

#12



DRB CASE ACTION LOG : (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-01530 (P&F)</u>	Project # <u>1003701</u>
Project Name: <u>PLEASANT ACRES</u>	
Agent: <u>Wayjohn Surveying Inc.</u>	Phone No.: <u>255-2052</u>

Project Number 1003701

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/13/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

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

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003701

Subdivision Name: Pleasant Acres - Lots 56A and 56B

Surveyor: Thomas D. Johnston

Company/Agent: Wayjohn Surveying


Contact Person: _____ E-mail: _____

Phone: 255-2052 Fax: _____

DXF Received Date: 10/7/2004

Hard-Copy Date: 10/7/2004

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


Approved

10/7/04
Date

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

AGIS Use Only

Copied cov3701 to agiscov on 10/7/2004. Contact person notified on 10/7/2004

Street Name	Address Range	Map
DOUBLE EAGLE NE.....	11105 to 11125....	E22
DOUGLAS CT NW.....	9900 to .9909....	B10
DOUGLAS CT SW.....	5710 to .5711....	S9
DOUGLAS RD SW.....	5657 to .5758....	S9
DOUGLAS MACARTHUR RD NE...	3801 to .5001....	G17
DOUGLAS MACARTHUR RD NW...	426 to .1338....	F14
DOUGLASS LA SW.....	5605 to .5615....	S9
DOUGLASS PL SW.....	5502 to .5502....	S9
DOVER CT NW.....	4900 to .4916....	A12
DOVER PL NW.....	4900 to .4916....	A12
DOVER RD SW.....	3000 to .3501....	N10
DOVER RD SW.....	3121 to .3121....	P10
DOVER ST NW.....	10514 to 10620....	A12
DOWLING ST NW.....	5965 to .5965....	A10
DOWNEY ST NE.....	4500 to .6128....	F18
DRACO AV SW.....	1030 to .1058....	L12
DRAKE AV NW.....	5600 to 10140....	B11
DRAKE CT NW.....	5112 to .5120....	B11
DRAXTON AV SW.....	3015 to .3221....	K12
DRAYTON ST NE.....	5500 to .5519....	F20
DREAM WEAVER DR NW.....	10804 to 10920....	A11
DREAMY WAY DR NW.....	10824 to 11036....	A11
DRIFTWOOD AV NW.....	4500 to .4824....	A12
DRIFTWOOD DR NW.....	4400 to .4419....	A13
DRIFTWOOD PL NW.....	10601 to 10613....	A12
DRISCOLL AV NE.....	6300 to .6332....	F18
DROLET DR NW.....	9201 to .9343....	C12
DRU AV SE.....	8301 to .8353....	L19
DRY CREEK PL NW.....	4300 to .4416....	A13
DRY GULCH ST SW.....	2100 to .2212....	N9
DUCHESS DR NE.....	601 to .647....	K22
DUERKSEN RD NW.....	5500 to .5716....	F11
DUFFER PL NW.....	4915 to .4918....	B12
DUKE AV SW.....	10400 to 10535....	L8
DUMAS DR NE.....	8000 to .8020....	D19
DUNBAR ST NW.....	10300 to 10344....	B13
DUNES CT SE.....	400 to .413....	L22
DUNES PL SE.....	300 to .312....	L22
DUNES RD SE.....	12600 to 12813....	L22
DUNGAN ST NE.....	6100 to .6509....	E18
DUNHILL AV SW.....	8201 to .8523....	L9
DURAND RD SW.....	2030 to .2416....	Q11
DURANES DR NW.....	2728 to .2734....	H12
DURANES RD NW.....	2440 to .3401....	H12
DURANGO CT NE.....	4500 to .4536....	F18
DURANT AV NE.....	13400 to 13616....	J23
DURHAM ST NW.....	10300 to 10340....	B13
DURO CT NE.....	3900 to .3912....	G17
DUSKFIRE DR NW.....	1301 to .1419....	J10
DUSTIN CT NW.....	5600 to .5624....	D11
DUSTIN CT NW.....	5601 to .5605....	E11
DUSTY ROSE RD NE.....	11900 to 12050....	C22
DUSTY TRAIL CT NW.....	4600 to .4612....	E12
E. RAINTREE DR NE.....	8229 to .8252....	D23
EAGLE AV NW.....	7500 to .7728....	B9
EAGLE CANYON RD NE.....	7101 to .7147....	C19
EAGLE CREEK DR NE.....	8601 to .8705....	C19
EAGLE CREST AV NE.....	7400 to .7501....	C19
EAGLE DANCER TRL NE.....	12901 to 12925....	H23
EAGLE EYE DR NW.....	6100 to .6220....	E11
EAGLE FEATHER DR NE.....	8800 to .8816....	C19
EAGLE MESA RD NE.....	7000 to .7123....	C19
EAGLE NEST CT NE.....	20 to .23....	B23
EAGLE NEST DR NE.....	9 to .14....	B23
EAGLE RANCH RD NW.....	9101 to .9221....	C12
EAGLE RANCH RD NW.....	9200 to .9358....	C13
EAGLE RANCH RD NW.....	9461 to .9737....	B13
EAGLE RIDGE CT NE.....	1561 to .1574....	E23
EAGLE RIDGE CT NE.....	1570 to .1570....	D23
EAGLE RIDGE DR NE.....	1524 to .1535....	D23
EAGLE RIDGE DR NE.....	1533 to .1533....	E23
EAGLE RIDGE LA NE.....	1548 to .1554....	D23
EAGLE RIDGE LA NE.....	1550 to .1553....	E23
EAGLE RIDGE PL NE.....	1537 to .1544....	D23
EAGLE RIDGE PL NE.....	1540 to .1542....	E23
EAGLE RIDGE RD NE.....	1501 to .1556....	D23
EAGLE RIDGE RD NE.....	1557 to .1560....	E23
EAGLE RIDGE TER NE.....	1515 to .1520....	D23
EAGLE ROCK AV NE.....	5300 to .6715....	C18

