley Homes, requests Preliminary Plat approval (includes a Grading Plan) plus a Sidewalk Variance for approximately 81 lots on Tract 20A, Ventana Ranch (known as Luz En La Ventana at Ventana Ranch), zoned R-LT (City) and located on the north side of Ventana Village Rd NW between Rainbow Blvd NW and Las Ventanas Rd NW containing approximately 24.0108 acres. (B-9)
DRB-97-165 V-97-50	Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Powerline Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, Wells Sandia Manor, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [Z-96-25] (L-23)
DRB-97-166 V-97-51	Bohannan Huston Inc., agents for Hunt Building Corp., request Vacation (voiding) of Temporary Roadway and Drainage (Public) Easements for Tract M-1, Seven Bar Ranch, zoned SU permit for C-2 (County) and located on Coors NW between Seven Bar Loop Rd NW and Ellison NW containing approximately 41.5 acres. (A-12/13, B-12/13)

Details of the application(s) may be examined at the Development Services Division of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays - INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Koopman, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-2478 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Kym E. Dicome, Chair

Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 21, 1997.

CITY OF ALBUQUERQUE
C. . TAL IMPLEMENTATION PROGR.. .M
DEVELOPMENT REVIEW BOARD

Ron Bohannan 768-3821

DRB CASE NUMBER: DRB-97 408 **DRB Hearing Date:** August 25, 1998

ITEM NUMBER: 6

SUBDIVISION: Tracts A and B, Sunset Farm Addition

NUMBER OF UNITS: 85

REQUEST FOR: Preliminary Plat Approval

ZONE ATLAS PAGE: K-12

COMMENT:

1. See previous comments.

2. Confirm status of Annexation (provide copy of ordinance) and establishment of Zoning.

fax 883-7034

SIGNED: Karin Pitman

PHONE NO.: 768-3821

DRB Form Revised/SixthSubmittal layout (90%)

SPEED-MEMO

PLANNING DIVISION — CITY OF ALBUQUERQUE

TO: #10 — May 21 '98

SUBJECT: DRB-97-165

INSTRUCTIONS:
Pink: retained by sender
Yellow: retained by recipient
White: returned to sender

MESSAGE:

① application must be completed for propriety interest in the property — or a letter from the property owner authorizing any action by the agent. Received a letter dated May 7 '97 stating that the property owners Shaw, Mitchell, + Mallory Limited Partners no longer had a contract w/ Mr. Eichenberg — Clarify at the hearing.

② No new submittal since May '97 so comments for that site plan still must be met.

Date Requested by

SIGNED [signature] DATE 7/20/98

REPLY:

SIGNED DATE

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET
(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 15 DATE: 8/5/97

CASE NO. DRB-97-165

Deferred to 8/26/97

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:15**

SUBJECT:

(01) Sketch Plat
(02) Bulk Land Variance
(03) Sidewalk Variance
(04) Preliminary Plat
(05) S. Dev. for Subd.
(06) S. Dev. for B.P.
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6,) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 6/17/97

RESOLUTION: 8/26/97

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE:8/5/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:6**

SUBJECT:

(01) Sketch Plat	(05) S. Dev. for Subd.	(09) Infrastructure List
(02) Bulk Land Variance	(06) S. Dev. for B.P.	(10) Sector Dev Plan
(03) Sidewalk Variance	(07) Vacation	(11) Grading Plan
(04) Preliminary Plat	(08) Final Plat	(12) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(7,6,) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 6/17/97

RESOLUTION: 8/5/97

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE: 7/08/97

DEVELOPMENT REVIEW BOARD

SIGN-IN SHEET

(ALL PERSONS WISHING TO SPEAK MUST SIGN IN)

AGENDA ITEM NO. 7 DATE: 6-17-97

CASE NO. DRB-97-165

Refer to 7/8/97

PLEASE PRINT CLEARLY

1. NAME:	NAME:
1. ADDRESS:	ADDRESS:
2. NAME:	NAME:
2. ADDRESS:	ADDRESS:
3. NAME:	NAME:
3. ADDRESS:	ADDRESS:
4. NAME:	NAME:
4. ADDRESS:	ADDRESS:
5. NAME:	NAME:
5. ADDRESS:	ADDRESS:
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6. ADDRESS:	ADDRESS:
7. NAME:	NAME:
7. ADDRESS:	ADDRESS:
8. NAME:	NAME:
8. ADDRESS:	ADDRESS:
9. NAME:	NAME:
9. ADDRESS:	ADDRESS:
10. NAME:	NAME.
10. ADDRESS:	ADDRESS:

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO: 97-165 **AGENDA ITEM NO:**7

SUBJECT:

(01) Sketch Plat (02) Bulk Land Variance (03) Sidewalk Variance
(04) Preliminary Plat (05) S. Dev. for Subd. (06) S. Dev. for B.P.
(07) Vacation (08) Final Plat (09) Infrastructure List
(10) Sector Dev Plan (11) Grading Plan (12) Other

ACTION REQUESTED:

REV/CMT:(1) APP:(6,7) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

See DRB comments dated 5/6/97

RESOLUTION: 7/8/97

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

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (WUD) (CE) (TRANS) (PRKS) (PLNG)

FOR: _____

_____

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE: 6/17/97

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

DEVELOPMENT REVIEW BOARD
May 6, 1997
DRB-97-165/V-97-50

DRB-97-165 Tierra West Development Management Services, agents for Tim
V-97-50 Eichenberg, request Vacation (voiding) of Public Powerline Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, Wells Sandia Manor, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [Z-96-25] (L-23)

AMAFCA	Drainage facilities in this area are operated and maintained by the City of Albuquerque. See COA/Hydrology comments.
COG	No adverse comments.
Zoning Enforcement	SEE ATTACHED COMMENTS.
Neighborhood Coord.	Letter sent to Supper Rock Neighborhood Association.
Office of Econ. Develop.	No comments received.
APS	No comments received.
Police Department	No comments received.
PNM Gas	Approves.
PNM Electric	PNM reserves easements, applicant can contact PNM's Blake Forbes at 241-2973 regarding any relocation of PNM's electric transmission power lines.
Jones Intercable	No adverse comments.
U.S. West Communications	This vacation can be granted.

Environmental Health

Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Contact Larry Caudill (768-2600).

As the proposal proceeds toward the implementation of residential units, EHD encourages the applicant to consider alternatives to the use of woodburning fireplaces. Possibilities include gas logs and Environmental Protection Agency approved woodburning devices. Operating a fireplace for 4 hours can produce as much carbon monoxide as 2 days worth of driving to and from work. In contrast, gas logs produce about 35 times less carbon monoxide than a woodburning fireplace.

Parks Design & Development

This request is subject to the City Park Dedication and Development ordinance which requires the developer to dedicate land suitable for the development of a neighborhood park. The City may accept the payment of a fee in lieu and equal to the value oft he required park land dedication. In this case, the City will require the developer to pay the in lieu park dedication fee for 40 dwelling units prior to sign off on the final plat.

Prior to issuance of Building Permit(s), the developer will be required to pay a Park Development Fee for each new dwelling unit.

Contact Ondrea Linderoth or matt Schmader o the City Open Space Division, and Diane Scena, City Trails Coordinator/Planner, regarding the on-going study for development of the foothills Trail southern Access and Trailhead parking project. This project will be located south of Tract B on the eh new Mexico State Highway and Transportation Department's right of-way. Access from Camino de la Sierra to Route 66 is needed for this project. Additionally, concerns with the grading and drainage plan need further discussion.

Utilities Development

This case was previously heard as DRB 93-86. A water and sanitary sewer availability statement is pending for the proposed development. However, the Site Plan identifies the construction of a public water system and private sanitary sewer system. The private sanitary sewer system and lift station concept is unacceptable. Private water or sewer service for subdivided lots (Fee Simple) has been addressed numerous times over the years with the Public Works Department. A private utility system will be accepted only if the development is a condominium/apartment type with public water and sanitary sewer provided via one connection. It must be noted that on-site fire protection must still be maintained at the expense of the owner/developer. Otherwise, the developer is responsible for the construction of public water and sanitary sewer infrastructure such that each lot has individual service. As previously discussed via several availability statements (March 1996) and comments through EPC/DRB, the sanitary sewer system must be gravity with offsite infrastructure (if required) and acquisition of easements the responsibility of the developer. Also, a layout of how the developer is to provide water and sewer service for each lot is required prior to Site Plan approval.

City Engineer

The Hydrology Section has no objection to the vacation of the powerline easement. An approved conceptual grading and drainage plan is required for site plan approval. An approved drainage report is required for preliminary plat approval. City Surveyor's approval is required for preliminary plat approval. An approved infrastructure list is required for preliminary plat approval. An executed Subdivision Improvements Agreement with financial guarantees is required for final plat approval.

Transportation Development

Correspondence is needed with respect to addressing the EPC finding and conditions.

Planning Department

1. No objection to the Vacation request. 2. Were all the appellants notified of this Site Development Plan before the Development Review Board as committed to at City Council? 3. EPC Conditions: 1) Explain how the building design has been modified since the EPC submittal. Remove (siding) from Note 7. 2) Site Plan still says earthtone. Remove from Note 7. 3) Refer to comments from Utilities Division. 4) How has this been done? 5) Done. 6) Where are the interior yard walls designs? 7) No covenants submitted? 8) What are the materials of the lettering? 9) Refer to Transportation Development comments. 10) Refuse Division shall sign the site plan. 11) How have the requirements of the Sandia Foothills Area Plan been listed? A statement shall be added that this site plan must meet all the requirements of the Sandia Foothills Area Plan. 12) How has this condition been addressed?

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

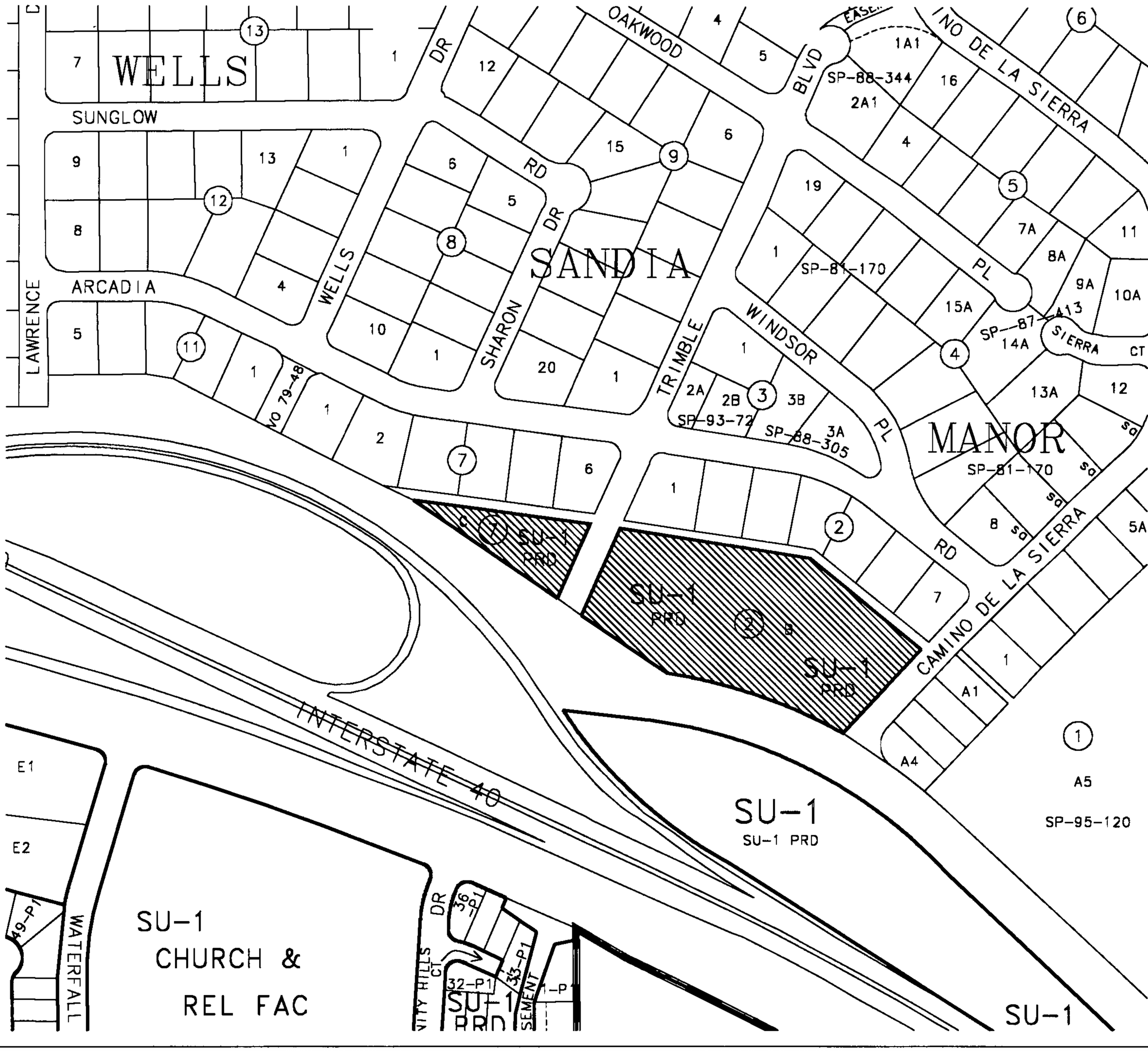
cc: Tim Eichenberg, 1305 San Pedro NE, 87110
Tierra West Development Management Services, 4421 McLeod Rd NE, Suite D, 87109

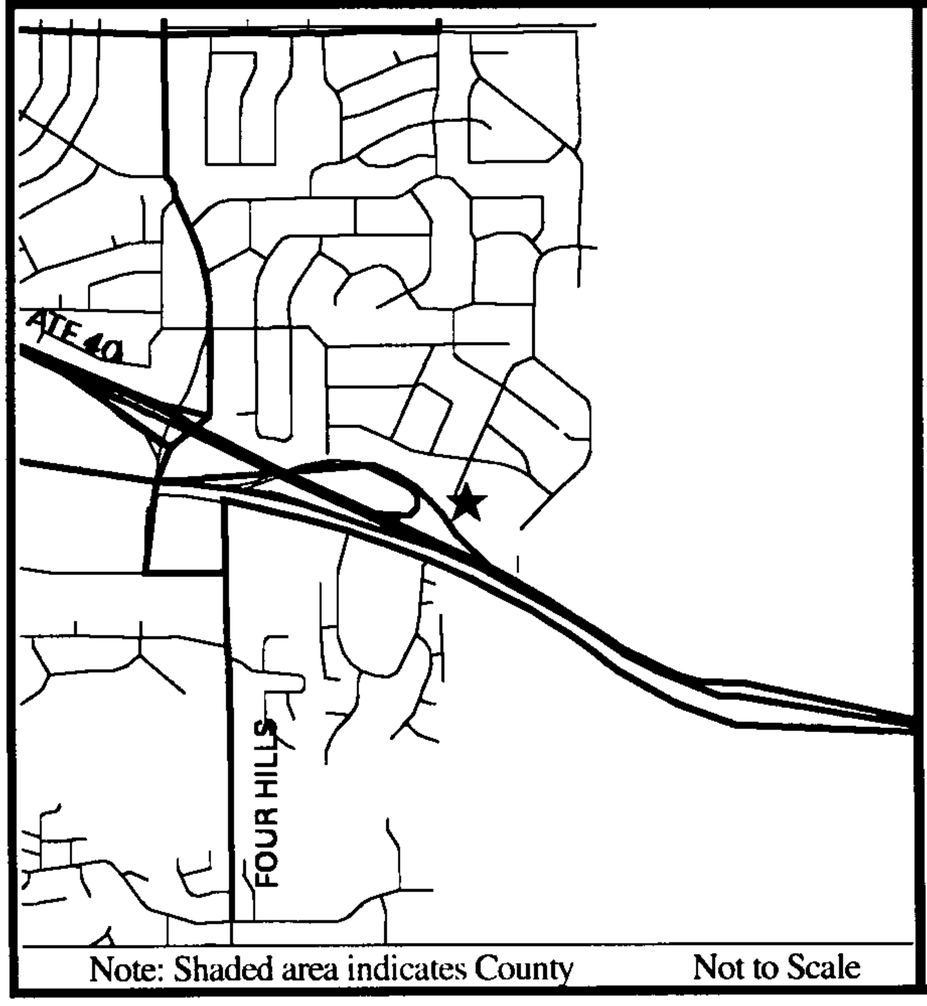
Zoning Enforcement comments
DRB 97-165

"Project Data" references Total number of lots: 42. Clarification of lot lines/replatting is necessary. Typical Unit layouts show yard areas; are these intended as individual owner areas for landscape installation and maintenance? Further clarification for assessment relative to Water Conservation Landscape and Water Waste is necessary.