Street Name	Address Range	Map
EAGLE ROCK AV NE.....	7515 to .8400....	C19
EAGLE ROCK AV NE.....	8404 to .9601....	C20
EAGLE ROCK AV NE.....	9620 to 11201....	C21
EAGLE ROCK AV NE.....	11206 to 12509....	C22
EAGLE SPRINGS DR NE.....	8600 to .8751....	C19
EAGLE VIEW AV NE.....	7200 to .7323....	C19
EAGLE VISTA DR NE.....	9001 to .9023....	C19
EAKES CT NW.....	5710 to .5715....	E13
EAKES RD NW.....	5001 to .5617....	E13
EAKES BATES RD NW.....	5411 to .5415....	E13
EAMES RD SW.....	3104 to .3122....	N11
EAMES RD SW.....	3105 to .3121....	N10
EAMES RD SW.....	3124 to .3125....	P10
EAST RIM DR NW.....	10868 to 11008....	A12
EASTERDAY DR NE.....	1000 to .1318....	J20
EASTERN AV SE.....	3404 to .3545....	L16
EASTERN AV SE.....	4600 to .5300....	L17
EASTERN AV SE.....	5100 to .6817....	L18
EASTFORD PL NW.....	6900 to .6948....	B9
EASTON PL NW.....	6900 to .7128....	B9
EASTRIDGE CT NE.....	1512 to .1522....	J22
EASTRIDGE DR NE.....	800 to .908....	K22
EASTRIDGE DR NE.....	1500 to 12940....	J22
EASTRIDGE DR NE.....	2000 to .2715....	H22
EASTRIDGE PL NE.....	12700 to 12717....	J22
EASTRIDGE TRL NE.....	12700 to 12733....	J22
EASTVIEW ST SW.....	300 to .631....	Q13
EASY CT NW.....	10400 to 10416....	A12
EASY PL NW.....	10500 to 10613....	A12
EASY ST NW.....	10601 to 10636....	A12
ECHO PARK DR NE.....	10900 to 11032....	K21
EDDY AV NE.....	8100 to .8244....	D19
EDEN CT NE.....	10206 to 10300....	J21
EDEN DR NE.....	10200 to 10421....	J21
EDGEBROOK PL NW.....	8100 to .8136....	H9
EDGEWOOD DR NW.....	6500 to .6748....	E15
EDIE PL NW.....	5506 to .5539....	B11
EDITH BLVD NE.....	106 to .417....	K14
EDITH BLVD NE.....	400 to .1529....	J14
EDITH BLVD NE.....	924 to .1803....	J15
EDITH BLVD NE.....	1600 to .3009....	H15
EDITH BLVD NE.....	1823 to .1825....	H14
EDITH BLVD NE.....	3013 to .5030....	G15
EDITH BLVD NE.....	4950 to .6145....	F15
EDITH BLVD NE.....	6131 to .7017....	E15
EDITH BLVD NE.....	6810 to .7048....	E16
EDITH BLVD NE.....	7041 to .7041....	D15
EDITH BLVD NE.....	7337 to .8114....	D16
EDITH BLVD NE.....	8116 to .9645....	C16
EDITH BLVD NE.....	9713 to 10223....	B16
EDITH BLVD NE.....	9820 to 10450....	B17
EDITH BLVD NE.....	10400 to 11027....	A17
EDITH BLVD NW.....	10447 to 10600....	A17
EDITH BLVD NW.....	10449 to 10449....	B17
EDITH BLVD SE.....	110 to .1023....	K14
EDITH BLVD SE.....	1101 to .2315....	L14
EDITH ST NE.....	1009 to .1011....	J14
EDMON RD NE.....	401 to .435....	F15
EDNA AV NW.....	2205 to .2305....	J13
EDNA AV NW.....	2313 to .2439....	J12
EDUARDO RD SW.....	2800 to .2940....	M11
EDUARDO RD SW.....	2900 to .2950....	M10
EDUCATION PL NW.....	4190 to .4190....	C12
EDWARD CT NE.....	12803 to 12811....	K22
EDUARDO Y JUANITA CT NW...	1632 to .1705....	E13
EDWARDS DR NE.....	4900 to .5541....	F21
EDWIN MECHEM AV NW.....	4600 to .4640....	C13
EDWINA AV NE.....	6900 to .7001....	G18
EDWINA AV NE.....	7007 to .7133....	G19
EDWINA CT NE.....	7104 to .7118....	G19
EGRET CT SW.....	11100 to 11220....	M8
EIFFEL AV SW.....	9000 to .9224....	L9
EL AGUILA PL NW.....	4900 to .4924....	H11
EL ALHAMBRA CIR NW.....	700 to .6600....	E14
EL BORDO DR SW.....	915 to .915....	K13
EL CAJON CT NW.....	6900 to .6949....	D11
EL CAMINO REAL NE.....	6300 to .6339....	E21
EL CERQUITO NW.....	7500 to .7521....	G10
EL CERQUITO CT NW.....	2830 to .2840....	G11



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 13, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:10 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 # 1001218**
04DRB-01432 Major-Vacation of Public Easements
04DRB-01433 Minor-Prelim&Final Plat Approval
04DRB-01434 Minor-Vacation of Private Easements
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, near CARMONY RD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00581] *(Deferred from 10/13/04)* (G-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/27/04.**

2. **Project # 1003604**
04DRB-01452 Major-Preliminary Plat
Approval
04DRB-01453 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) 217-220, TOWN OF ATRISCO GRANT AIRPORT UNIT, (to be known as **MYRA MESA ESTATES SUBDIVISION** zoned R-2, C-2, located on 68th ST NW, between HANOVER RD NW and GLEN RIO RD NW containing approximately 20 acre(s). [REF: Z-79-109, Z-79-108, PROJECT 1003538 and PROJECT 1003481] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/30/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003594**
04DRB-01445 Major-Vacation of Public
Easements
04DRB-01444 Major-Preliminary Plat
Approval
04DRB-01446 Minor-Sidewalk Waiver
04DRB-01447 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW AND VENTANA WEST PARKWAY NW containing approximately 32 acre(s).[REF: 04DRB01199] (B-8/B-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/16/04 THE PRELIMINARY PLAT WAS APPROVED. 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.**

4. **Project # 1003685**
04DRB-01449 Major-Vacation of Public Easements
04DRB-01448 Major-Preliminary Plat Approval
04DRB-01450 Minor-Sidewalk Waiver
04DRB-01451 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS SUBDIVISION @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW AND VENTANA WEST PARKWAY NW containing approximately 30 acre(s). (B-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT A VARIANCE SHALL BE REQUESTED FOR A SETBACK FROM FACE OF CURB TO THE PROPERTY LINE. 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.**

5. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK
04DRB-01469 Minor-Sidewalk Waiver

WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, **LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT** (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] *[Deferred from 9/8/04, 9/22/04 & 9/29/04]* (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/11/04 THE PRELIMINARY PLAT WAS APPROVED. 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.**

6. **Project # 1001926**
04DRB-01393 Major-Preliminary Plat Approval
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] (*Deferred from 10/6/04*) (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/15/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

- 04DRB-01335 Minor-Sidewalk Waiver
04DRB-01334 Minor-Temp Defer SDWK

MARVIN R KORTUM agent(s) for JEFF DORWART, JD HOMES request(s) the above action(s) for all or a portion of Lot(s) 225-A, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2 residential zone, located on GLEN RIO RD NW, between 72ND ST NW and 72ND PL NW containing approximately 5 acre(s). [REF: 03DRB-01225, 03DRB-00674, 04DRB-00329, 03DRB-01475] (Was Indef. *Deferred 9/15/04*) (J-10) **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.**

7. **Project # 1003591**
04DRB-01384 Major-Preliminary Plat Approval
04DRB-01386 Minor-Sidewalk Waiver
04DRB-01387 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on 98TH ST SW, between BLAKE RD SW and OPEN RANGE AVE SW containing approximately 45 acre(s). [REF: 04DRB-01185] (*Deferred from 10/6/04*) (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/9/04 THE PRELIMINARY PLAT WAS APPROVED. 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.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

8. **Project # 1000874**
04DRB-01516 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01514 Minor-Prelim&Final Plat
Approval
04DRB-01515 Minor-Vacation of Private
Easements
- PRECISION SURVEYS INC agent(s) for THE BEACH LAND ACQUISITION LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, **RENAISSANCE CENTER III**, zoned SU-1 FOR C-2, located on DESERT SURF CIRCLE NE, between ALEXANDER BLVD NE and MONTANO RD NE containing approximately 7 acre(s). [REF: 04EPC01213, AA-97-42, DRB-97-8, Z-99-116] [Elvira Lopez, EPC Case Planner] *[Deferred from 10/13/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 10/20/04.**

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

9. **Project # 1002224**
04DRB-00938 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **LOS POBLANOS RANCH**, zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s) [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425](Was Indef. Deferred on 6/23/04)(F-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD 20 FOOT WIDE PUBLIC WATER LINE EASEMENT FOR EXISTING WATER LINE BETWEEN OLD ADOBE ROAD AND MONTANO AND TO ADD/RETAIN PUBLIC WATER/SEWER EASEMENTS TO SOUTHEAST CORNER OF TRACT 42A2 AND TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE. FOR THE RECORD: THE INFRASTRUCTURE LIST FOR PROJECT #1002948 WAS REVISED AND APPROVED PER CITY HYDROLOGY.**

10. **Project # 1002948**
04DRB-01504 Minor-Extension of Preliminary Plat
ISAACSON & ARFMAN PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1 and 171A1BA, **LANDS OF JACK F CULLY**, zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03DRB01485, 03DRB01486, 03DRB01487, 03EPC01736] (F-14) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
11. **Project # 1003700**
04DRB-01529 Minor-Prelim&Final Plat Approval
WAYJOHN SURVEYING INC agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) F, **COUNTRY CLUB ADDITION**, zoned SU-2, MD-1, located on ASH ST NE, between DR MARTIN LUTHER KING JR BLVD NE and UNIVERSITY BLVD NE containing approximately 1 acre(s). (K-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**
- ~~12. **Project # 1003701**~~
04DRB-01530 Minor-Prelim&Final Plat Approval
WAYJOHN SURVEYING INC agent(s) for BRUCE PONDER request(s) the above action(s) for all or a portion of Lot(s) 56, **PLEASANT ACRES**, zoned R-1, located on TYRONE AVE NW, between 2ND STREET NW and CARLTON ST NW containing approximately 1 acre(s). (F-15) **PRELIMINARY PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
13. **Project # 1003702**
04DRB-01531 Minor-Prelim&Final Plat Approval
RHOMBUS PA agent(s) for WOLVERINE LLC request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 2, **BRIGHTWOOD ADDITION**, zoned M-2 heavy manufacturing zone, located on 2ND ST NW, between CONSTITUTION AVE NW and ASPEN AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