Various square footage notes for Open Space and Landscaping Calculations do not match. Without a homeowners association, enforcement of landscape maintenance will not be possible.

ZONING MAP





Note: Shaded area indicates County Not to Scale

AGIS

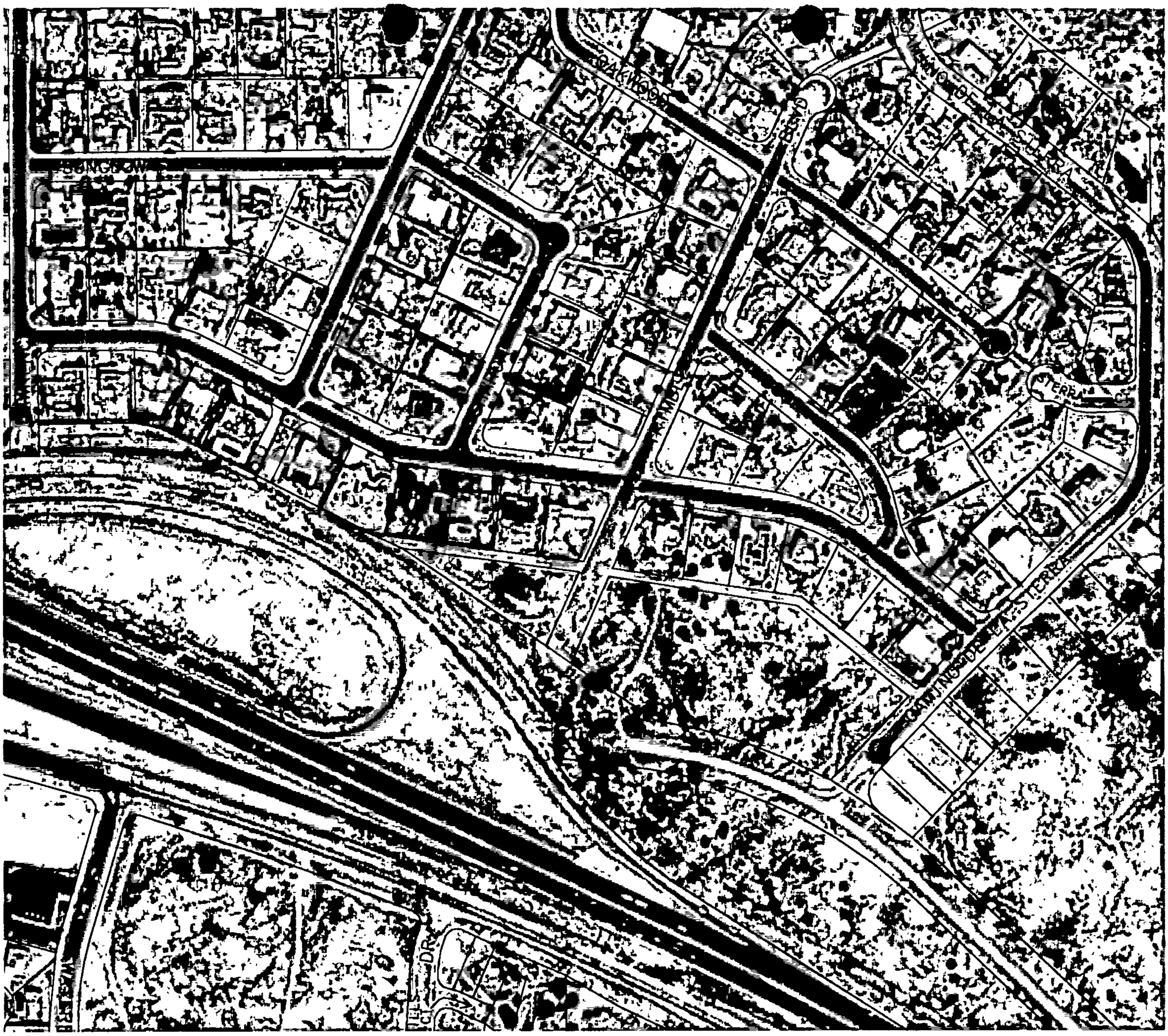
Scale 1"= 306 '

OTHER REF. NO.
DRB-97-165

HEARING DATE
5-6-97

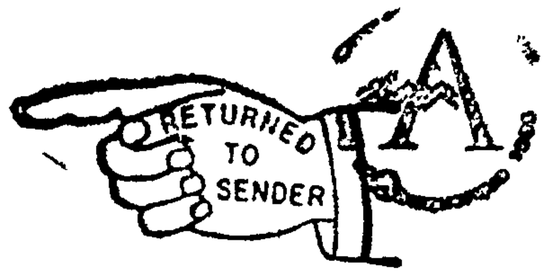
MAP NO.
L-23

FILE NO.
V-97-50


SAN MATEO BLVD
CARMEL
CARMEL
CARMEL

CITY OF
Albuquerque

PLANNING DEPARTMENT



REASON CHECKED

Unclaimed Refused...

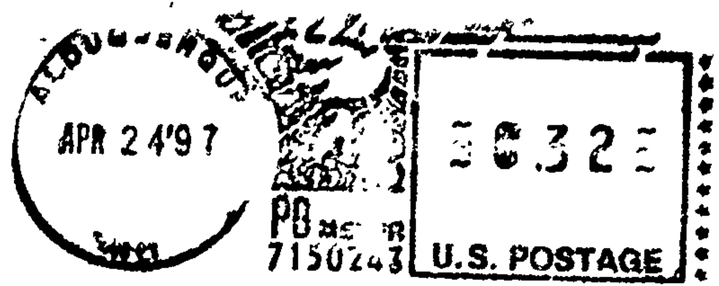
Addressee unknown.....

Insufficient Address.....

No such street.. number...

Fwd. Order Expired.....

Moved Left no order.....



10230563413501020 4

ELLIS LARRY D & JOAN M
2924 WISCONSIN NE
ALBUQUERQUE NM 37110

DRB

Good for You, Albuquerque!

P.O. Box 1293
Albuquerque, New Mexico 87103

110 2438 33

NOTICE OF 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 **Administration Conference Room, 3rd Floor, Planning Department, Plaza del Sol Building, 600 2nd St NW**, on Tuesday, May 6, 1997, beginning at 9:00 a.m., for the purpose of considering the following:

DRB-93-162 (V-93-34) (S-93-21) (SV-93-22) — Bohannan Huston Inc., agents for Centex Homes, request a 2-year Extension of the 2-year Condition of the Subdivision Improvements Agreement (Sidewalks Only) for Inverness at Tanoan Phase V zoned R-D (City) and located west of Lowell NE between San Antonio NE and Academy NE containing approximately 10 acres. (E-23)

DRB-97-57 SV-97-26 — Isaacson & Arfman PA, agents for Presley Homes, requests Preliminary Plat approval (includes a Grading Plan) plus a Sidewalk Variance for approximately 81 lots on Tract 20A, Ventana Ranch (known as Luz En La Ventana at Ventana Ranch), zoned R-LT (City) and located on the north side of Ventana Village Rd NW between Rainbow Blvd NW and Las Ventanas Rd NW containing approximately 24.0108 acres. (B-9)

DRB-97-165 V-97-50 — Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Powerline Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, Wells Sandia Manor, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [Z-96-25] (L-23)

DRB-97-166 V-97-51 — Bohannan Huston Inc., agents for Hunt Building Corp., request Vacation (voiding) of Temporary Roadway and Drainage (Public) Easements for Tract M-1, Seven Bar Ranch, zoned SU permit for C-2 (County) and located on Coors NW between Seven Bar Loop Rd NW and Ellison NW containing approximately 41.5 acres. (A-12/13, B-12/13)

Details of the application(s) may be examined at the Development Services Division of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays - INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Koopman, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-2478 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Kym E. Dicome, Chair

Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY; APRIL 21, 1997.

CITY OF
Albuquerque

PLANNING DEPARTMENT

RETURN TO SENDER

Forwarding Order Expired
Attempted Not Known
No Such Number
No Mail Receptacle
Vacant
Refused
Insufficient Address
Do Not Remail In This Envelope

Initials _____ Route _____

APR 24'97

PB METER 7150243

$ 0.32

U.S. POSTAGE

1023056252285306 49

NORTH FOUR HILLS PARTNERSHIP
10832 PROSPECT NE
ALBUQUERQUE NM 87112

DRB

Good for You, Albuquerque!

P.O. Box 1293
Albuquerque, New Mexico 87103

NOTICE OF PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Kym E. Dicome, Chair

Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 21, 1997.

P R O P E R T Y O W N E R S H I P L I S T

ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DEPARTMENT

ZA-	**Z-**
AX-	**V-** 9750
CZ-	**CSU-**
DRB- 97-165	**S-**
SD-	

Meeting Date: 5-6-97

Index Map: L-23

Notification Radius: 100 ft.

Cross Refernce and
Location:

Applicant: Tim Eichenberg

Address: 1305 San Pedro NE Albq. NM 87110

Agent: Tierra West Dev. Mgmt. Services

Address: 4421 McLeod Rd. Suite D Albq. NM 87109

SPECIAL INSTRUCTIONS

Notices must be mailed from the City 15 days prior to the meeting

Date Mailed: 4-24-97

Signature: C.P.

CASE NO. DRB 97-165 DATE: 5-6-97 LEGAL LIST 342 PAGE ____ OF ____

MAP INDEX	MAP NUMBER	GRID LOCATION	PARCEL SEQUENCE	NAME & ADDRESS
L-23	1023-056	249-391	202-01	✓ 357-372 102-38 ✓
		300-370	101-01	✓ 197-280 307-01 ✓
		207-417	202-07	✓ 252-285 306-49 ✓
		220-411	06	✓ 304-157 401-70 ✓
		231-408	05	✓ done
		242-406	04	✓
		253-405	03	✓
		263-404	02	✓
		281-401	101-13	✓
		292-399	12	✓
		302-398	11	✓
		312-395	10	✓
		320-390	09	✓
		327-384	08	✓
		337-377	07	✓
		333-340	102-01	✓
		337-346	02	✓
		341-350	04	✓
		345-354	05	✓
		351-364	39	✓

APPLICATION TO THE DEVELOPMENT REVIEW BOARD

APPLICATION FOR: (CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED)

Minor Subdivision
____ Sketch Plat Review & Comment
____ Preliminary Plat & Final Plat (City Surveyor Approval Required)
____ Lot Split (" " ")

Vacation (See No. 2)
____ Public Right-of-Way
__X__ Public Easement
____ Private Easement

Major Subdivision (see No. 3)
__XX__ Sketch Plat Review & Comment
____ Preliminary Plat Approval
____ Final Plat Approval

Site Development Plan (See No. 4)
____ Review & Comment
__X__ Final Sign Off for EPC
____ Approval (DRB only-attach checklist)
____ Amended Plan

Subdivision Variances (See No. 5)
____ Subdivision Design Standards
____ Improve. Guarantee (Bulk Land)
____ Sidewalk Variance

Other (See No. 6)
____ Amended Infrastructure List
____ SIA Extension
____ Sector Plan Review or _ sign off
_____

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat for Major Subdivisions. All attachments must be submitted with the application and, after folding, shall not exceed 8-1/2 x 14 inches.
INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-3860.

APPLICANT INFORMATION
APPLICANT NAME: Tim Eichenberg Telephone Number: 265-7555
Mailing address: 1305 San Pedro NE
City: Albuquerque State: NM Zip Code: 87110
Applicant's Propriety Interest in the Property: _____
Has a List of Owner's Been Provided? X Yes ____ No (This is Required for Preliminary Plat Application)
AGENT (if any): Tierra West Dev. Mgmt. Ser. Telephone Number: 883-7592
Mailing address: 4421 McLeod Rd Suite D
City: Albuquerque State: NM Zip Code: 87109
SIGNED (Applicant or Agent): _____ (Print) Shahab Biazar, P.E.

1. **SITE INFORMATION**
(a) Property is: X within the City Limits of Albuquerque or _____ Outside the City Limits of Albuquerque, but within five (5) miles (this is the extent of Development Review Board jurisdiction)
(b) Present Zoning: SU-1-PRD Proposed Zoning (Complete Only if Zone Change is Anticipated): _____
(c) Existing Buildings? _____ Yes X No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet):
If yes, Address(s) (required): _____
(d) Number of Lots Existing: 2 Number Proposed: 42 Total Land Area Covered by Request: (Acres) ± 4.90
(e) Present Legal Description of the Property: Lot/Tract No.(s): Tract B & C Block/Map No.(s) 2 & 7 (L-23-Z)
Subdivision/Addition: Wells Sandia Manor
(f) Location of Property by Streets - Located on (or near): Trimble Blvd. & Camino De La Sierra
between I-40 and Arcadia Road
(g) Uniform Property Code (18 Digit Number Issued by County Assessor): 1-023-056-249-391-2-0201
1-023-056-300-370-1-0101

2. **VACATION ONLY:** Give reason for request on separate sheet. Sketch/state exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.

3. **SUBDIVISION ONLY:** An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision/ Preliminary Plat application. Attach any variances or easements granted for this property which affects platting, if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request, if applicable.

4. **SITE DEVELOPMENT PLAN ONLY:** For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.

5. **SUBDIVISION VARIANCE REQUEST:** Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual (DPM) and Subdivision Ordinance. For sidewalk Variance, sketch location and state reason for variance.

6. **AMENDED INFRASTRUCTURE LIST, ETC.:** Describe and show changes to approved Infrastructure List. For Subdivision Improvement Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, Notice of Decision, reduced plat or plan).

7. **SUPPLEMENTAL INFORMATION**
(a) List Cross References to Environmental Planning Commission cases (Z-) if applicable: Z-96-25
(b) List Cross References to Development Review Board cases (DRB-) if applicable: _____
(c) List any Variance Granted (ZA-) if applicable Case No.: _____ _____ City _____ County

PLANNING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: _____ Date: 4.8.97
Advertised Case? X Yes ____ No If yes, Number of Signs Issued: 1 Fee(s): $ 31.00
Map Number: L-23-97
Hearing Date: 5.6.97
S-
V- 97-50
DRB- 97-165

NSK

Tierra West Development
Management Services

April 8, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, new Mexico 87103

Re: Request for Site Development Plan and Sketch Plat Approval
Tract C, Block 7 and Tract B Block 2, Wells Sandia Manor, Zoned SU-1 for PRD
Zone Atlas Page L-23

Dear Ms. Dicome:

Tierra West Development Management Services on behalf of Tim Eichenberg requests review and approval for a Site Development Plan for 42 townhouses situated on Tract C Block 7 and Tract B Block 2, Wells Sandia Manor, located between Trimble, NE and Camino De La Sierra, NE and containing 4.98 ± acres. The site is currently zoned SU-1 for PRD not to exceed 10 dwelling units per acre.

The site is located on the City's east edge and lies between Interstate 40 and Wells Sandia Manor subdivision in the foothills of the Sandias. The site is immediately adjacent to Interstate 40 and more specifically the off ramp to Tramway Boulevard.

Should you have any questions concerning the project prior to the hearing please do not hesitate to call me.

Sincerely,

Shahab Biazar, P.E.