14. **Project # 1003703**
04DRB-01533 Minor-Sketch Plat or Plan
THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-16 and 19 & 20, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **EAGLE ROCK ESTATES SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003698**
04DRB-01525 Minor-Sketch Plat or Plan
SAM PORTER agent(s) for STEPHANIE BULLINGTON request(s) the above action(s) for all or a portion of Lot(s) 11, Block(s) 18, **BROWNEWELL & LAILS, HIGHLAND ADDITION**, zoned SU-2, MD-1, located on MAPLE ST NE, between TIJERAS NE and UNIVERSITY NE containing approximately 1 acre(s). (K-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003699**
04DRB-01528 Minor-Sketch Plat or Plan
BRASHER & LORENZ agent(s) for VANTAGE HOMES request(s) the above action(s) for all or a portion of Tract(s) B & C, Block(s) 2 & 7, **WELLS SANDIA MANOR**, zoned SU-1 FOR PRD, located on TRIMBLE BLVD NE, between ARCADIA RD NE and INTERSTATE 40 containing approximately 6 acre(s). [REF: Z-96-25, DRB-97-165, Z-78-3] (L-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. ADJOURNED: 11:10 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB COMMENTS
OCTOBER 13, 2004**

ITEM # 12

PROJECT # 1003701

APPLICATION # 04-01530

RE: Lot 56, Pleasant Acres/minor plat

No objection as the lot split meets minimum lot size requirements for R-1 zoning.

AGIS dxf is approved. Applicant may file the plat provided a recorded copy is given to Planning to close the file.



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



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

Development Review Board Comments

Project Number: 1003701
Application Number: 04DRB-01530

DRB Date: 10/13/04
Item Number: 12

Subdivision:

Lots 56, Pleasant Acres

Zoning: R-1

Zone Page: F-15

New Lots (or units) : 1

Request for:

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

Parks and Recreation Comments:

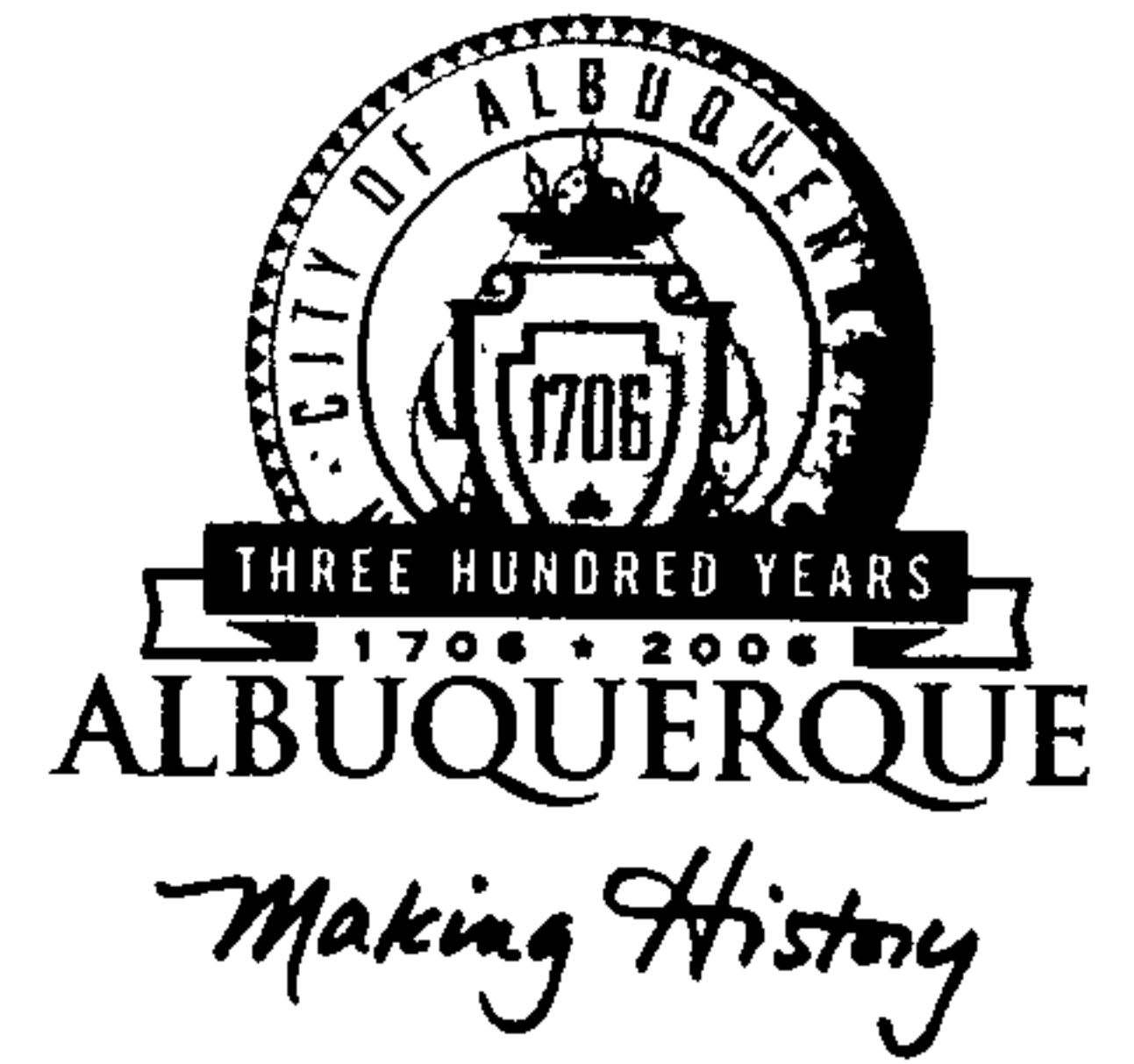
No park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003701