Enclosures

cc: Tim Eichenberg

Job No 960011
sb

9611kym.wpd

SITE

OPEN SPACE

SCALE IN FEET

250 0 500 1000

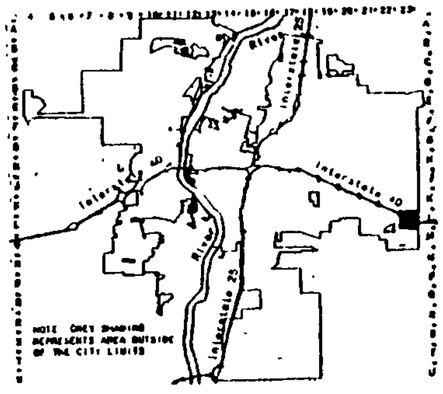
PHOTOCOPY--NOT TO SCALE

North

AGIS

© Planning Department

Map Amended through September 13, 1994



LEGAL DESCRIPTION

T10N

R4E

SEC 28

UNIFORM PROPERTY CODE

1-028-068

L-23-Z

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: April 26, 1996

OFFICIAL NOTIFICATION OF DECISION

Grace Butler
Tim Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

FILE: Z-96-25
LEGAL DESCRIPTION: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, zoned SU-1/ PRD, located south of Arcadia Road NE between Trimbell Boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres (L-23). KYM DICOME, STAFF PLANNER

On April 25, 1996, the Environmental Planning Commission voted to approve Z-96-25, a site development plan based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The only issue before the Environmental Planning Commission at this time is the review of a site development plan; the density for this site was established by case number Z-78-3 which was appealed to the Land Use Planning and Zoning Commission of the City Council and unanimously upheld.

2. This site is zoned SU-1 PRD with a density cap of 10 du/acre, for R-T uses.

3. Modifications are required to the landscaping, building elevations and parking calculations.

4. With these modifications, the site development plan meets the requirements of the City adopted plans and policies including the Sandia Foothills Area Plan.

CONDITIONS:

1. The building elevation sheet shall include the traditional and southwestern architecture, the materials (Stucco and/or brick), and the two types of roofs (flat or pitched). The building design needs modifications and shall be delegated to DRB.

2. The proposed color range of the buildings shall be more specifically listed.

3. The utility system (layout and type) shall be coordinated and approved by Utilities Development Division prior to final sign-off.

4. The landscape calculations shall be revised to subtract out individual yard areas.

5. The required usuable open space (750 square feet) shall be specified on the plan.

6. The materials, colors, and heights of the interior yard walls shall be specified on the plan.

7. The maintenance of the common landscaped areas, driveways, and streets shall be the responsibility of a Home Owner's Association and the covenants shall be approved by the DRB prior to site plan sign-off.

B97-165

102305624939120201	LEGAL: 007W ELLS SANDIA MANOR SUBD C		LAND USE:		
	PROPERTY ADDR: 00000 TRIMBLE	BL NE ALBUQUERQUE			
	OWNER NAME: BUTLER JOHN F ETUX				
	OWNER ADDR: 01404 RIDGECREST	LP SE ALBUQUERQUE		NM	87108
102305630037010101	LEGAL: LT B BLK 2 (LESS 27 FT OUR TO R/W) WELLS SANDIA MÀ		LAND USE:		
	PROPERTY ADDR: 00000 N/A		ALBUQUERQUE		
	OWNER NAME: BUTLER JOHN F ETUX				
	OWNER ADDR: 01404 RIDGECREST	LP SE ALBUQUERQUE		NM	87108
102305620741720207	LEGAL: * 1 7 & THE ELY 1/2 OF VACATED RIGHT-OF-WAY OF WEL		LAND USE:		
	PROPERTY ADDR: 14100 ARCADIA	RD NE ALBUQUERQUE			
	OWNER NAME: BARNHILL ROSS & CONNIE				
	OWNER ADDR: 14100 ARCADIA	RD NE ALBUQUERQUE		NM	87123
102305622041120206	LEGAL: * 00 2 00 7WELLS SANDIA MANOR SUBD		LAND USE:		
	PROPERTY ADDR: 14106 ARCADIA	NE ALBUQUERQUE			
	OWNER NAME: BARR PATRICK A & LYNN D				
	OWNER ADDR: 14106 ARCADIA	DR NE ALBUQUERUQUE		NM	87123
102305623140820205	LEGAL: * 00 3 00 7WELLS SANDIA MANOR SUBD		LAND USE:		
	PROPERTY ADDR: 14112 ARCADIA	NE ALBUQUERQUE			
	OWNER NAME: WILSON THOMAS L ETUX				
	OWNER ADDR: 14112 ARCADIA	NE ALBUQUERQUE		NM	87123
102305624240620204	LEGAL: * 00 4 00 7WELLS SANDIA MANOR SUBD		LAND USE:		
	PROPERTY ADDR: 14200 ARCADIA	NE ALBUQUERQUE			
	OWNER NAME: DAVIS ANN				
	OWNER ADDR: 14200 ARCADIA	NE ALBUQUERQUE		NM	87123
102305625340520203	LEGAL: * 00 5 00 7WELLS SANDIA MANOR SUBD		LAND USE:		
	PROPERTY ADDR: 14206 ARCADIA	DR NE ALBUQUERQUE			
	OWNER NAME: BRATTON RONALD R &				
	OWNER ADDR: 14206 ARCADIA	NE ALBUQUERQUE		NM	87123
102305626340420202	LEGAL: * 00 6 00 7WELLS SANDIA MANOR SUBD		LAND USE:		
	PROPERTY ADDR: 14214 ARCADIA	RD NE ALBUQUERQUE			
	OWNER NAME: SODERSTROM DONALD W				
	OWNER ADDR: 14214 ARCADIA	RD NE ALBUQUERQUE		NM	87123
102305628140110113	LEGAL: *000 1000 2WELLS SANDIA MANOR SUBD		LAND USE:		
	PROPERTY ADDR: 14300 ARCADIA	RD NE ALBUQUERQUE			
	OWNER NAME: HOUSEL MARK S & TREMKO				
	OWNER ADDR: 14300 ARCADIA	RD NE ALBUQUERQUE		NM	87123
102305629239910112	LEGAL: * 00 2 00 2WELLS SANDIA MANOR SUBD		LAND USE:		
	PROPERTY ADDR: 14306 ARCADIA	RD NE ALBUQUERQUE			
	OWNER NAME: GARTON JAMES P				
	OWNER ADDR: 01105 PINNACLE VIEW	DR NE ALBUQUERQUE		NM	87112
102305630239810111	LEGAL: * 00 3 00 2WELLS SANDIA MANOR SUBD		LAND USE:		
	PROPERTY ADDR: 14312 ARCADIA	RD NE ALBUQUERQUE			
	OWNER NAME: RAESS JOHN K & KAREN S				
	OWNER ADDR: 14312 ARCADIA	RD NE ALBUQUERQUE		NM	87123

102305631239510110	LEGAL: * 00 4 00 2WELLS SANDIA MANOR SUBD			LAND USE:			
	PROPERTY ADDR: 14318 ARCADIA			NE ALBUQUERQUE			
	OWNER NAME: MATHIS EMANUEL F ETUX						
	OWNER ADDR: 14318 ARCADIA		NE	ALBUQUERQUE	NM	87123	
102305632039010109	LEGAL: * 00 5 00 2WELLS SANDIA MANOR SUBD			LAND USE:			
	PROPERTY ADDR: 00000 ARCADIA			NE ALBUQUERQUE			
	OWNER NAME: GROSSMAN HERBERT M ETUX						
	OWNER ADDR: 13309 CHICO		RD	NE ALBUQUERQUE	NM	87123	
102305632738410108	LEGAL: * 00 6 00 2WELLS SANDIA MANOR SUBD			LAND USE:			
	PROPERTY ADDR: 00000 N/A			ALBUQUERQUE			
	OWNER NAME: GILSTRAP ELMER J & ELEANOR						
	OWNER ADDR: 14101 ENCANTADO		RD	NE ALBUQUERQUE	NM	87123	
102305633737710107	LEGAL: * 00 7 00 2WELLS SANDIA MANOR SUBD			LAND USE:			
	PROPERTY ADDR: 14416 ARCADIA		DR	NE ALBUQUERQUE			
	OWNER NAME: METZGER RONALD A & ELIZABETH A						
	OWNER ADDR: 14416 ARCADIA		DR	NE ALBUQUERQUE	NM	87123	
102305633334010201	LEGAL: LT A -4 B LK 1 CORRECTED PLAT OF LTS A-1 THRU A-5 BL			LAND USE:			
	PROPERTY ADDR: 00000 N/A			N/A			
	OWNER NAME: SHORT ERNEST S & JOSEPHINE O						
	OWNER ADDR: 09204 HOLM BURSUN		NW	ALBUQUERQUE	NM	87114	
102305633734610202	LEGAL: LT A -3 B LK 1 CORRECTED PLAT OF LTS A-1 THRU A-5 BL			LAND USE:			
	PROPERTY ADDR: 00000 N/A			N/A			
	OWNER NAME: MODY BHARAT H & CHAMPA B						
	OWNER ADDR: 00601 PAISANO		NE	ALBUQUERQUE	NM	87123	
102305634135010204	LEGAL: LT A -2 B LK 1 CORRECTED PLAT OF LTS A-1 THRU A-5 BL			LAND USE:			
	PROPERTY ADDR: 00000 N/A			N/A			
	OWNER NAME: ELLIS LARRY D & JOAN M						
	OWNER ADDR: 02924 WISCONSIN		NE	ALBUQUERQUE	NM	87110	
102305634535410205	LEGAL: LT A -1 B LK 1 CORRECTED PLAT OF LTS A-1 THRU A-5 BL			LAND USE:			
	PROPERTY ADDR: 00000 N/A			N/A			
	OWNER NAME: KEILMAN ROBERT W & EDNA R						
	OWNER ADDR: 00007 BRAD		CT	TIJERAS	NM	87059	
102305635136410239	LEGAL: * 00 1 00 1WELLS SANDIA MANOR SUB			LAND USE:			
	PROPERTY ADDR: 00000 N/A			N/A			
	OWNER NAME: RHODES HARRIETTE W						
	OWNER ADDR: 07650 HALEY		DR	ROSEVILLE	CA	95661	
102305635737210238	LEGAL: * 00 2 00 1WELLS SANDIA MANOR SUBD			LAND USE:			
	PROPERTY ADDR: 00000 CAMINO SIERRA		NE	N/A			
	OWNER NAME: MOSELY DOROTHY B						
	OWNER ADDR: 02501 BRIGGS CHANEY		RD	SILVER SPRINGS	MD	20905	
102305619728030701	LEGAL: TRAC T B- 1 NORTH FOUR HILLS SUBD REPL OF TR B, C &			LAND USE:			
	PROPERTY ADDR: 00000 N/A			ALBUQUERQUE			
	OWNER NAME: CHURCHBUILDER MINISTRIES INC						
	OWNER ADDR: 04800 LOMAS		NE	ALBUQUERQUE	NM	87110	

102305625228530649 LEGAL: TRAC T A1 PLAT OF TR A1 NORTH FOUR HILLS SUBD REPL LAND USE:
PROPERTY ADDR: 00000 N/A ALBUQUERQUE
OWNER NAME: NORTH FOUR HILLS PARTNERSHIP
OWNER ADDR: 10832 PROSPECT NE ALBUQUERQUE NM 87112

102305630415740170 LEGAL: TRAC T 5 RESEARCH PARK SURVEY SEC 26 T10N R4E CONT LAND USE:
PROPERTY ADDR: 00000 N/A N/A
OWNER NAME: MALCOLM MARIAN G
OWNER ADDR: 00099 OXFORD DR TENAFLY NJ 07670

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 5, 2005

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

RE: DRB 97-165, Berry Town (New Project # 1003699)

Dear Sheran,

Tierra West, LLC, on behalf of Tim Eichenberg, requests a six-month deferral, on the above referenced case, to the meeting of July 13, 2005. The project needs a considerable amount of fill dirt to balance. We have enclosed the sets plans with the highlighted easement being requested for vacation. The sets plan is the sketch plat. The owner is working on getting fill dirt for the project.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Tim Eichenberg

JN: 960011
RRB/plp

2005:960011TE010505

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: April 26, 1996

OFFICIAL NOTIFICATION OF DECISION

Grace Butler
Tim Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

FILE: Z-96-25
LEGAL DESCRIPTION: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, zoned SU-1/ PRD, located south of Arcadia Road NE between Trimbell Boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres (L-23). KYM DICOME, STAFF PLANNER

On April 25, 1996, the Environmental Planning Commission voted to approve Z-96-25, a site development plan based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The only issue before the Environmental Planning Commission at this time is the review of a site development plan; the density for this site was established by case number Z-78-3 which was appealed to the Land Use Planning and Zoning Commission of the City Council and unanimously upheld.

2. This site is zoned SU-1 PRD with a density cap of 10 du/acre, for R-T uses.

3. Modifications are required to the landscaping, building elevations and parking calculations.

4. With these modifications, the site development plan meets the requirements of the City adopted plans and policies including the Sandia Foothills Area Plan.

CONDITIONS:

1. The building elevation sheet shall include the traditional and southwestern architecture, the materials (Stucco and/or brick), and the two types of roofs (flat or pitched). The building design needs modifications and shall be delegated to DRB.

2. The proposed color range of the buildings shall be more specifically listed.

3. The utility system (layout and type) shall be coordinated and approved by Utilities Development Division prior to final sign-off.

4. The landscape calculations shall be revised to subtract out individual yard areas.

5. The required usuable open space (750 square feet) shall be specified on the plan.

6. The materials, colors, and heights of the interior yard walls shall be specified on the plan.

7. The maintenance of the common landscaped areas, driveways, and streets shall be the responsibility of a Home Owner's Association and the covenants shall be approved by the URB prior to site plan sign-off.

8. The materials and colors of the proposed signs shall be added to the plan.

9. Transportation Division comments as listed in the staff report shall be met.

10. Refuse Division shall approve the plan prior to final sign-off.

11. All requirements of the Sandia Foothills Area Plan shall apply to this site and those restrictions shall be listed on the site plan.

12. The site development plan shall identify significant thickets on site and endeavor to preserve them in the cluster design.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MAY 10, 1996, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

Ronald N. Short, AICP
Planning Director

RNS/WG/ac/1313

cc: Tierra West Development Management Services, 4421 McLeod Road NE, Suite D, Albuq. NM 87109
Carol Lee O'Keefe, Supper Rock Neigh. Assoc., 600 Vista Abajo NE. Albuq. NM 87123
Roger Eklund, Supper Rock Neigh. Assoc., 14316 Stalureen Pl. NE. Albuq. NM 87123
Joe Mai, 14005 Encantado Rd. NE, Albuq. NM 87123
Ken Washington, 14004 Arcadia Rd. NE, Albuq. NM 87123
John Reilly, 213 Trimble Blvd. NE, Albuq. NM 87123
Tom Edwards, 113 Lawrence Dr. NE, Albuq. NM 87123
Alan Christner, 503 Monte Alto Dr. NE, Albuq. NM 87123
Ken Newendrof, 14009 Arcadia NE, Albuq. NM 87123
Don Soderstrom, 14214 Arcadia NE, Albuq. NM 87123
E. Talbert, 14325 Windsor Pl. NE, Albuq. NM 87123

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

TO: Claire

FAX: 924-3339

TOTAL OF (4) PAGE/S

FROM: Peggy Purcell

SUBJECT: Letter for Sheran Matson

JN: 960011

DATE: 1/05/05

Thank you for getting back to me so quickly. The changes have been made and noted by all involved.

Peggy

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY – THURSDAY **OR** 8:00 AM TO 12:00 PM, MST, FRIDAY. **THANK YOU.**

DRB Case No. 97-165
Project Number
Date Submitted 4-8-97
Prelim. Plat Approved
Prelim. Plat Expires

EXHIBIT "A"
to Subdivision Improvements Agreement
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING
for Berry Town
SITE DEVELOPMENT PLAN/PLAT

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

Size	Type Improvement	Location	From	To
28'/F-F	Residential Street Curb & Gutter, Sidewalks 4' (Both Side)*	Mountain View Road	Trimble Blvd.	Camino De La Sierra
6"	Water PVC Line	Trimble Blvd.	Arcadia Road	Cul-de-sac
6"	Water PVC Line	Mountain View Road	Trimble Blvd.	Camino De La Sierra
8"	SAS Gravity Line	Trimble Blvd.	Arcadia Road	Mountain View Road
8"	SAS Gravity Line	Mountain View Road	Trimble Blvd.	Camino De La Sierra

Water infrastructure to include
valves, fittings, valve boxes, fire hydrants as require

Sanitary Sewer to include, Lift Station, manholes,
service connections as required

Residential Street Lights Per DPM

Certified Grading & Drainage with Private Walls & Private Drainage (Non-work order item) Required for SIA/Financial Release

Prepared By: _____

Print Name: Shahab Biazar, P.E.

Firm: Tierra West Development Mgmt Services

****

Development Review Board Member Approvals

_____		_____		_____	
Transportation Dev.	Date	Utility Dev.	Date	Parks & Gen.Serv.	Date
_____		_____			
City Engineer/AMAFCA	Date	DRB Chairman		Date	
_____					
AMAFCA	Date				

1/2/04

Called & L. Mofley Bon Johannon. Asked when site plan was approved by EPC. — Conditions? Need notice!

Is site developed?

DRB hrg date for final sign off site plan

§ 14-16-3-11 SITE DEVELOPMENT PLAN APPROVAL REQUIREMENTS; POSSIBLE PLAN TERMINATION.

(A) Site Development Plan approval for either subdivision or building purposes may include:

(1) Imposition of relevant requirements contained within or authorized by the city's Subdivision Ordinance, including but not limited to dedication of rights of way and assurances for required infrastructure improvements both on site and off site.

(2) Submission of an air quality impact assessment pursuant to § 14-16-3-14 of this Zoning Code.

(3) Imposition of other requirements of other city ordinances.

(B) Site Development Plans, especially plans for unbuilt areas, are often changed so that developers can better respond to changing market conditions. Amendment of Site Development Plans does not require meeting the criteria which must be met to justify changing zones or changing written specifications imposed by Sector Development Plans or by terms of approval of a zone such as SU-1. Site Development Plans are expected to meet the requirements of adopted city policies and procedures.

*(C) **Possible Termination of Site Development Plans for Sites Which Have Not Been Fully Developed.***

(1) If less than one-half of the approved square footage of a Site Development Plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically when specified below unless extended as provided below:

(a) Seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the owners of the property shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. At an advertised public hearing the Planning Commission shall grant approval if it deems that the Site Development Plan remains appropriate and the owner intends to fully develop the site according to the plan concept. The Planning Commission shall be less likely to terminate a site plan if there is little flexibility in how the site can be developed or if there is a strong architectural or landscaping character on the site which should be preserved.

(b) Subsequently, upon similar requests, the Planning Commission may grant requests for additional five-year extensions of the plan, using the same criteria and process.

(c) If a Site Development Plan is approved for any additional five-year period by the Planning Commission, an updated Transportation Impact Study (TIS) shall be required to determine if there are off-site improvements needed that were not previously required.

(2) For the purposes of this division (C):

(a) Hereafter, the Planning Director shall provide a copy of these Provisions for Plan Termination to the applicant at the time such an initial plan or a major plan amendment is approved;

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

#3

APPLICANT NAME: _____

AGENT: Tierra West

ADDRESS:
(w/zip code) _____

CASE NUMBER: DRB- 97-165

AMOUNT DUE: $75.00 *#3 on agenda for 5/24/2000

X 441006/4921000 (City Cases)

____ 441018/4921000 (County)

____ 441011/7000110 (LUCC)

6417

TIERRA WEST LLC 05/89
8509 JEFFERSON, NE PH. 858-3100
ALBUQUERQUE, NM 87113

DATE 5-23-00 95-32 1152 1070 NM

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy five & no/100 DOLLARS Security features included Details on back.

Bank of America

FOR deferral DRB 97-165, JN 960011

Donna J. Bohannan MP
Treasury Division

⑈006417⑈ ⑆107000327⑆ 00170006238⑈

EX
RECPT# 00020507 WS# 008 TRANS# 0023
TRSTAG T
ACCNT# 441006 ACTVTY# 4921000 FUND:0000
0070 J24 Misc 75.00
CK 75.00 CHG 0.00

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

May 23, 2000

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of July 19, 2000 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

RECEIVED
MAY 23 2000
PWD/DESIGN REVIEW

9611cs052300drb

05/23/00 TUE 15:21 FAX 5059243864 001

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	2227
CONNECTION TEL	9p8581118
SUBADDRESS	
CONNECTION ID	TIERRA WEST
ST. TIME	05/23 15:20
USAGE T	01'04
PGS.	1
RESULT	OK

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: _____

AGENT: Tierra West

ADDRESS:
(w/zip code) _____

CASE NUMBER: DRB- 97-165

AMOUNT DUE: $75.00 *#3 on agenda for 5/24/2000

X 441006/4921000 (City Cases)

____ 441018/4921000 (County)

____ 441011/7000110 (LUCC)

TIERRA WEST LLC 05/89
8509 JEFFERSON, NE PH. 858-3100
ALBUQUERQUE, NM 87113

6417

DATE 5-23-00

95-32
1152/1070 NM

PAY TO THE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: _____

AGENT: Tierra West

ADDRESS:
(w/zip code)

CASE NUMBER: DRB- 97-165

AMOUNT DUE: $75.00 * #3 on agenda for 5/24/2000

X 441006/4921000 (City Cases)

_____ 441018/4921000 (County)

_____ 441011/7000110 (LUCC)

Revised 3/1/2000
x:/share/receipt.wpd

City Of Albuquerque THANK YOU
Treasury Division

DATE: 05/23/2000 TIME: 3:23PM LOC: AN
EX
RECPT# 00020507 WS# 008 TRANS# 0023
1RSTAG
ACCNT# 441006 ACTVTY# 4921000 FUND:0000
0070 J24 Misc 75.00
CK 75.00 CHG 0.00

To: Bob McCabe
From: Janet Stephens
Subject: DRB-97-165 - Berrytown Subdivision
Date: June 17, 1999

MEMORANDUM

As per your request, I have been checking into the status of the proposed Berrytown Subdivision.

According to information submitted by the agent, the request is for a 42 unit townhouse development situated on Tract C Block 7 and Tract B Block 2, Wells Sandia Manor, located between Trimble NE and Camino De La Sierra NE, containing 4.98 acres. It is immediately adjacent to Interstate 40 and the off-ramp to Tramway Boulevard.

The request for vacation of a public powerline easement, site development plan (EPC delegated final sign-off), plus sketch plat review and comment for Tracts B and C was first scheduled for hearing by the Development Review Board (DRB) on May 6, 1997.

Mr. Robert Keilman, property owner within 100' of the site, and Ronald Bohannan, agent, were present at the May 6th hearing.

Since that date, a total of 22 deferrals have occurred at the agent's request. Subsequent scheduled hearing dates are as follows (these hearings did not occur - they were deferred):

May 27, 1997
June 17, 1997
July 8, 1997
August 5, 1997
August 26, 1997
September 23, 1997
October 21, 1997
November 18, 1997
December 9, 1997
January 6, 1998
February 2, 1998
March 3, 1998
March 31, 1998
April 28, 1998
June 9, 1998
July 21, 1998
September 1, 1998
October 6, 1998
November 17, 1998
January 12, 1999
March 9, 1999
May 4, 1999
June 30, 1999

The reason given for the deferrals is that additional time is needed to continue working with the New Mexico State Highway and Transportation Department on the slope ties and to perform a rock profile for the site.

I spoke with the agent, who contacted the applicant regarding the status of the project. The applicant wishes to continue working on the proposal.

If you have any questions, please feel free to call me at 924-3880.

Public Hearing

5/6/97 Robert Kilman

Ron Bohannan

4/28/98 Ron Bohannan

July 21, '1998

re: letter dated May 7, 1997 from Shaw/Mitchell/Mallory stating no longer a contract w/ T. Eichenberg

March 9, 1999

Bob Lambeth S. Stephens —

previous EPC comments must be complied with

6/14/99

Per telecon w/ Judy at Tierra West, Mr Eichenberg wants to continue to file extensions and develop the property

Author: Bob R. McCabe at C ENVPLN
Date: 5/25/99 9:08 AM
Priority: Normal
TO: Janet L. Cunningham-Stephens
CC: Michael Brasher at CABQ-DOWNTOWN
Subject: Berrytown Subdivision

Janet:

Councillor Michael Brasher asked me to check on the status of the "Berrytown Subdivision" project that has apparently been hanging around the DRB process for quite some time. His concern is that neighborhood folks have have been notified and attended numerous meetings at DRB only to have the case deferred. Could you shed some light on this and provide some advice to Coucillor Brasher and his constituents regarding further action on this issue?

Thanks,

Bob

6/11/99 —
Judy
Tim Eichenberg
is out-of-town
until next week
She will call
me back
monday

Author: Bob R. McCabe at C ENVPLN
Date: 5/25/99 9:08 AM
Priority: Normal
TO: Janet L. Cunningham-Stephens
CC: Michael Brasher at CABQ-DOWNTOWN
Subject: Berrytown Subdivision

Janet:

Councillor Michael Brasher asked me to check on the status of the "Berrytown Subdivision" project that has apparently been hanging around the DRB process for quite some time. His concern is that neighborhood folks have have been notified and attended numerous meetings at DRB only to have the case deferred. Could you shed some light on this and provide some advice to Coucillor Brasher and his constituents regarding further action on this issue?

Thanks,

Bob

DRB 97-165

Defered to 6/30/99
Defer indefinitely.
If denied, must have a reason

Call Ron Bohannan —

6/9/99 (Ron B)

originally set up to call to K-B
need 30,000 cubic yds. of fill - AMAFCA project stalled
NMSHTD - can't get slope ties to work until they get the dirt
Ron will speak w/ Tim Eichenberg and see how they're planning to proceed

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME TIM EICHENBERG.

AGENT TIERRA WEST LLC.

ADDRESS ~~P.O. Box~~ 8509 JEFFERSON ST. NE.

PROJECT NO. DRB-97-165 BERRY TOWN

APPLICATION NO.

$ 110.00 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 110.00 Total amount due

counterreceipt doc

DUPLICATE
City Of Albuquerque
Treasury Division

10/27/2003 12:05PM LOC: ANN
X
RECEIPT# 00016039 WS# 008 TRANS# 0018
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $110.00
J24 Misc $110.00
10/28/02
CK $110.00
CHANGE $0.00

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 24, 2003

Ms. Sheran Matson, DRB Chair
Development Review Board
CITY OF ALBUQUERQUE
P.O. Box 1293
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, requests a three-month deferral, on the above referenced case, to the meeting of January 7, 2004. The project needs a considerable amount of fill dirt to balance. The owner is working on getting fill dirt for the project.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

RECEIVED
OCT 27 2003
HYDROLOGY SECTION

cc: Tim Eichenberg

JN: 960011
RRB/ba

1996 960011 Sheran Matson-DRB 10242003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
800-245-3102
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

TO: CLAIRE SENOUA
FAX NO:
COMPANY: CABQ
DATE: 11-4-02

FROM: KAREN KLINE

TOTAL OF PAGES: (2) INCLUDING COVER SHEET

SUBJECT: DEFERRAL FOR BERRY TOWN
JN: 960011

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY OR 8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

November 4, 2002

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, requests a one-year deferral, on the above referenced case, to the meeting of November 6, 2003. The project needs a considerable amount of fill dirt to balance. The owner is working on getting fill dirt for the project.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/kk

9611cs-drb110402

9

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Tim Eichenberg

AGENT Tierra West

ADDRESS

PROJECT NO. DRB 97 - 165 / V-97-507

APPLICATION NO.

$ 110.00 441006 / 4983000 (DRB Cases) DEFERRED

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 110.00 Total amount due

7453

TIERRA WEST LLC 05-89
8509 JEFFERSON, NE PH. 858-3100
ALBUQUERQUE, NM 87113

95-32

1152 1070 NM

DATE 11 06.02

PAY TO THE ORDER OF City of Albuquerque $ 110 00

One hundred ten & no/100 DOLLARS

Security Features Included Details on Back

Bank of America.

ACH R/T 107000327

FOR

Donna J Bohannan MP

⑈007453⑈ ⑆107000327⑆ 001700062381⑈

City Of Albuquerque
Treasury Division

11/06/2002 10:58AM LOC: HNE
Y

RECEIPT# 00030262 TS# 006 TRANS# 0012
Account 441006 Fund 0110
Activity 4983000
Trans Amt $110.00 10/28/02 TRSN1#
J24 Misc $110.00
CK $110.00
CHANGE

counterreceipt doc

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

November 1, 2001

#9

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting a one-year deferral, on the above referenced case, to the meeting of November 6, 2002 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs110101drb

ONE STOP SHOP • • • FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works – Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Tom Eichenberg

AGENT Tierra West

ADDRESS (w/ZipCode) 8509 Jefferson

PROJECT NO.

APPLICATION NO. DRB 97-165

$ 100.00 441006 / 4981000 (City Cases)

$ _____ 441018 / 4921000 (County)

$ _____ 441011 / 7000110 (LUCC)

$ _____ 441018 / 4981000 (Notification)

$ 100.00 Total amount due

7033

95-32
1152/1070 NM

TIERRA WEST LLC 05/89
8509 JEFFERSON, NE . PH 858-3100
ALBUQUERQUE, NM 87113

DATE 11-2-01

PAY TO THE ORDER OF City of Albuquerque — $ 100.00

One Hundred + 00 DOLLARS

Bank of America.

ACH R/T 107000327

FOR DRB deposit - Berry Tom

"007033" 1:107000327: 00170006238 1"

City Of Albuquerque
Treasury Division

11/02/2001 10:25AM LOC: ANE
X
RECEIPT# 00006600 WS# 007 TRANS# 0015
Account 441006 Fund 0110
4981000 TRSCCS
Trans Amt $100.00
CHANGE $0.00

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

November 7, 2000

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting a one-year deferral, on the above referenced case, to the meeting of November 7, 2001 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs110700drb

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

November 7, 2000

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting a one-year deferral, on the above referenced case, to the meeting of November 7, 2001 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs110700drb

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

September 11, 2000

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of November 8, 2000 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs091100drb

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Tierra West LLC

AGENT: ↓

ADDRESS:
(w/zip code)

CASE NUMBER: DRB-97-165 - Berry Town

AMOUNT DUE: $ 75.00

X 441006/4981000 (City Cases)

____ 441018/4921000 (County)

____ 441011/7000110 (LUCC)

**********DUPLICATE**********
City of Albuquerque THANK YOU
Treasury Division
DATE: 09/15/2000 TIME: 12:04PM LOC: AN
EX
RECPT# 00022160 WS# 007 TRANS# 0027
TRSJLM
ACCNT# 441006 ACTVTY# 4981000 FUND:0110
0070 J24 Misc 75.00
CK 75.00 CHG 0.00

6611

TIERRA WEST LLC 05/89
8509 JEFFERSON, NE PH. 858-3100
ALBUQUERQUE, NM 87113

95-32
1152/1070 NM

DATE Sept 11, 2000

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy Five & no/100 DOLLARS

Bank of America.

FOR DRB-defenall-Berry Town-JN960011 Donna J Bohannan

⑈006611⑈ ⑆107000327⑆ 00170006238⑈

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

TO: Claire Senova

FAX: 924-3864

TOTAL OF (1) PAGE(S)

FROM: Ronald R. Bohannan

SUBJECT: DRB 97-165, Berry Town Deferral **JN: 960011**

DATE: September 11, 2000

Following is a copy of the deferral letter for Berry Two (once more). The original letter and the fee check will be hand carried Wednesday. If you have any questions, please do not hesitate to call me.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY. THANK YOU.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

September 11, 2000

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of November 8, 2000 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611ca091100drb

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

July 26, 2000

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of September 13, 2000 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs072600drb

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Tim Fickenberg

AGENT: Tierra West LLC

ADDRESS: 8509 Jefferson NE
(w/zip code)

CASE NUMBER: DRB-97-165, V-97-507

AMOUNT DUE: $75.00

____ 441006/4921000 (City Cases)

____ 441018/4921000 (County)

____ 441011/7000110 (LUCC)

DRB Retirment

Revised 3/1/2000
x:/share/receipt.wpd

City Of Albuquerque THANK Y

Treasury Division

DATE: 07/26/2000 TIME: 9:19AM LOC: AN
EX
RECPT# 00023337 WS# 008 TRANS# 0001
TRSTAG
ACCNT# 441006 ACTVTY# 4921000 FUND:0000
0070 J24 Misc 75.00
CK 75.00 CHG 0.00

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

March 27, 2000

#8

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

7/26

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of May 24, 2000 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs032700drb

On March 29, Zoom Agenda, Item #8

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: TIERRA WEST LLC

ADDRESS: 8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

CASE NUMBER: DRB97-165 Project # 1000401 / 00410 00000 00425 (V Pub E)

AMOUNT DUE: $75.00

X 441006/4921000 (CITY CASES)

___ 441018/4921000 (COUNTY)

___ 41011/7000110 (LUCC)

6373

TIERRA WEST, LLC 05/89
PH. 883-7592
4421 MC LEOD RD. NE, SUITE D
ALBUQUERQUE, NM 87109

95-32
1152/1070 NM

DATE 3/28/00

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy five + no/100 DOLLARS

Security features included. Details on back.