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 13, 2004

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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: BRUCE PONDER PHONE: 293-9300
 ADDRESS: 10701 MONTGOMERY BLVD NE FAX: _____
 CITY: ALBUQUERQUE STATE N.M ZIP 87111 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): WAYJOHN SURVEYING, INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEYING@AOL.COM

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PRELIMINARY/ FINAL PLAN TO DIVIDE ONE LOT INTO TWO LOTS

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

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

Lot or Tract No. 56 Block: _____ Unit: _____
 Subdiv. / Acre: PLEASANT ACRES
 Current Zoning: R-1 Proposed zoning: CSME
 Zone Atlas page(s) F15 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.3668 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101506102800230201 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: TYRONE AVENUE NW
 Between: 2ND ST NW and CARLTON ST NW

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plan/Plan , or Pre-application Review Team . Date of review: 10/5/01

SIGNATURE: [Signature] DATE: 10/5/01
 (Print) THOMAS D. JOHNSTON Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB</u> - <u>01530</u>	<u>PEF</u>	<u>503</u>	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent: <u>Print</u>	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #'s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>10-13-04</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>305.00</u>

[Signature] 10-5-04
 Planner signature / date

Project # 1003701

FORM S(3): SUBDIVISION - C .B. MEETING (UNADVERTISED) INTERNAL ROUTING

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

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

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

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - 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.** *Reading*

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

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

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)