NationsBank
NationsBank, N.A.

FOR DRB97-165 deferral

Donna J Bohannan

⑈006373⑈ ⑆107000327⑆ 00⑆7000623 8⑈

T W

Tierra West, LLC.

(505) 858-3100

8509 Jefferson NE, Albuquerque, NM 87113

LETTER OF TRANSMITTAL

DATE: 3/28/00	JOB NO: 960011
ATTENTION: Claire Senova	
RE: Berry Town	

TO Claire Senova
City of Albuquerque
Development Review Board

WE ARE SENDING YOU [X] Attached [ ] Under Separate cover via _____ the following items:

[ ] Shop drawings [ ] Prints [ ] Plans [ ] Samples [ ] Specifications

[ ] Copy of letter [ ] Change order [ ] _____

COPIES	DATED	NO.	DESCRIPTION
1	03/27/00	JN 960011	DRB 97-165, Berry Town, Defferal Letter

THESE ARE TRANSMITTED as checked below:

[ ] For approval [ ] Approved as submitted [ ] **FOR SIGNATURE(S)**

[X] For your use [ ] Approved as noted [ ] _____

[ ] As requested [ ] Returned for corrections

[ ] For review and comments [ ] _____

[ ] FOR BIDS DUE _____ 19 ____ [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO _____

RECEIVED BY _____ SIGNED Judy Simonton for Ronald R. Bohannan

On March 29, 2000 Agenda, Item #8

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: TIERRA WEST LLC

ADDRESS: 8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

CASE NUMBER: DRB97-165 Project # 1000401 / 00410 00000 00425 (V Pwb E)

AMOUNT DUE: $75.00

__X__ 441006/4921000 (CITY CASES)

____ 441018/4921000 (COUNTY)

____ 41011/7000110 (LUCC)

-6373

TIERRA WEST LLC 05/89
PH. 883-7592
4421 MC LEOD RD. NE, SUITE D
ALBUQUERQUE, NM 87109

95-32
1070

DATE 3/28/00

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy five + no/100 DOLLARS

NationsBank
NationsBank, N.A.

FOR DRB97-165 deferral

Donna J Bohannan

⑈006373⑈ ⑆107000327⑆ 00170006238⑈

T W

Tierra West, LLC.

(505) 858-3100

8509 Jefferson NE, Albuquerque, NM 87113

LETTER OF TRANSMITTAL

DATE: 3/28/00	JOB NO: 960011
ATTENTION: Claire Senova	
RE: Berry Town	

TO Claire Senova
City of Albuquerque
Development Review Board

WE ARE SENDING YOU [X] Attached [ ] Under Separate cover via _____ the following items:

[ ] Shop drawings [ ] Prints [ ] Plans [ ] Samples [ ] Specifications

[ ] Copy of letter [ ] Change order [ ] _____

COPIES	DATED	NO.	DESCRIPTION
1	03/27/00	JN 960011	DRB 97-165, Berry Town, Defferal Letter

THESE ARE TRANSMITTED as checked below:

[ ] For approval [ ] Approved as submitted [ ] **FOR SIGNATURE(S)**

[X] For your use [ ] Approved as noted [ ] _____

[ ] As requested [ ] Returned for corrections

[ ] For review and comments [ ] _____

[ ] FOR BIDS DUE _____ 19 ____ [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO _____

RECEIVED BY _____ SIGNED Judy Simonton for Ronald R. Bohannan

FAX (505) 858-1118 If enclosures are not as noted, kindly notify us at once Email: twdms@aol.com

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

e-mail: twdms@aol.com
1-800-245-3102

March 27, 2000

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of May 24, 2000 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs032700drb

Tierra West, LLC

January 24, 2000

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of March 27, 2000 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/ba

960011:9611cs012400drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

On March 29, Zoo Agenda, Item #8

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: **TIERRA WEST LLC**

ADDRESS: **8509 JEFFERSON NE**
ALBUQUERQUE, NM 87113

CASE NUMBER: DRB97-165 Project # 1000401 / 00410 00000 00425 (V Pub E)

AMOUNT DUE: **$75.00**

X **441006/4921000 (CITY CASES)**

____ **441018/4921000 (COUNTY)**

____ **41011/7000110 (LUCC)**

-6373

TIERRA WEST LLC 05/89
PH. 883-7592
4421 MC LEOD RD. NE, SUITE D
ALBUQUERQUE, NM 87109

95-32
1152/1070 NM

DATE 3/28/00

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy five + no/100 DOLLARS

Security features included Details on back

NationsBank
NationsBank, N.A.

FOR DRB97-165 deferral

Donna J. Bohannan

⑈006373⑈ ⑆107000327⑆ 001700062381⑈

CITY OF ALBUQUERQUE THANK YOU

DATE: 03/28/2000 TIME: 12:07PM TRSTAG

ACCNT# 441006 ACTVT# 4921000 FUND:0110
0070 J24 Misc. 75.00
CK 75.00 CHG 0.00

Incoming
cc

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Grace Butler
Tim Eichenberg
1305 San Pedro NE
Albuquerque, NM 87110

Date: April 26, 1996

OFFICIAL NOTIFICATION OF DECISION

FILE: Z-96-25
LEGAL DESCRIPTION: Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision, zoned SU-1/ PRD, located south of Arcadia Road NE between Trimbell Boulevard NE and Camino de la Sierra NE, containing approximately 4.95 acres (L-23). KYM DICOME, STAFF PLANNER

On April 25, 1996, the Environmental Planning Commission voted to approve Z-96-25, a site development plan based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The only issue before the Environmental Planning Commission at this time is the review of a site development plan; the density for this site was established by case number Z-78-3 which was appealed to the Land Use Planning and Zoning Commission of the City Council and unanimously upheld.

2. This site is zoned SU-1 PRD with a density cap of 10 du/acre, for R-T uses.

3. Modifications are required to the landscaping, building elevations and parking calculations.

4. With these modifications, the site development plan meets the requirements of the City adopted plans and policies including the Sandia Foothills Area Plan.

CONDITIONS:

1. The building elevation sheet shall include the traditional and southwestern architecture, the materials (Stucco and/or brick), and the two types of roofs (flat or pitched). The building design needs modifications and shall be delegated to DRB.

2. The proposed color range of the buildings shall be more specifically listed.

3. The utility system (layout and type) shall be coordinated and approved by Utilities Development Division prior to final sign-off.

4. The landscape calculations shall be revised to subtract out individual yard areas.

5. The required usuable open space (750 square feet) shall be specified on the plan.

6. The materials, colors, and heights of the interior yard walls shall be specified on the plan.

7. The maintenance of the common landscaped areas, driveways, and streets shall be the responsibility of a Home Owner's Association and the covenants shall be approved by the DRB prior to site plan sign-off.

8. The materials and colors of the proposed signs shall be added to the plan.

9. Transportation Division comments as listed in the staff report shall be met.

10. Refuse Division shall approve the plan prior to final sign-off.

11. All requirements of the Sandia Foothills Area Plan shall apply to this site and those restrictions shall be listed on the site plan.

12. The site development plan shall identify significant thickets on site and endeavor to preserve them in the cluster design.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MAY 10, 1996, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

Ronald N. Short, AICP
Planning Director

RNS/WG/ac/1313

cc: Tierra West Development Management Services, 4421 McLeod Road NE, Suite D, Albuq. NM 87109
Carol Lee O'Keefe, Supper Rock Neigh. Assoc., 600 Vista Abajo NE, Albuq. NM 87123
Roger Eklund, Supper Rock Neigh. Assoc., 14316 Stalgreen Pl. NE, Albuq. NM 87123
Joe Mai, 14005 Encantado Rd. NE, Albuq. NM 87123
Ken Washington, 14004 Arcadia Rd. NE, Albuq. NM 87123
John Reilly, 213 Trimble Blvd. NE, Albuq. NM 87123
Tom Edwards, 113 Lawrence Dr. NE, Albuq. NM 87123
Alan Christner, 503 Monte Alto Dr. NE, Albuq. NM 87123
Ken Newendrof, 14009 Arcadia NE, Albuq. NM 87123
Don Soderstrom, 14214 Arcadia NE, Albuq. NM 87123
E. Talbert, 14325 Windsor Pl. NE, Albuq. NM 87123

Sheron

I called Ron Bokaman
Re: Berry Lawn - told him
new submittal was requested
for this (1-5-05) hearing - stated
a W/D was also acceptable - said he
trying to reach Tom
Eichenberg ? 12/29 and
12/30/04
Thanks Talked to
Ron.
Clause

Sheran A. Matson

01/03/05 12:35 PM

To: "Ron Bohannan" <rrb@tierrawestllc.com>@PUBCABQ
cc: "Tim Eichenberg" <eichenbergamafca@aol.com>, "Karen Kline" <kkline@tierrawestllc.com>, "Richard Dourte" <rdourte@cabq.gov>
Subject: Re: Berry Town Z-96-25 for Tim Eichenberg

Ron

As you are aware, the Site Plan was originally approved by EPC on April 25, 1996. DRB has never signed off on the plan as it has been deferred since the original application was scheduled to be heard at DRB in April of 1997. As I mentioned to you earlier, the Zone Code, Section 14-16-3-11(C), states that if less than 1/2 of the approved square footage of a SDP is built or less than 1/2 of the site is developed, the plan shall automatically terminate 7 years after adoption of major amendment unless the EPC extends the plan an additional 5 years via a request by the applicant through the Planning Director. To my knowledge, this extension has not been requested nor granted. The 7 years for the site plan is up and, thus,my interpretation is that the plan is terminated.

So, even if DRB agreed to a 6 month extension of Z-96-25, only the vacation request and sketch plat could be considered. The site plan will require a new application to EPC according to my interpretation of the Zone Code.

You should remember that, when you asked for the extension in January 2004, I told you we would need a new application. I will grant one final 6 month extension of the vacation & sketch plat requests if you will provide us with the information you originally submitted. The DRB members may not have all the information after so many years. Most of us are different DRB representatives than 7 or 8 years ago. We want to be sure we all are looking at the information you want us to review.

FInally, SU1 zoning requires an approved site plan prior to platting action per the Subdivision Ordinance...just a reminder.

Please contact me if you have further questions.

"Ron Bohannan" <rrb@tierrawestllc.com>

01/03/05 06:15 AM

To: "Sheran Matson \(AICP\)" <smatson@cabq.gov>, "Richard Dourte" <rdourte@cabq.gov>
cc: "Tim Eichenberg" <eichenbergamafca@aol.com>, "Karen Kline" <kkline@tierrawestllc.com>
Subject: Berry Town Z-96-25 for Tim Eichenberg

Sheran Berry Town is on the agenda for Wednesday which I believe is the longest running project that we have with the DRB. Tim has a purchaser who has been in contact with Richard Dineen about the request. We do not want this to die after this length of time. The last extension was to have a new application with the hearing. We have not been authorized to prepare anything for the project. I am asking that the board grant one more six month extension to allow time for Mr. Eichenberg to complete his sale and then he will submit either a new plan or a letter withdrawing the request. The case number is Berry Town #Z-96-25 Call me if you have any questions.

Thanks

Ronald R. Bohannan
Tierra West LLC
8509 Jefferson St NE
Albuquerque NM 87113
505-858-3100
800-245-3102

Notice is hereby given that the Development Review Board; City of Albuquerque, will hold a public hearing in the **Administration Conference Room, 3rd Floor, Planning Department, Plaza del Sol Building, 600 2nd St NW**, on Tuesday, May 6, 1997, beginning at 9:00 a.m., for the purpose of considering the following:

DRB-97-165 Tierra West Development Management Services, agents for Tim Eichenberg, request

V-97-50 Vacation (voiding) of Public Powerline Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, Wells Sandia Manor, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [Z-96-25] (L-23)

Transportation Development:

- **Correspondance is needed with respect to addressing the EPC finding and conditions.**

-plat-

SAS

sewer Concerns w/grades

AGENT not persuing the issues

ORDINANCE

May 6, 1997 Comments have not

Slope Ties - for Grading

FAX

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
(ONE STOP SHOP)
600 2ND STREET - PLAZA DEL SOL - 2ND FLOOR WEST
FAX NO. 924-3864

DATE: 4-15-99

TIME: 2:00

NO. OF PAGES:
(INCLUDING COVER PAGE)

TO: DIANE

FROM: Richard Dourté

COMMENTS:

-DIANE - Per Your Request - on DRB-97-165, the Tim Eichenburg development, the following items need to be Addressed.

1- Sanitary Sewer grades

2- Drainage Plan has not been Approved - This Plan was reviewed and commented on May 6, 1997 - No new submittal from Agent in Almost 2 years.

3. The State Higway Department Concurrance is needed because the Development wants to grade within the State Highway Dept. Right-of-way, and perform a Rock Profile Seths site-

PLEASE NOTE that the agent has Deferred DRB Action on this site 21 times - At his REQUEST. ATTACHED IS A Typ. Copy of his deferral REQUEST. -

Tierra West, LLC

#5

(2)

March 8, 1999

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of May 4, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs030899drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

January 12, 1999

#9

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of March 9, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Donna J. Bohannan
for Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs011299drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

November 16, 1998

#5

Ms. Claire Koopman
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of January 12, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Donna J. Bohannan

for Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611ck111698drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

October 5, 1998

Ms. Kym Dicome
Chair
Development Review Board
PO Box 1293
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a six-week deferral on the above referenced case to the meeting of November 17, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Donna J. Bohannan

for Ronald R. Bohannan, PE

cc: Tim Eichenberg

JN: 960011
RRB/js

9611kd100598

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

#6

August 31, 1998

Ms. Kym Dicome
Chair
Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting a seven week deferral on the above referenced case to the meeting of October 6, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

cc: Tim Eichenberg

JN: 960011
RRB/ao

960011kd83198

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

#10

February 2, 1998

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of March 3, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd2295

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

January 5, 1998

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of February 2, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd1598

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

#9

Tierra West, LLC

December 4, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of January 6, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd12497

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

November 17, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of December 9, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611k4111797

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

October 20, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

#10

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of November 18, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd102097

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

September 23, 1997

#9

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of October 21, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd92397

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

August 25, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

#11

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of September 23, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

96111ltr82597

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

July 28, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of August 26 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd72897

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

July 3, 1997

#6

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of August 5, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the August 5th hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611ltd7397

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

12

Tierra West Development Management Services

June 16, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of July 8, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the July 8th hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611ltr52397

Tierra West Development
Management Services

May 23, 1997

#12

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of June 17, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the June 17th hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

961116d52397

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Administration Conference Room, 3rd Floor, Planning Department, Plaza del Sol Building, 600 2nd St NW**, on Tuesday, May 6, 1997, beginning at 9:00 a.m., for the purpose of considering the following:

DRB-97-165 Tierra West Development Management Services, agents for Tim Eichenberg, request

V-97-50 Vacation (voiding) of Public Powerline Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, Wells Sandia Manor, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [Z-96-25] (L-23)

Transportation Development:

- **Correspondance is needed with respect to addressing the EPC finding and conditions.**

-PLAT-.
SAS
Sewer Concerns w/GRADES

AGENT not pursuing the ISSUES

ORDINANCE
May 6, 1997 Comments have not been

SLOPE TIES - for GRADING

FAX

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
(ONE STOP SHOP)
600 2ND STREET - PLAZA DEL SOL - 2ND FLOOR WEST
FAX NO. 924-3864

DATE: 4-15-99

TIME: 2:00

NO. OF PAGES: _____
(INCLUDING COVER PAGE)

TO: DIANE

FROM: Richard Dourté

COMMENTS:

-DIANE - Per your Request - on DRB-97-165, the Tim Eichenburg development, the following items need to be ADDressed.

1- SANITARY SEWER GRADES

2- DRAINAGE PLAN has not been approved - This PLAN was reviewed and commented on MAY 6, 1997 - No new submittal from Agent in ALMOST 2 YEARS.

3. The STATE HIGWAY Department Concurrance is needed because the Development wants to GRADE within the STATE HIGHWAY Dept. Right-of-way, and perform a Rock Profile for this site.