[Signature] 10-05-04
Applicant signature / date

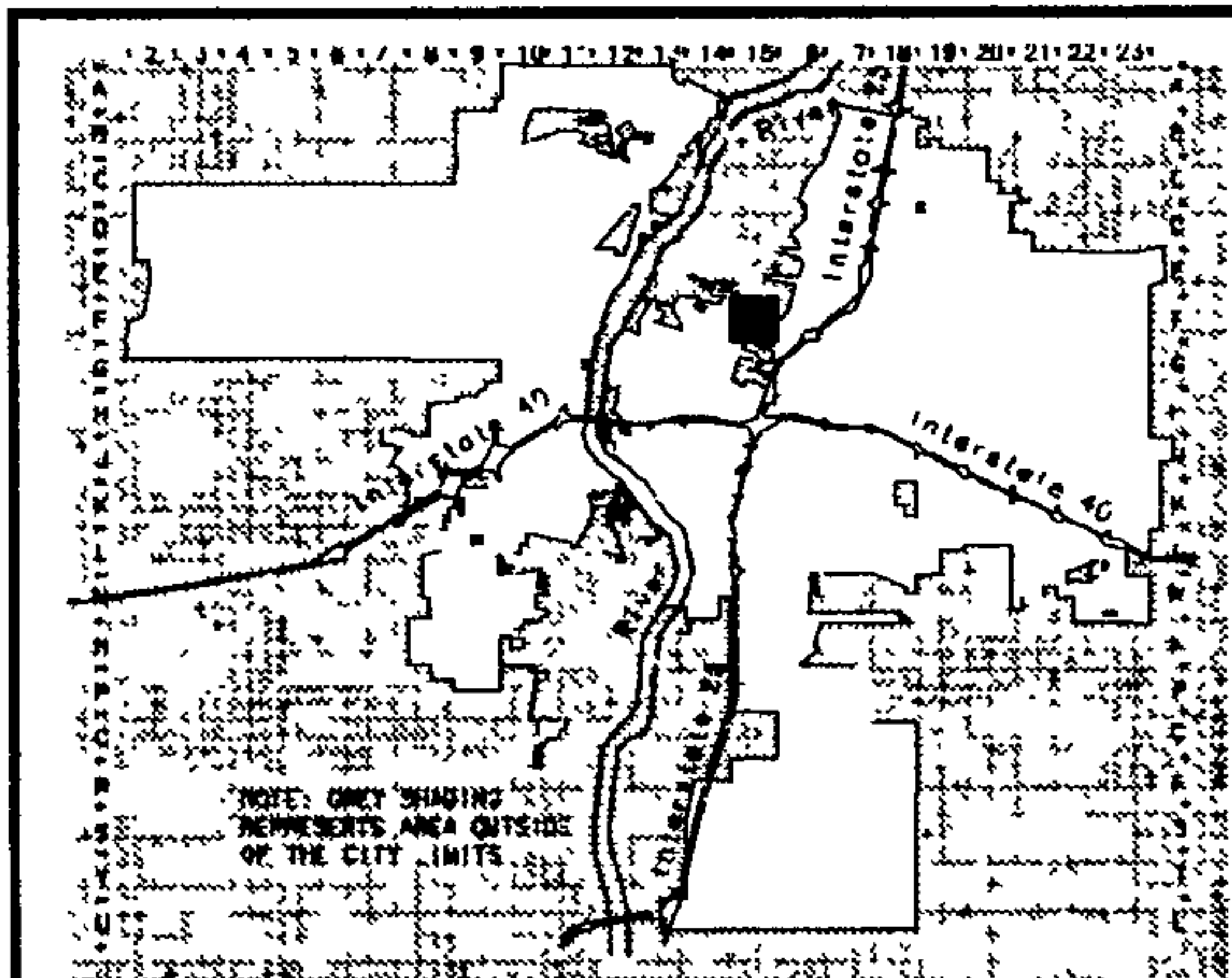
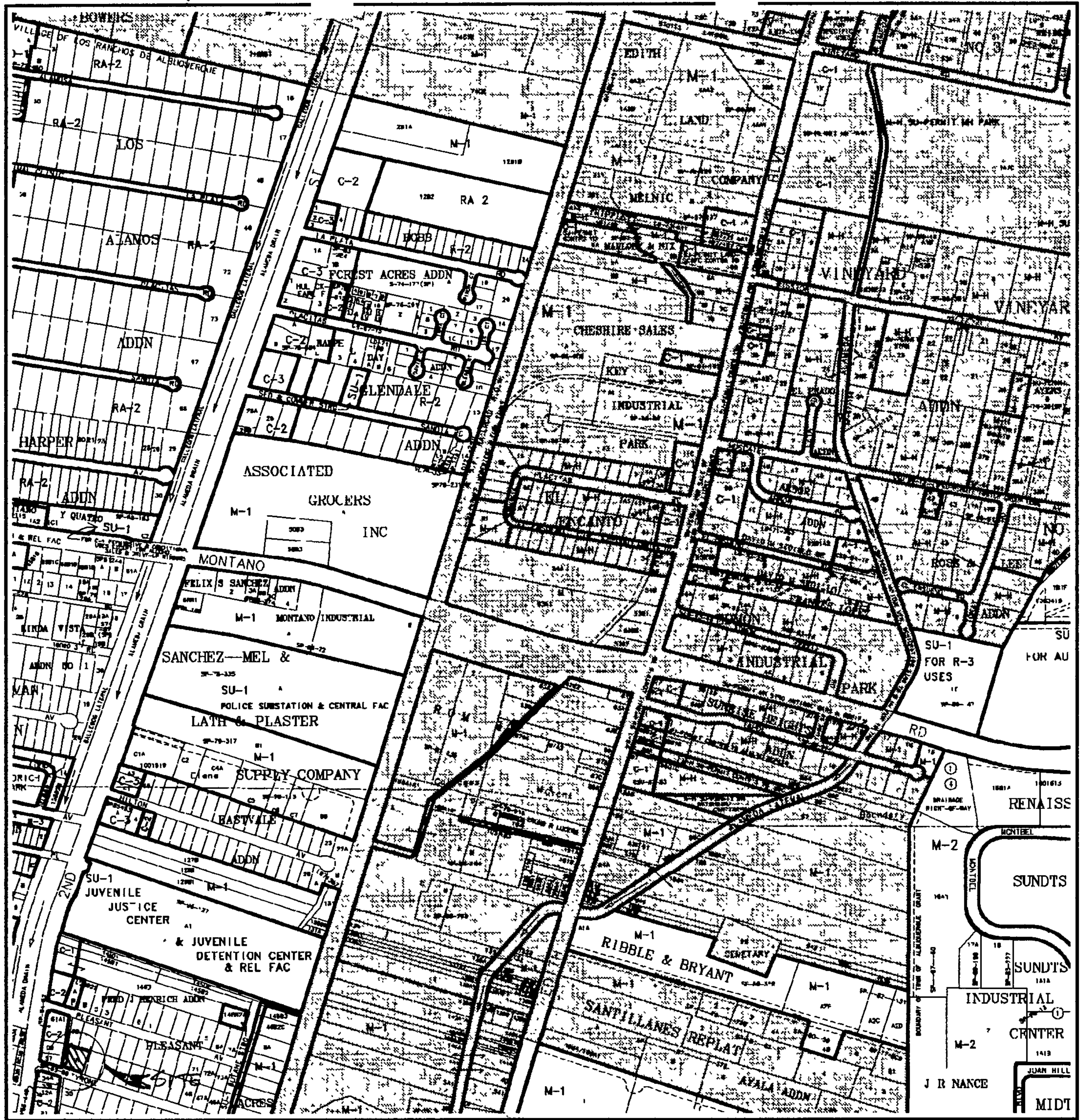