PLEASE NOTE that the agent has Deferred DRB Action on this site 21 times - At his REQUEST. ATTACHED IS A TYP. COPY of his deferral REQUEST. -

Tierra West, LLC

#5

(21)

March 8, 1999

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of May 4, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs030899drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

January 12, 1999

#9

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of March 9, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Donna J. Bohannan
for Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs011299drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

November 16, 1998

#5

Ms. Claire Koopman
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of January 12, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Donna J. Bohannan

for Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611ck111698drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

October 5, 1998

Ms. Kym Dicome
Chair
Development Review Board
PO Box 1293
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a six-week deferral on the above referenced case to the meeting of November 17, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Donna J. Bohannan

for Ronald R. Bohannan, PE

cc: Tim Eichenberg

JN: 960011
RRB/js

9611kd100598

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

#6

August 31, 1998

Ms. Kym Dicome
Chair
Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting a seven week deferral on the above referenced case to the meeting of October 6, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

cc: Tim Eichenberg

JN: 960011
RRB/ao

960011kd83196

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

#10

February 2, 1998

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of March 3, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd2295

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

January 5, 1998

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of February 2, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd1598

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

#9

Tierra West, LLC

December 4, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of January 6, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd12497

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

November 17, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of December 9, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd111797

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

October 20, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

#10

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of November 18, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd102097

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

September 23, 1997

#9

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of October 21, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd92397

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

August 25, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of September 23, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611lett82597

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

July 28, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of August 26 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd72897

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

July 3, 1997

#6

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of August 5, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the August 5th hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611ltd7397

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

12

Tierra West Development
Management Services

June 16, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of July 8, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the July 8th hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611ltr52397

Tierra West Development
Management Services

May 23, 1997

#12

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of June 17, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the June 17th hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611lsd52397

Tierra West, LLC

August 23, 1999

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of October 20, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

960011.9611cs0082399drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: TIERRA WEST LLC

ADDRESS: 4421 MC LEOD RD NE STE D
ALBUQUERQUE, NM 87109

CASE NUMBER: DRB 97-165

AMOUNT DUE: $75.00

__X__ 441006/4921000 (CITY CASES)

____ 441018/4921000 (COUNTY)

____ 41011/7000110 (LUCC)

COPY OF CHECK

TIERRA WEST LLC 05/89
PH. 883-7592
4421 MC LEOD RD. NE, SUITE D
ALBUQUERQUE, NM 87109

6111

95-32
1152/1070 NM

DATE 10-20-99

PAY TO THE ORDER OF City of Albuquerque

$ 75.00

Seventy-five & NO/100 DOLLARS

Security features included Details on back

NationsBank
NationsBank, N.A.

FOR 960011

MP

⑈006111⑈ ⑆107000327⑆ 00170006238⑈

Tierra West, LLC

October 20, 1999

#8 (10-20-99)

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of December 15, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

960011 9611cs102099drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

TO: Sheran Matson AICP

FAX: (505) 924-3339

TOTAL OF (3) PAGE/S

FROM: Ronald R. Bohannan / Bernice Arater

SUBJECT: Berry Town

JN: 960011

DATE: January 7, 2004

Attached is a copy of the Official Notification of Decision for File # Z-96-25 (Tract C of Block 7 and Tract B of Block 2 of Wells Sandia Manor Subdivision) as requested.

If you have any questions or need additional information regarding the attached, please do not hesitate to call Ron.

Thanks
Bernice

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY – THURSDAY, **OR** 8:00 AM TO 12:00 PM, MST, FRIDAY. **THANK YOU**.

PLANN[illegible] DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: _____

ADDRESS: _____
(w/zip code)

CASE NUMBER: DRB - 97 - 165

AMOUNT DUE: 75.00 ✓

_____ 441006/4921000 (City Cases)

_____ 441018/4921000 (County)

_____ 41011/7000110 (LUCC)

TIERRA WEST LLC 05/89
PH. 883-7592
4421 MCLEOD RD NE, SUITE D
ALBUQUERQUE, NM 87109

6036

95-32
1152/1070 NM

DATE August 23, 1999

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy Five and no/100 DOLLARS

NationsBank
NationsBank, N.A.

FOR Deferral DRB-97-165

Donna J. Bohannan MP

⑈006036⑈ ⑆107000327⑆ 00170006238⑈

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of October 20, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

City Of Albuquerque TRANS 100
Treasury Division

Sincerely,

DATE:8/24/1999 TIME: 8:59AM LOC:ANNX
RECPT# 00017312 WS# 007 TRANS# 0064
TRSJLM
ACCNT# 441006 ACTVTY# 4921000 FUND:0[illegible]
75.00
00/0 024 Misc.Caen
CA 75.00 CHG 0.00

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

Tierra West, LLC

#6

August 23, 1999

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of October 20, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

960011;9611cs0082399drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

June 29, 1999

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of August 25, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Donna J Bohannan

for Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs062999drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

PLAN[illegible] DEPARTMENT
DEVELOPI[illegible]T SERVICES DIVISION
PAID RECEIPT

NAME: _____

ADDRESS:
(w/zip code) _____

CASE NUMBER: DRB-97-165

AMOUNT DUE: 75.00

_____

✓ **441006/4921000 (City Cases)**

_____ **441018/4921000 (County)**

_____ **41011/7000110 (LUCC)**

5989

TIERRA WEST, LLC 05/89
PH. 883-7592
4421 MC LEOD RD. NE, SUITE D
ALBUQUERQUE, NM 87109

95-32
1070 NM

DATE 6-29-99

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy Five and 00/100 DOLLARS

NationsBank
NationsBank, N.A.

FOR

Donna J. Bohannan

⑈005989⑈ ⑆107000327⑆ 00170006238⑈

Treasury Division

DATE:6/29/1999 TIME: 11:36AM LOC:ANEX
RECPT# 00012608 WS# 008 TRANS# 0020
IRSSAG
ACCNT# 441006 ACTVTY# 4921000 FUND:0110
0070 J24 Misc.Cash: 75.00
CK 75.00 CHG 0.00

Tierra West, LLC

May 5, 1999

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of June 30, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/ba

9611cs050599drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

PLAN G DEPARTMENT
DEVELOPM T SERVICES DIVISION
PAID RECEIPT

NAME: Tierra West #6

ADDRESS:
(w/zip code)

CASE NUMBER: DRB-97-165

AMOUNT DUE: $ 75.00

X **441006/4921000 (City Cases)**

____ **441018/4921000 (County)**

____ **41011/7000110 (LUCC)**

5936

TIERRA WEST LLC 05/89
PH. 883-7592
4421 MC LEOD RD. NE, SUITE D
ALBUQUERQUE, NM 87109

95-32
1152/1070 NM

DATE May 5, 99

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy-five and no/100 DOLLARS

NationsBank
NationsBank, N.A.

City Of Albuquerque THANK YOU
Treasury Division

FOR DRB 97-165

DATE 5/5/1999 TIME: 9:58AM LOC:ANEX
[illegible] WS# 007 TRANS# 0017

"005936" "107000327" 001000523811"

TESTAC
ACCNT# 441006 ACTIVITY# [illegible]

[illegible] 75.00
CK 75.00 CHG 0.00

Tierra West, LLC

#5

March 8, 1999

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of May 4, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs030899drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

12

#7

Tierra West Development
Management Services

June 16, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of July 8, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the July 8th hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611ka52397

Tierra West Development Management Services
4421 McLeod Road, N.E., Suite D
Albuquerque, New Mexico 87109
505-883-7592
Fax-883-7034

FACSIMILE TRANSMITTAL

To: Claire Koopman FAX: # 924-3864

From: Shahab Biazar
Subject: DRB deferral
Date: 6-16-97

TOTAL OF (2) PAGES
Job Number: 960011

COMMENTS:

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL. OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY. THANK YOU.

PAC
POS
PPCC

12

Tierra West Development
Management Services

May 23, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of June 17, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the June 17th hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd52397

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592

LAW OFFICES *of* SEGAL & SOIFER, LLP

Real Estate Attorneys

LAWRENCE M. SOIFER
Admitted in NM, NY and IL

SYLVAIN SEGAL
NM Recognized Specialist in Real Estate Law

May 7, 1997

Development Review Board
Ms. Kym E. Dicome, Chairperson
Plaza del Sol, 600 2nd St. NW
2nd Floor, Development Service
Albuquerque, NM 87103

Re: DRB 97-165 (RECO Corp. Tract Zone Atlas M-21)

Dear Ms. Dicome, Ladies and Gentlemen,

I represent Shaw, Mitchell and Mallory Limited Partners the owner of the above described tract of land. My clients believe that the purchase agreement which they formally had with Tim Eichenberg has expired and has no further force or effect. I understand that an application may be made by Mr. Eichenberg or his agent in the near future to approve a preliminary plat. I have been directed to advise you that Mr. Eichenberg does not have the authority from my client to make that application.

Very truly yours,

Sylvain Segal

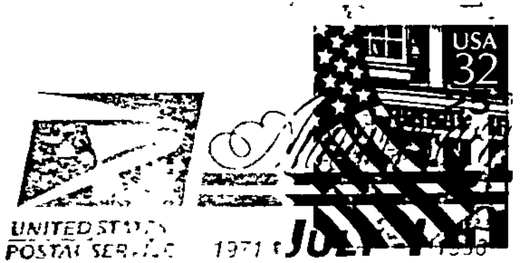
SS/dmw

cc: Geneva Mitchell

Suite 101, 6201 Uptown Blvd., N.E ■ Albuquerque, New Mexico 87110
phone 505-888-8888
fax 505-888-1635

LAW OFFICES
of
SEGAL & SOIFER, LLP
Real Estate Attorneys

Suite 101
6201 Uptown Blvd , N E
Albuquerque, New Mexico 87110



Development Review Board
Ms. Kym E. Dicome, Chairperson
Plaza del Sol, 600 2nd St. NW
2nd Floor, Development Services
Albuquerque, NM 87103

87102-2265 25

APPLICATION TO THE DEVELOPMENT REVIEW BOARD

APPLICATION FOR: (CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED)

Minor Subdivision
____ Sketch Plat Review & Comment
____ Preliminary Plat & Final Plat (City Surveyor Approval Required)
____ Lot Split (" " ")

Vacation (See No. 2)
____ Public Right-of-Way
X Public Easement
____ Private Easement

Major Subdivision (see No. 3)
XX Sketch Plat Review & Comment
____ Preliminary Plat Approval
____ Final Plat Approval

Site Development Plan (See No. 4)
____ Review & Comment
X Final Sign Off for EPC
____ Approval (DRB only-attach checklist)
____ Amended Plan

Subdivision Variances (See No. 5)
____ Subdivision Design Standards
____ Improve. Guarantee (Bulk Land)
____ Sidewalk Variance

Other (See No. 6)
____ Amended Infrastructure List
____ SIA Extension
____ Sector Plan Review or _ sign off

_____

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat for Major Subdivisions. All attachments must be submitted with the application and, after folding, shall not exceed 8-1/2 x 14 inches.
INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-3860.

APPLICANT INFORMATION

APPLICANT NAME: Tim Eichenberg Telephone Number: 265-7555
Mailing address: 1305 San Pedro NE
City: Albuquerque State: NM Zip Code: 87110
Applicant's Propriety Interest in the Property: _____
Has a List of Owner's Been Provided? X Yes ____ No (This is Required for Preliminary Plat Application)
AGENT (If any): Tierra West Dev. Mgmt. Ser. Telephone Number: 883-7592
Mailing address: 4421 McLeod Rd Suite D
City: Albuquerque State: NM Zip Code: 87109
SIGNED (Applicant or Agent): (Print) Shahab Biazar, P.E.

1. SITE INFORMATION

(a) Property is: X within the City Limits of Albuquerque or ____ Outside the City Limits of Albuquerque, but within five (5) miles (this is the extent of Development Review Board jurisdiction)
(b) Present Zoning: SU-1-PRD Proposed Zoning (Complete Only if Zone Change is Anticipated): _____
(c) Existing Buildings? ____ Yes X No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet):
If yes, Address(s) (required): _____
(d) Number of Lots Existing: 2 Number Proposed: 42 Total Land Area Covered by Request: (Acres) ± 4.90
(e) Present Legal Description of the Property: Lot/Tract No.(s): Tract B & C Block/Map No.(s) 2 & 7 (L-23-Z)
Subdivision/Addition: Wells Sandia Manor
(f) Location of Property by Streets - Located on (or near): Trimble Blvd. & Camino De La Sierra
between I-40 and Arcadia Road
(g) Uniform Property Code (18 Digit Number Issued by County Assessor): 1-023-056-249-391-2-0201
1-023-056-300-370-1-0101

2. VACATION ONLY: Give reason for request on separate sheet. Sketch/state exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.

3. SUBDIVISION ONLY: An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision/ Preliminary Plat application. Attach any variances or easements granted for this property which affects platting, if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request, if applicable.

4. SITE DEVELOPMENT PLAN ONLY: For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.

5. SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual (DPM) and Subdivision Ordinance. For sidewalk Variance, sketch location and state reason for variance.

6. AMENDED INFRASTRUCTURE LIST, ETC.: Describe and show changes to approved Infrastructure List. For Subdivision Improvement Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, Notice of Decision, reduced plat or plan).

7. SUPPLEMENTAL INFORMATION

(a) List Cross References to Environmental Planning Commission cases (Z-) if applicable: Z-96-25
(b) List Cross References to Development Review Board cases (DRB-) if applicable: _____
(c) List any Variance Granted (ZA-) if applicable Case No.: _____ ____ City ____ County

PLANNING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: Date: 4.8.97
Advertised Case? X Yes ____ No If yes, Number of Signs Issued: 1 Fee(s): $ 310.00
Map Number: L-23-97
Hearing Date: 5-6-97
S-
V- 97-50
DRB- 97-165

NSK

Tierra West Development
Management Services

April 8, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, new Mexico 87103

Re: Request for Site Development Plan and Sketch Plat Approval
Tract C, Block 7 and Tract B Block 2, Wells Sandia Manor, Zoned SU-1 for PRD
Zone Atlas Page L-23

Dear Ms. Dicome:

Tierra West Development Management Services on behalf of Tim Eichenberg requests review and approval for a Site Development Plan for 42 townhouses situated on Tract C Block 7 and Tract B Block 2, Wells Sandia Manor, located between Trimble, NE and Camino De La Sierra, NE and containing 4.98 ± acres. The site is currently zoned SU-1 for PRD not to exceed 10 dwelling units per acre.

The site is located on the City's east edge and lies between Interstate 40 and Wells Sandia Manor subdivision in the foothills of the Sandias. The site is immediately adjacent to Interstate 40 and more specifically the off ramp to Tramway Boulevard.

Should you have any questions concerning the project prior to the hearing please do not hesitate to call me.

Sincerely,

Shahab Biazar, P.E.

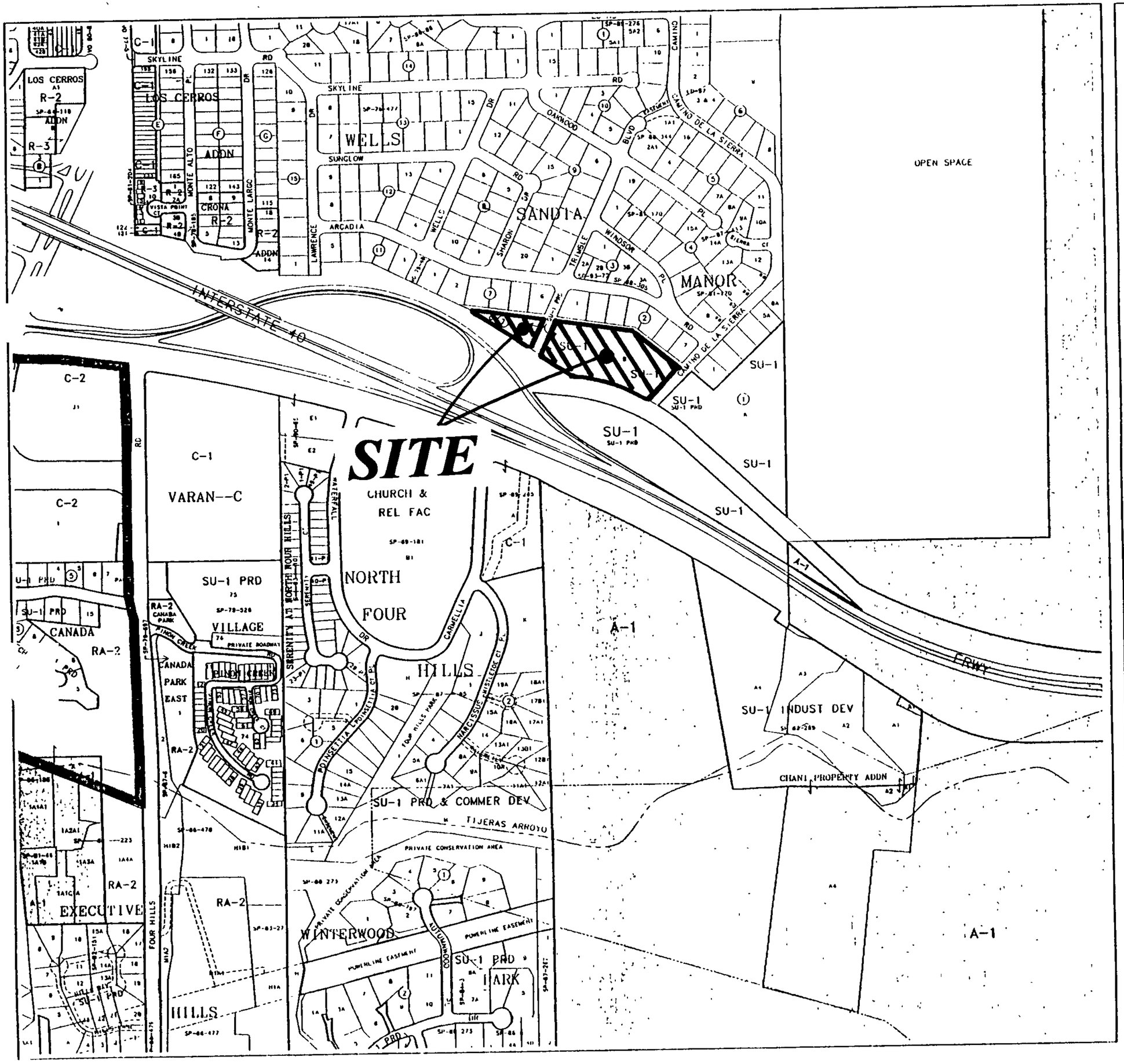
Enclosures

cc: Tim Eichenberg

Job No 960011
sb

9611kym.wpd

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592



SCALE IN FEET

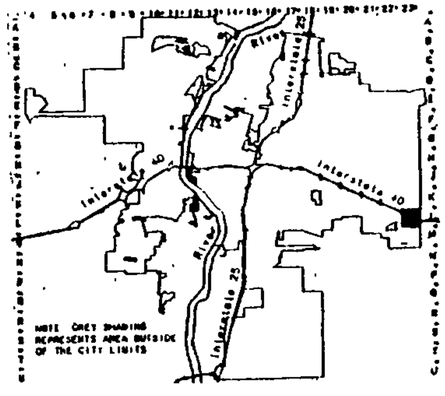
250 0 500 1000

PHOTOCOPY--NOT TO SCALE

North

© Planning Department

Map Amended through September 13, 1994



LEGAL DESCRIPTION

T10N

R4E

SEC 28

UNIFORM PROPERTY CODE

1-023-056

L-23-Z

Tierra West Development Management Services
4421 McLeod Road, N.E., Suite D
Albuquerque, New Mexico 87109
505-883-7592
Fax-883-7034

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION — FAX: 768-3791
TOTAL OF (2) PAGE

From: Shahab Biazar, P.E.

Subject: HOMEOWNER'S ASSOCIATION INFORMATION — JN:960011

Date: April 3, 1997

PLEASE FORWARD INFORMATION ON ANY HOMEOWNER ASSOCIATIONS IN THE

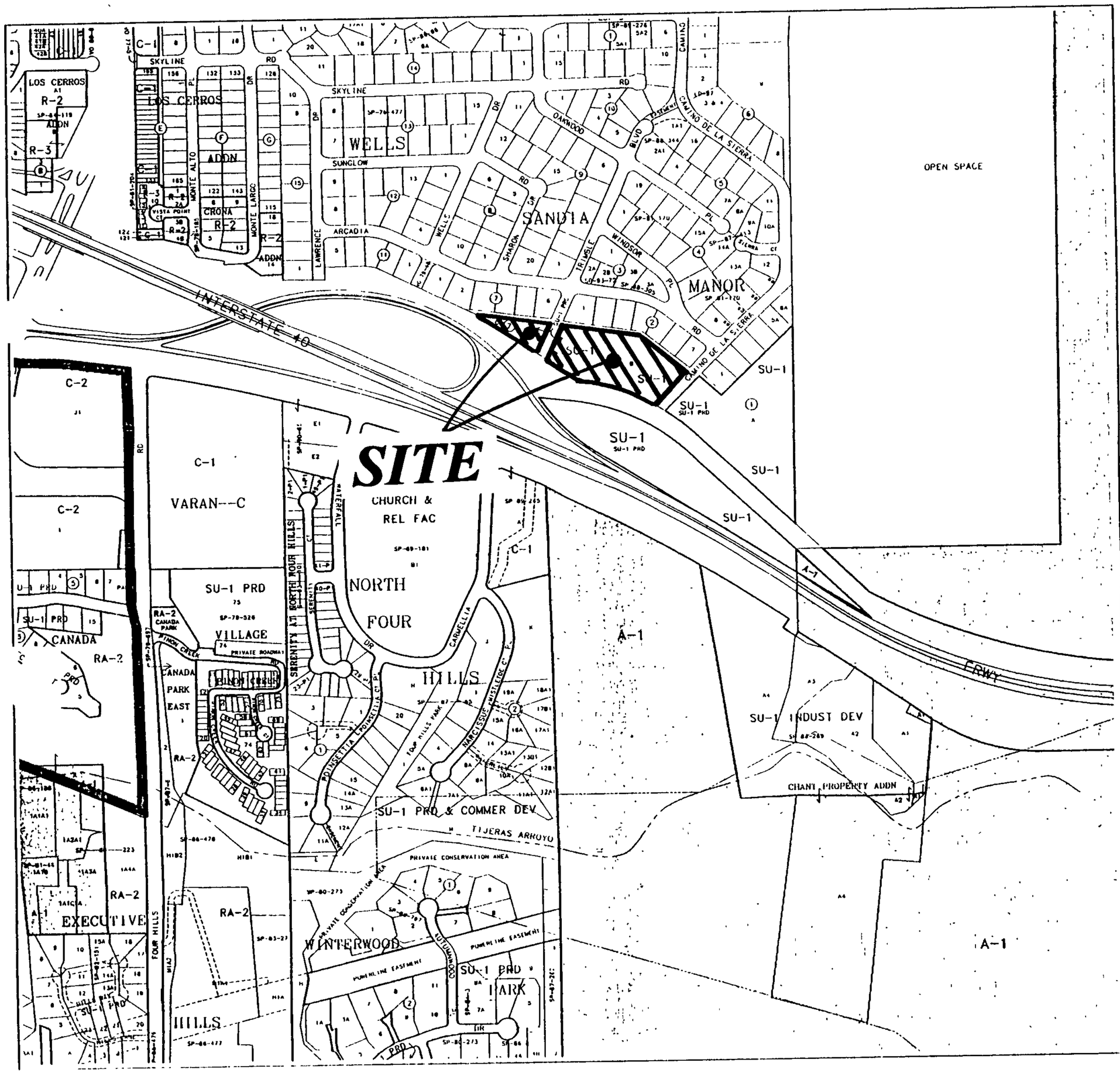
AREA OF THE PROPERTY DESCRIBED AS Tract C / Block 7 & Tract B / Block B of Well Sandia Manor
(LEGAL DESCRIPTION)
, LOCATED ON Trimble Boulevrad and Camino De La Sierra ,
(STREET NAME OR OTHER IDENTIFYING LANDMARK)
BETWEEN I-40 AND Arcadia Road .
(STREET NAME OR OTHER IDENTIFYING LANDMARK) (STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET (L-23).
(ZONE ATLAS #)

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE. C:NEIGHBOR.REQ

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY. THANK YOU.



SCALE IN FEET

250 0 500 1000

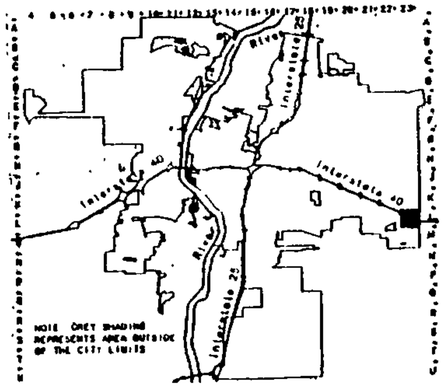
PHOTOCOPY--NOT TO SCALE

North

AGIS

© Planning Department

Map Amended through September 13, 1994



LEGAL DESCRIPTION

T10N

R4E

SEC 26

UNIFORM PROPERTY CODE

1-023-066

L-23-Z

CITY OF
Albuquerque

Department of Family and Community Services
Albuquerque, New Mexico

April 3, 1997

Shahab Biazar, P.E.
Tierra West Development Management Services
4421 McLeod Rd. NE, Suite D/87109
Phone: 883-7592, fax - 883-7034

Dear Shahab:

Thank you for your inquiry of **April 3, 1997** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project of **TRACT C/BLOCK 7 AND TRACT B/BLOCK B OF WELL SANDIA MANOR** zone map page(s) **L-23**.

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

Supper Rock Neighborhood Association
Don Soderstrom, 14214 Arcadia Rd. NE/87123 299-5049 (h).
Roger Eklund, 14316 Stalgreen Ct. NE/87123 291-9067 (h)

Please note that according to O-92 you are required to notify each of these contact persons by ***certified mail, return receipt requested, before*** your application filing will be accepted by the Planning Department. ***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) 768-3790.

Sincerely,

Stephani Winklepleck
NEIGHBORHOOD COORDINATION

Planning - RNA Form (12/9/96)

SE[redacted]ER:

- Co[redacted]ms 1 and/or 2 for additional services.
- Complet[redacted]ems 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write *"Return Receipt Requested"* on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Don Soderstrom
14214 Arcadia Rd., NE
Albuquerque NM 87123

4a. Article Number

4b. Service Type

☐ Registered ☐ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: *(Print Name)*

8. Addressee's Address *(Only if requested and fee is paid)*

6. Signature: *(Addressee or Agent)*

X

PS Form **3811,** December 1994 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

P 551 146 799

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail *(See reverse)*

Sent to
Don Soderstrom
Street & Number
14214 Arcadia Rd., NE
Post Office, State, & ZIP Code
Albuquerque NM 87123

Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	$
Postmark or Date	

PS Form **3800,** April 1995

Fold at line over top of envelope to the right of the return address

CERTIFIED

P 551 146 799

MAIL

Is your **RETURN ADDRESS** completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write *"Return Receipt Requested"* on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Roger Eklund
14316 Stalgreen Ct., NE
Albuquerque NM 87123

4a. Article Number

4b. Service Type

☐ Registered ☐ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: *(Print Name)*

8. Addressee's Address *(Only if requested and fee is paid)*

6. Signature: *(Addressee or Agent)*

X

PS Form **3811,** December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

P 551 146 798

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail *(See reverse)*

Sent to Roger Eklund	
Street & Number 14316 Stalgreen Ct., NE	
Post Office, State, & ZIP Code Albuquerque NM 87123	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	$
Postmark or Date	

PS Form **3800,** April 1995

Fold at line over top of envelope to the right of the return address

CERTIFIED

P 551 146 798

MAIL

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 Berry Town

AGIS MAP # L-23

LEGAL DESCRIPTION Tract B, Block 2 & Tract C Block 7 of Wells Sandia Manor

X **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 3-20-97 [date].

Tierra West Development Management Services — Applicant / Agent

3-20-97 — Date

[signature] — Hydrology Division Representative

3-20-97 — 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 3-20-97 [date].

____ — Applicant / Agent

____ — Date

Robert W. Kane — Utilities Division Representative

3-20-97 — Date

DRB# 97-165

STANDARD FORM FOR DETERMINATION

WHETHER TRAFFIC IMPACT STUDY OR AIR QUALITY IMPACT ASSESSMENT REQUIRED

TO: Tierra West Dev. Mgmt. Ser
4421 McLeod Rd., NE #D
Albuquerque, NM 87109

DATE REQUEST SUBMITTED: 1-25-96

PROJECT: Berry Town
42 Units on (=/-)4.9 acres

ZONE ATLAS PAGE: L-23

REQUESTED CITY ACTION(S):

___Zone Change _X_Site Development Plan ___Subdivision ___Building Permit
___Sector Plan ___Access Permit ___Conditional Use

UNITS OF DEVELOPMENT: Proposed: 42 Units on (+/-)4.9 acres

Notes:
1. Assumptions made in the above analysis are shown in italics.
2. Changes made to development proposals, from the above information, may change the TIS or AQIA analysis requirements.

S

MEET THRESHOLD? ___yes-_____level of analysis _X_no ___borderline case

MITIGATING REASONS FOR NOT REQUIRING TIS

TIS - REQUIRED___ NOT REQUIRED_X_

If a TIS is required, the next step is to set up a scoping meeting as outlined in the DPM.

Time: Date: TIS TASK FORCE___ TRAFFIC ENGINEER REVIEW ONLY _X_

Tony Loyd — Traffic Engineer
1-25-96 — Date

IA

MEET THRESHOLD? ___yes _X_no ___borderline case

MITIGATING REASONS FOR NOT REQUIRING AQIA

AQIA - REQUIRED___ NOT REQUIRED_X_

Environmental Health
1-25-96 — Date

S & AQIA COMPLETION

TIS Submitted _____ Date Finalized _____ Date

_____ Traffic Engineer

AQIA Submitted _____ Date Finalized _____ Date

_____ Environmental Health

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: ~~Tim~~ ~~to~~ TERRA WEST

ADDRESS:
(w/zip code) _____

CASE NUMBER: DRB - 97 - 165 V 97 - 50

AMOUNT DUE: 31.00

✓ **441006/4921000 (City Cases)**

4513

TIERRA WEST DEVELOPMENT
4421 MC LEOD RD. NE, STE. D PH. 883-7592
ALBUQUERQUE, NM 87109

95-32/1070

DATE 4-8-97

PAY TO THE ORDER OF City of Albuquerque $ 31.00

thirty one only DOLLARS

SUNWEST
SUNWEST BANK OF ALBUQUERQUE, N.A.
ALBUQUERQUE, NEW MEXICO 87125-0500 (505) 765-2600

FOR DRB-97-165

Donna J. Bohannan MP

⑈004513⑈ ⑆107000327⑆17 0006238 1⑈

DELUXE VANGUARD

City Of Albuquerque THANK YOU
Treasury Division

DATE: 4/8/97 TIME: 12:37PM LOC: ANLA
RECPT#0007666 WS# 005 TRANS# 0036
TRSSGR
ACCNT#441006 ACTVT/#4721000 FUND:
00,0 Journal 24 31.00
CK 31.00 CHG 0.00

..3N POSTING REQUI MENTS

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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of $3.00 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 two to seven feet from the ground.
C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 4.21.97 to 5.6.97

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 days after the initial hearing.

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

[signature] (Applicant or Agent) 4/8/97 (Date)

I issued 1 signs for this application, 4-8-97 (Date) [signature] (Staff Member)

Rev. 11/8/90

CASE NUMBER DRB 97-165
V.97.50

MEMORANDUM

To: Bob McCabe
From: Janet Stephens
Subject: DRB-97-165 - Berrytown Subdivision
Date: June 17, 1999

As per your request, I have been checking into the status of the proposed Berrytown Subdivision.

According to information submitted by the agent, the request is for a 42 unit townhouse development situated on Tract C Block 7 and Tract B Block 2, Wells Sandia Manor, located between Trimble NE and Camino De La Sierra NE, containing 4.98 acres. It is immediately adjacent to Interstate 40 and the off-ramp to Tramway Boulevard.

The request for vacation of a public powerline easement, site development plan (EPC delegated final sign-off), plus sketch plat review and comment for Tracts B and C was first scheduled for hearing by the Development Review Board (DRB) on May 6, 1997.

Mr. Robert Keilman, property owner within 100' of the site, and Ronald Bohannan, agent, were present at the May 6th hearing.