Form revised MARCH 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB - 01530

[Signature] 10-5-04
Planner signature / date

Project # 1003701



CITY OF
Albuquerque
A **G** **I** **S**
Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

F-15-Z

Map Amended through July 31, 2003



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

October 5, 2004

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Ms. Matson:

I am submitting a preliminary and final minor subdivision plat on behalf of my client, Bruce Ponder. My client seeks to replat one existing lot into two lots. The existing lot contains a residence and the public infrastructure adjacent to the property is in place. The client desires to replat the lot into two parcels. Both parcels will meet R-1 requirements, with a minimum five foot side setback for the existing residence.

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

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", written over a horizontal line.

Thomas D. Johnston, PS

enc.

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

PAID RECEIPT

APPLICANT NAME Bruce Ponder
 AGENT Way John Surveying
 ADDRESS 330 Louisiana NE
 PROJECT & APP # 1003701/04DRB01530
 PROJECT NAME Pleasant Acres

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

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

10/5/2004
 RECEIPT
 ACCOUNT
 ACTIVITY
 TRANS AMT
 J24 MID

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

CITY OF ALBUQUERQUE
 Treasury Division

DATE 10/5/2004 11:21AM
 City of Albuquerque
 Treasury Division

11343

PAID TO ORDER OF CITY OF ALBUQUERQUE \$ 305.00
THREE HUNDRED FIVE AND NO/100

BANK OF AMERICA
 01111 NM

Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$305.00
 J24 MID \$285.00
 CK \$305.00
 CHANGE \$0.00

FOR PLN. SUBMITTAL

011343 107000327 000123386

Thank You