Since that date, a total of 22 deferrals have occurred at the agent's request. Subsequent scheduled hearing dates are as follows (these hearings did not occur - they were deferred):

May 27, 1997
June 17, 1997
July 8, 1997
August 5, 1997
August 26, 1997
September 23, 1997
October 21, 1997
November 18, 1997
December 9, 1997
January 6, 1998
February 2, 1998
March 3, 1998
March 31, 1998
April 28, 1998
June 9, 1998
July 21, 1998
September 1, 1998
October 6, 1998
November 17, 1998
January 12, 1999
March 9, 1999
May 4, 1999
June 30, 1999

The reason given for the deferrals is that additional time is needed to continue working with the New Mexico State Highway and Transportation Department on the slope ties and to perform a rock profile for the site.

I spoke with the agent, who contacted the applicant regarding the status of the project. The applicant wishes to continue working on the proposal.

If you have any questions, please feel free to call me at 924-3880.

PLA NG DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: TIERRA WEST

ADDRESS:
(w/zip code)

CASE NUMBER: DRB 97 165

AMOUNT DUE: 75.00

441006/4921000 (City Cases)

5901

TIERRA WEST LLC
4421 MC LEOD RD. NE, STE. D PH. 883-7592
ALBUQUERQUE, NM 87109

95-32/1070 50

DATE 3/8/99

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy-five & NO/100 DOLLARS

Security features included Details on back

NationsBank
NationsBank, N.A.
New Mexico

FOR DRB-97-165

⑈005901⑈ ⑆107000327⑆ 001700062381⑈

City Of Albuquerque THANK YOU
Treasury Division

DATE:3/8/1999 TIME: 2:05PM LOC:ANEX
RECPT# 00009657 WS# 006 TRANS# 0040
TRSDEE
ACCNT# 441006 ACTVT\# 4921000 FUND:0110
3070 324 Misc.Cash 75.00
CK 75.00 CHG 0.00

Tierra West, LLC

January 12, 1999

#9

Ms. Claire Senova
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of March 9, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Donna J Bohannan

for Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611cs011299drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: TIERRA WEST LLC

ADDRESS:
(w/zip code)

CASE NUMBER: DRB 97 165

AMOUNT DUE: 75 00

441006/4921000 (City Cases)

441018/4921000 (County)

5856

TIERRA WEST LLC.
4421 MC LEOD RD. NE, STE. D PH. 883-7592
ALBUQUERQUE, NM 87109

95-32/1070 50

DATE 1-12-98

PAY TO THE ORDER OF City of Albuquerque $ 75 00

Seventy five and no/100 DOLLARS Security features included. Details on back.

NationsBank
NationsBank, N.A.
New Mexico

FOR DRB-97-165 Diferral fee

Donna J. Bohannan

⑈005856⑈ ⑆107000327⑆ 00170006238⑈

City Of Albuquerque THANK YOU
Treasury Division

DATE: 1/12/1999 TIME: 12:55PM LOC: ANE
X
RECPT# 00013251 WS# 008 TRANS# 0019
TRSKDM
ACCNT# 441006 ACTVTY# 4921000 FUND:0000
0070 J24 Misc 75.00
CK 75.00 CHG 0.00

Tierra West, LLC

November 16, 1998

Ms. Claire Koopman
Development and Building Services Center
600 2nd Street NW - 2nd Floor West
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Claire:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting an eight-week deferral, on the above referenced case, to the meeting of January 12, 1999 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Donna J. Bohannan

for Ronald R. Bohannan, PE

Enclosure

cc: Tim Eichenberg

JN: 960011
RRB/js

9611ck111698drb

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

P NING DEPARTMENT
DEVELO MENT SERVICES DIVI N
PAID RECEIPT

#5

NAME: TIERRA WEST

ADDRESS:
(w/zip code)

DRB 97 ~~165~~ 75.00

CASE NUMBER: DRB 98 353 75.00

AMOUNT DUE: 150

X **441006/4921000 (City Cases)**

441018/4921000 (County)

5785

TIERRA WEST LLC
4421 MC LEOD RD. NE, STE. D PH. 883-7592
ALBUQUERQUE, NM 87109

95-32/1070 50

DATE 11-16

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy five & no/100 DOLLARS

Security features included. Details on back.

NationsBank
NationsBank, N.A.
New Mexico

FOR DRB 98-353 Donna J Bohannan MP

⑈005785⑈ 1:107000327: 00179006238 1⑈

5784

TIERRA WEST LLC
4421 MC LEOD RD. NE, STE. D PH. 883-7592
ALBUQUERQUE, NM 87109

95-32/1070 50

DATE 11-16-98

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy five & no/100 DOLLARS

Security features included. Details on back.

NationsBank
NationsBank, N.A.
New Mexico

FOR 960011 DRB 97-165 Donna J Bohannan MP

⑈005784⑈ 1:107000327: 00179006238 1⑈

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

DATE: 11/16/98 TIME: 2:48PM LOC: ANEX
RECEIPT 00013202 WS# 004 TRANS# 0083
TRS/EE
ACCT# 441006 ACTIVITY# 4921000 FUND: 0110
CHECK 150.00
CK 75.00
CHG 0.00

Tierra West, LLC

October 5, 1998

Ms. Kym Dicome
Chair
Development Review Board
PO Box 1293
Albuquerque, NM 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a six-week deferral on the above referenced case to the meeting of November 17, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Donna J. Bohannan

for Ronald R. Bohannan, PE

cc: Tim Eichenberg

JN: 960011
RRB/js

9611kd100598

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: TIERRA WEST

ADDRESS:
(w/zip code)

CASE NUMBER: DRB 97-165

AMOUNT DUE: 75.00

441006/4921000 (City Cases)

____ 441018/4921000 (County)

____ 41011/7000110 (LUCC)

TIERRA WEST LLC
4421 MC LEOD RD. NE, STE. D PH. 883-7592
ALBUQUERQUE, NM 87109

5733

95-32/1070

DATE 10-5-98

PAY TO THE ORDER OF City of Albuquerque

$ 75.00

Seventy five & no/100 DOLLARS

NationsBank
NationsBank, N.A.
New Mexico

FOR

Donna J. Bohannan

"005733" 1:107000327: 00170006238"

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME: Tierra West, LLC

ADDRESS:
(w/zip code)

CASE NUMBER: DRB # 97-165 (Deferral Fee)

AMOUNT DUE: 75.00

✓ **441006/4921000 (City Cases)**

____ **441018/4921000 (County)**

____ **41011/7000110 (LUCC)**

TIERRA WEST LLC.
4421 MC LEOD RD. NE, STE. D PH. 883-7592
ALBUQUERQUE, NM 87109

5665

95-32/1070 50

DATE 9-1-98

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy Five & 00/100

City Of Albuquerque THANK YOU
Treasury Division DOLLARS

NationsBank
NationsBank, N.A.
New Mexico

FOR DRB 97-165 deferral

DATE: 9/1/98 TIME: 9:05AM LOC: ANEX
RECPT#: 00014169 WSH#: 007 TRNSH: 0001
TRSTAG:
ACCT#: 006 PUT: Rhiannon
0079 124 Misc 75.00
75.00 CHG 0.00

"005665" "107000327" 001700062381

Tierra West, LLC

August 31, 1998

#6

Ms. Kym Dicome
Chair
Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West, LLC, on behalf of Tim Eichenberg, is requesting a seven week deferral on the above referenced case to the meeting of October 6, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, PE

cc: Tim Eichenberg

JN: 960011

RRB/ao

960011kd83198

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

PL ' 'NING DEPARTMENT
DEVEL . MENT SERVICES DIVI . . N
PAID RECEIPT

#10

NAME: TIERRA WEST

ADDRESS:
(w/zip code)

CASE NUMBER: DRB 97 165

AMOUNT DUE: 75 00

X **441006/4921000 (City Cases)**

~~441018/4921000~~

5599

TIERRA WEST LLC
4421 MC LEOD RD. NE, STE. D PH. 883-7592
ALBUQUERQUE, NM 87109

95-32/1070 50

DATE 7-20-98

PAY TO THE ORDER OF City of Albuquerque $ 75.00

Seventy Five and no/100 DOLLARS

Security features included. Details on back.

NationsBank
NationsBank, N.A.
New Mexico

FOR 960011 Defend DRB 97-165

Donna J. Bohannan

⑈005599⑈ ⑆107000327⑆ 170006238⑈

City Of Albuquerque THANK YOU
Treasury Division

DATE: 7/21/98 TIME: 10:25AM LOC: ANEX
RECPT# 00012721 WS# 006 TRANS# 0023
TRSDEE
ACCNT# 441006 ACTVTY# 4921000 FUND:0110
0070 J24 Misc 75.00
CK 75.00 CHG 0.00

Tierra West, LLC

July 20, 1998

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a six week deferral on the above referenced case to the meeting of September 1, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/kc

9611kd72098

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

ANNING DEPARTMEN
DE[illegible] PMENT SERVICES DIV[illegible]ON
PAID RECEIPT

#16

NAME: TIERRA WEST

ADDRESS:
(w/zip code)

CASE NUMBER: DRB 97-165

AMOUNT DUE: 75.00

441006/4921000 (City Cases)

TIERRA WEST LLC
4421 MC LEOD RD. NE, STE. D PH. 883-7592
ALBUQUERQUE, NM 87109

5544

PAY TO THE ORDER OF City of Albuquerque

DATE 6.8.98

95-32/1070 50

Seventy five & no/100 $ 75.00

DOLLARS

NationsBank
NationsBank, N.A.
New Mexico

FOR

⑈005544⑈ ⑆107000327⑆ 1?0006238⑈

Donna J. Bohannan

MP

City Of Albuquerque THANK YOU
Treasury Division

DATE: 6/9/98 TIME: 10:59AM LOC: ANEX
RECPT# 0001023[illegible] WS# 006 TRANS# 0009
INVOICE
ACCNT# 441006 ACTVTY# 4921000 FUND#0000
0070 Zoning Misc 75.00
CA 75.00 CHG 0.00

Tierra West, LLC

June 8, 1998

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a six week deferral on the above referenced case to the meeting of July 21, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/kc

9611kd6898

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

DRB Item 9

#9

Tierra West, LLC on behalf of Tim Eichenberg, (DRB-97-165) would like to Defer the project for Six Weeks.

Shahab Biazar

6/9

PLANNING
DEPARTMENT
PLANNING DIV.
APR 28 8 03 AM '98

ANNING DEPARTMEN
DEVE PMENT SERVICES DIVISION
PAID RECEIPT

NAME: TIERRA

ADDRESS:
(w/zip code)

CASE NUMBER: DRB 97 165

AMOUNT DUE: 75 00

441006/4921000 (City Cases)

5501

TIERRA WEST LLC
4421 MC LEOD RD. NE STE. D PH. 883-7592
ALBUQUERQUE, NM 87109

95-32/1070

DATE 4.30.98

PAY TO THE ORDER OF City of Albuquerque $ 75 00

Seventy five + no/100 DOLLARS

Security features included Details on back.

NationsBank
NationsBank, N.A.
New Mexico

FOR deferral fee DRB-97-165

Donna J Bohannan

"005501" "107000327" 70006238"

PAID
4/30/98 CK 5501
$75-00

Tierra West, LLC

#12

March 27, 1998

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of April 28, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd32798

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

March 2, 1998

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

#13.

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of March 31, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd3298

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

February 2, 1998

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of March 3, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd2298

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

January 5, 1998

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of February 2, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd1598

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

#9

Tierra West, LLC

December 4, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of January 6, 1998, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd12497

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

November 17, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of December 9, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd111797

RECEIVED
NOV 1 0 1997
By

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

#10

Tierra West, LLC

October 20, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of November 18, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd102097

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

September 23, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of October 21, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd92397

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

August 25, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

#11
9.23.97

RE: DRB-97-165/ Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a four week deferral on the above referenced case to the meeting of September 23, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd82597

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

Tierra West, LLC

July 28, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West Development Management Services, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of August 26 in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd72897

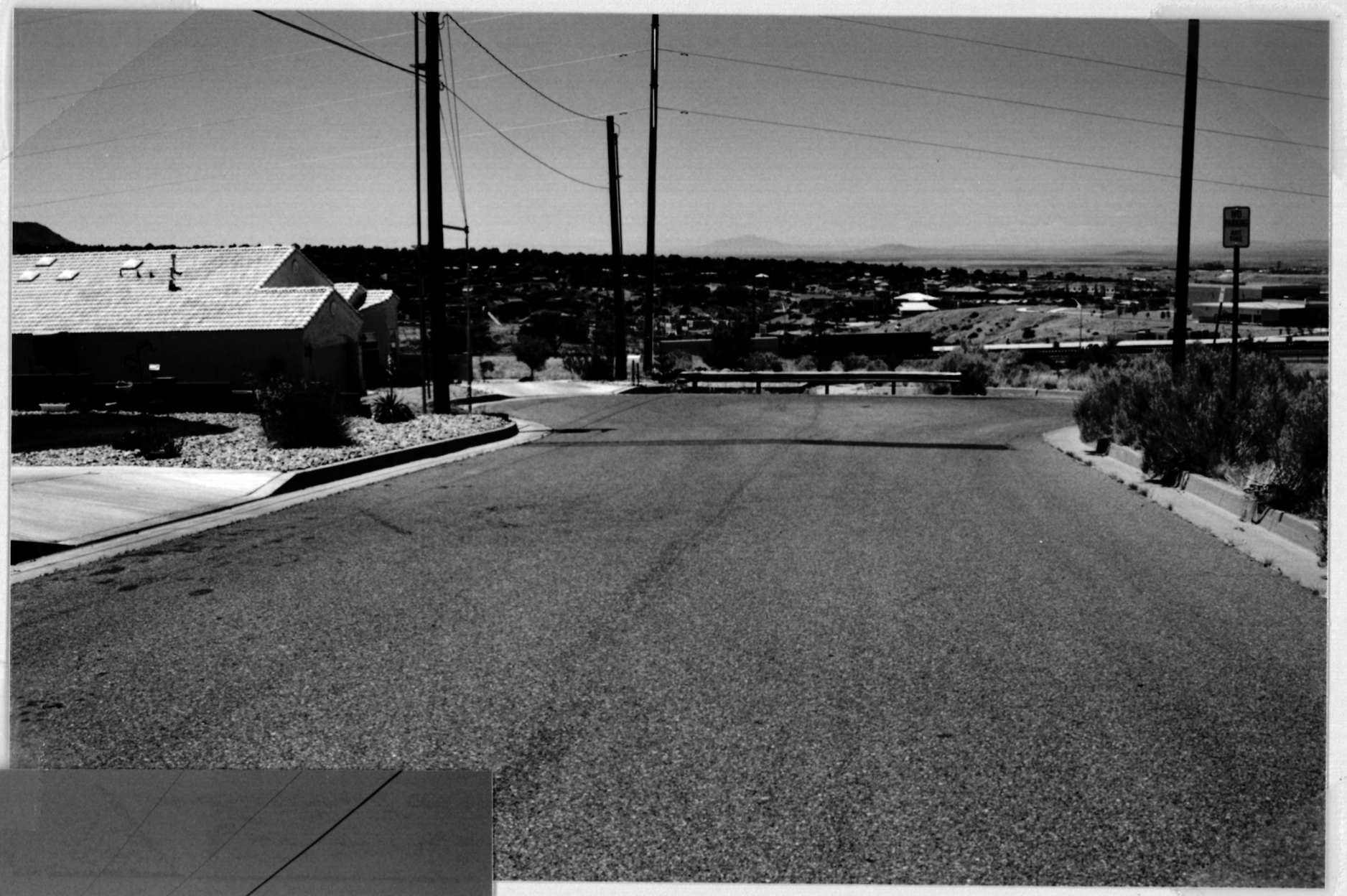
4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

#3 LOOKING SOUTH

#3 LOOKING WEST

#3

CAMINO DE LA SIERRA



#6

Tierra West, LLC

July 3, 1997

Ms. Kym Dicome
Chair
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: DRB 97-165, Berry Town

Dear Kym:

Tierra West LLC, on behalf of Tim Eichenberg, is requesting a three week deferral on the above referenced case to the meeting of August 5, 1997, in order to continue working with the State Highway Department on the slope ties and to perform a rock profile for the site. We hope to have the final slope ties and layout issues worked out by the August 5th hearing date.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Tim Eichenberg

JN: 960011
RRB/to

9611kd7397

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol