#14

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01190 (FP)** Project # **1003762**

Project Name **CHELWOOD ELEMENTARY SC.**

Agent: Isaacson & Arfman PA Phone No.: 268-8828

Project Number 1003762

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/23/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): Record Plat
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.** OK
  - ☐ **Copy of recorded plat for Planning.**

#14

Comp #5 8-25-06

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01190 (FP)** Project # **1003762**

Project Name **CHELWOOD ELEMENTARY SC.**

Agent: Isaacson & Arfman PA Phone No.: 268-8828

Project Number 1003762

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): Record Plat

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

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

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

called agent for P.U. 8-25-06 OK

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 6, 2010

Project# 1003762
09DRB-70396 EXT OF SIA FOR TEMP DEFR SDWK CONST

PATRICK A STROSNIDER request(s) the above action(s) for all or a portion of **CHELWOOD HILLS,** zoned RL-T, located on VINCA NE AND YARROW NE BETWEEN CONSTITUTION NE AND EASTRIDGE NE (J-22)

At the January 6, 2010 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by January 21, 2010, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

Jack Cloud, AICP, DRB Chair

Cc: Patrick A. Strosnider – 14005 Pine Butte NE – Albuquerque, NM 87112
Marilyn Maldonado
File

HEARING DATE 1/6/10 (ESIA)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 21, 2007

12. Project # 1003762
07DRB-00180 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) PR, **CHELWOOD HILLS SUBDIVISION,** zoned R-LT residential zone, located on EASTDALE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). (J-22)

At the February 21, 2007, Development Review Board meeting, a subdivision design variance from minimum DPM design standards was approved as shown on Exhibit C in the Planning file.

Sheran Matson, AICP, DRB Chair

Cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108
Chelwood Hills LLC, 6121 Indian School Rd NE, Suite 275, 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 21, 2007
DRB Comments

ITEM # 12

PROJECT # 1003762 APPLICATION # 07DRB-00180

RE: Tract PR, Chelwood Hills / sdv

Planning has no objection to the subdivision design variance. Defer to Transportation.

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

August 23, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: **THE DEVELOPMENT REVIEW BOARD WILL 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: 1:37 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 # 1005033**
06DRB-01056 Major-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY,** zoned SU-1 C-2 with restrictions, located on 12Tth ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06 & 8/23/06]* (H-13/H-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

2. **Project # 1002176**
06DRB-01079 Major-Preliminary Plat Approval
06DRB-01080 Major-Vacation of Public Easements
06DRB-01081 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23) **WITH APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE FOR THE 46-FOOT RIGHT-OF-WAY IS REQUIRED. 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.**

3. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD

NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

4. **Project # 1002372**
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A NOTE ON THE PLAT STATING WHICH LOTS ARE TOWNHOMES AND WHICH ARE SINGLE FAMILY IS REQUIRED. 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 # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico

	Public Easements 06DRB-00859 Minor-SiteDev Plan Subd/EPC 06DRB-00856 Minor-Sidewalk Waiver 06DRB-00857 Minor-Temp Defer SDWK	and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06]* (K-12) **DEFERRED AT THE BOARD'S REQUEST TO 9/6/06.**
6.	**Project # 1004985** 06DRB-00916 Major-SiteDev Plan BldPermit	JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06 & 8/2/06]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY DRAWING NUMBERS FOR WORK WITHIN THE RIGHT-OF-WAY AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**
	06DRB-01067 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

7. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

06DRB-01097 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

9. **Project # 1003272**
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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 # 1000572**
06DRB-01193 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO**) zoned SU-1 for PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 42 acre(s). [REF: 05EPC-01116] **[Catalina Lehner, EPC Case Planner]** (K-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01038 Major-Preliminary Plat Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 05EPC-01116] *[Deferred from 8/16/06]* (K-21) **WITH THE SIGNNG OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/17/06 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.

11. Project # 1004644
06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

12. Project # 1004473
05DRB-01888 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ,** zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] **[Carmen Marrone, EPC Case Planner]** *[Indef deferred 12/21/05]* (E-12/F-12) **THE SITE PLAN FOR BUILDING EPRMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANPORTATION DEVELOPMENT FOR RADIUS, CROSS WALKS AND REPLAT FOR MOVEMENT OF "EGG-ABOUT" AND PLANNING FOR CARMEN MARRONE'S INITIALS, DETACHED OPEN SPACE APPROVAL FROM LEGAL (KEVIN CURRAN) AND 3 COPIES OF THE SITE PLAN.**

13. **Project # 1004924**
06DRB-01181 Minor-SiteDev Plan BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, Z-88-26, Z-89-18] **[Petra Morris, EPC Case Planner]** (G-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, EASEMENTS, PARKING OVERHANG AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1003762**
06DRB-01190 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for CHELWOOD HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **CHELWOOD ELEMENTARY SCHOOL,** zoned R-LT, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316, 05DRB-01822, 05DRB-01823, 05DRB-01824] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1000922**
06DRB-01180 Major-Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-

01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

16. Project # 1004793
06DRB-01195 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for TS MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on the northeast corner of ELIZABETH ST SE, and SOUTHERN AVE SE, containing approximately 2 acre(s). [REF: 06DRB-00418, 06DRB-00417, 06DRB-00416] (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR WATER, SAS AND STORM DRAIN EASMENTS AT CUL-DE-SAC AND PLANNING FOR CLARIFICATION OF WALL DESIGN AND TO RECORD.**

17. Project # 1004233
06DRB-01187 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for Tract(s) H, **STORMCLOUD, UNIT 2,** zoned SU-2, R-LT, located on TIERRA PINTADA ST NW, between ARROYA VISTA BLVD NW and LADERA DR NW containing approximately 52 acre(s). [REF: 06DRB00793] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT WIDE WATERLINE EASEMENT TO CITY OF ALBUQUERQUE AT CUL-DE-SAC OF CUMULUS PL NW AND TIERRA PINTADA ST NW, A PREVIOUS CONDITION OF FINAL PLAT 'MASTER PLAN STUDY UPDATE AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

18. Project # 1004456
06DRB-01194 Minor-Final Plat Approval

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between GLENDALE AVE NE and FLORENCE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01817, 05DRB-01819] (B-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

19. Project # 1004988
06DRB-01175 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for EAGLE - 3-V INVESTORS request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH,** zoned O-1 office and institution zone, located on EAGLE RANCH RD NW, between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). [REF: 06DRB-00926] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD THE PLAT.**

20. Project # 1005082
06DRB-01184 Minor-Prelim&Final Plat Approval

WAY JOHN SURVEYING INC agent(s) for RIGHT WAY ROOFING request(s) the above action(s) for all or a portion of Tract(s) 15 & 16, 287, 288 & 282 and Lot(s) C & B, Block(s) 2, **BRIGHTWOOD ADDITION,** zoned M-2, located on 1ST ST NW, between ASPEN AVE NW and CONSTITUTION AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. Project # 1001900
06DRB-01183 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1-A, **INDIAN MESA,** zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 05DRB-01775] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS EASEMENT, CROSS LOT DRAINAGE EASEMENT, SIDEWALK AND PLANNING TO RECORD THE PLAT.**

22. Project # 1003469
06DRB-01185 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ED & CHARLENE WHITEHOUSE & DAVID & DEBORAH STANG request(s) the above action(s) for all or a portion of Lot(s) 8-A-P1 AND 9-A-P1, **OAKLAND HEIGHTS SUBDIVISION,** zoned RD (3 du/a), located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00997] (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES, TO FIX WHERE VACATION ENDS AND TO RECORD THE PLAT.**

23. Project # 1004083
06DRB-01147 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 19-21, **VALLEY VIEW ADDITION,** zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s).[REF: 05DRB-01849, 06DRB-00427] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL**

SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE AND TO RECORD THE PLAT.

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

24. Project # 1003798
06DRB-01126 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN,** zoned RT, located on DALLAS NE, between PENNSYLVANIA NE and SOUTHERN NE containing approximately 2 acre(s).*[Deferred from 8/16/06]*(L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Project # 1005081
06DRB-01182 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B, **ANDALUCIA @ LA LUZ, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between MONTE FRIO DR NW and SEVILLA AVE NW containing approximately 18 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1005072
06DRB-01169 Minor-Sketch Plat or Plan

DEBBIE HUBERT request(s) the above action(s) for all or a portion of Lot(s) 44, **SNOW HEIGHTS,** zoned R-3 residential zone, located on NORMAN AVE NE, between ARVADA AVE NE and EUBANK BLVD NE containing approximately 1 acre(s). (H-21) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

27. Project # 1005083
06DRB-01186 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for PETER HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11-A, Block(s) 2, **JUAN TABO ADDITION,** zoned R-3, located on INDIAN SCHOOL RD NE, between KIRBY ST NE and PAISANO ST NE containing approximately 1 acre(s). (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Project # 1005078
06DRB-01177 Minor-Sketch Plat or Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION,** zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **DEFERRED TO 8/30/06.**

29. Project # 1005073
06DRB-01170 Minor-Sketch Plat or Plan

ARLENE & GABRIEL GONZALEZ-CAMARGO request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **ROSEMONT PARK ADDITION,** zoned SU-2 special neighborhood zone, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Project # 1005080
06DRB-01179 Minor-Sketch Plat or Plan

MARCOS MORALES request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2,** zoned R-LT, located on OJO FELIZ SW, between COORS SW and SAGE SW containing approximately 1 acre(s). (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Project # 1005085
06DRB-01192 Minor-Sketch Plat or Plan

JOHN H JACKSON JR request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION,** zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW, between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. Approval of the Development Review Board Minutes for August 16, 2006. **THE DRB MINUTES FOR AUGUST 16, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:37 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003762 **AGENDA ITEM NO: 14**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 23, 2006

14

3762

DXF Electronic Approval Form

DRB Project Case #: 1003762

Subdivision Name: CHELWOOD HILLS

Surveyor: MITCH REYNOLDS

Contact Person: GENNY DONART

Contact Information: 268-8828

DXF Received: 8/18/2006 Hard Copy Received: 8/18/2006

Coordinate System: NMSP Grid (NAD 27)

Approved 8·18·2006 Date

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

AGIS Use Only

Copied fc **3762** to agiscov on **8/18/2006** Contact person notified on **8/18/2006**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

4. Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

At the January 4, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 1/4/06 and approval of the grading plan engineer stamp dated 12/1/05 the preliminary plat was approved with the following conditions of final plat approval:

Make the drainage easement along the west side "private" and establish maintenance and beneficiaries.

Fire and Solid Waste approval is required.

The perimeter wall design must be approved prior to final plat.

The lot lines on Lots 11-P1, 12-P1 and 13-P1 will need adjustment to meet the 20-foot sideyard setback on Lot 20-P1.

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.

If you wish to appeal this decision, you must do so by January 19, 2006, in the manner described below.

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

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

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

Claire Senora

for Sheran Matson, AICP, DRB Chair

Cc:Chelwood Hills LLC, 6121 Indian School Rd NE, Suite 275, 87110
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	4550	
CONNECTION TEL		92682632
SUBADDRESS		
CONNECTION ID		
ST. TIME	12/20 16:12	
USAGE T	01'05	
PGS.	3	
RESULT	OK	

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Denny

FAX NUMBER: 268-2632 **# PAGES** 2

SENT BY: Sheran Matson, DRB Chair **DATE:** 12/20/05

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1003762 **APPLICATION NO:** _____

Chelwood Hills

****

My comments only.

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

The 3 location maps are missing from the perimeter wall design submittal. Please submit before the scheduled DRB hearing on January 4, 2006.

DRB will need proof of the re-zoning and replatting of this property to separate it from the APS property. The platting action cannot be approved until DRB has that documentation.

Once this proof is provided and the wall submittal is complete, Planning has no objection to the requested actions.

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Planning defers to the Traffic Engineer.

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

The perimeter wall design submittal location map shows walls on the front & back of many lots. The front yard wall has a maximum height of 3 feet unless it's 20 feet from the front yard property line. In addition, the side yards have a 3 foot height limitation until the wall is 20 feet back from the front yard property line. The pilasters must also protrude a minimum of 2 inches

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003762 AGENDA#: 4 DATE: 1-4-06

1. Name: Jenny Dorsett Address: Dawson & Associates Zip: _____
2. Name: Patrick Trassader 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

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003762 **AGENDA ITEM NO: 4**

SUBJECT:

Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved drainage report dated 12-1-05 is on file for Preliminary Plat approval.
Comments on infrastructure list.

RESOLUTION: signed I.L.

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: January 4, 2006

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
2/23/05	Panorama Heights 1003762	Sketch Plat	Comments given
4/20/05	Same	Prel & Final	approved
1/4/06	Chelwood Hills Subd. Proj 1003762	Prel Plat Sidewalk Waiver Temp deferral of SW	approved 2/4 conditions

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit

Transit suggests providing pedestrian access (gated if desired) to Constitution. Since grades make a connection between Vinca Trail and Constitution difficult, the access could be between the Yarrow Trail hammerhead and Constitution via a pedestrian access easement.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — No Association(s).

APS

The developer is requesting to subdivide 1 lot into 25 lots for 25 single-family houses, which will be known as the **Chelwood Hills Subdivision**. The proposed development will impact Chelwood Elementary, Jackson Middle School, and Manzano High School.

School	2005-06 40 Day Count	Capacity	Space Available
CHELWOOD ES	502	550	48
JACKSON MS	728	720	-8
MANZANO HS	2,013	2,280	267

APS

These schools will be able to absorb student growth from the proposed development. While Jackson Middle School is operating above capacity, approximately 30% of its enrollment is due to students transferring into the school.

In regards to sidewalks, sidewalks near schools should not be waived as this would discourage walking to school. Subdivisions that are located within one mile of an elementary school, 1 ½ miles of a middle school, and 2 miles of a high school should be required to provide sidewalks or walking paths for students to access nearby schools.

Police Department	No CPTED or crime prevention comments at this time.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage report is required for Preliminary Plat approval.

Transportation Development

The street sections need to meet the new DPM criteria. (Street width 47'?) Are the sidewalks in place along Constitution and Eastridge? Use of a hammerhead requires fire and solid waste approval. Will there be a pedestrian connection to Constitution? Is this going to be gated? No objection to the sidewalk deferral. If there is a ped. Connection, then the sidewalk should not be waived.

Parks & Recreation	No objection.
Utilities Development	No comments on present actions. Future final plat, show a public 20 foot water easement extending out to Constitution Blvd.

Planning Department

The 3 location maps are missing from the perimeter wall design submittal. Please submit before the scheduled DRB hearing on January 4, 2006.

DRB will need proof of the re-zoning and replatting of this property to separate it from the APS property. The platting action cannot be approved until DRB has that documentation.

Once this proof is provided and the wall submittal is complete, Planning has no objection to the requested actions.

Impact Fee Administrator

Construction of a new residence within the proposed subdivision will require payment of Impact Fees. Based on a size of 2,000 square feet, it is estimated that impact fees will total approximately $1,067 if a building permit is obtained prior to December 29, 2006, and the full impact fee of $1,592 would be payable thereafter.

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

cc:Chelwood Hills LLC, 6121 Indian School Rd NE, Suite 276, 87110
Isaacson & Arfman PA, 128 Monroe St NE, 87108

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing 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.

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JANUARY 4, 2006
Zone Atlas Page: J-22-Z
Notification Radius: 100 Ft.

Project# 1003762
App#05DRB-01818
App#05DBR-01822
App#05DBR-01823
App#05DBR-01824

Cross Reference and Location: EASTRIDGE DR NE / CHELWOOD PARK BLVD NE AND INDIAN SCHOOL RD NE

Applicant: CHELWOOD HILLS, LLC
Address: 6121 INDIAN SCHOOL RD NE SUITE 275
ALBUQUERQUE, NM 87110

Agent: ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: DECEMBER 16, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1008762
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-22	1022058	335-310	101-10	✓
		399-319	14	✓ Dup
		428-312	15	✓ Dup 2
		469-387	105-09	✓
		435-340	07	✓ Dup
		462-323	34	✓ Dup 2
		372-383	108-04	✓
		345-338	115-01	✓
		353-341	02	✓
		352-344	03	✓
		346-360	04	✓
		344-352	05	✓ Dup
		343-355	06	✓ Dup 2
		341-358	07	✓ Dup 2
		339-336	114-01	✓ Dup 2
		338-339	02	✓ Dup 2
		337-342	03	✓
		336-345	04	✓
		333-348	05	✓
		331-351	06	✓
		331-333	18	✓
		330-335	17	✓
		329-338	16	✓
		329-340	15	✓ Dup 2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003762
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-22	1022058	328-342	114-14	✓ Dup 2
		327-345	13	✓ Dup 2
		326-348	12	✓
		324-339	103-70	✓
		322-342	69	✓
		322-346	68	✓
		321-351	67	✓
		315-338	71	✓
		315-344	72	✓
		314-349	73	✓
		308-338	82	✓
		307-343	81	✓
		307-348	80	✓
		300-337	83	✓
		302-340	84	✓
		300-344	85	✓
		288-363	02	✓
		261-358	205-07	✓
		259-350	06	✓ Dup
		259-340	20	✓ Dup 2
		259-332	21	✓
		259-325	22	✓
		259-318	23	✓ Dup
		259-310	24	✓ Dup 2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003762
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-22	1022058	259-302	205-25	✓
		259-295	26	✓
		259-288	27	✓
		259-280	28	✓
		258-265	317-10	✓
		258-259	09	✓
		276-262	412-18	✓
		282-262	17	✓ Dup
		288-262	16	✓ Dup 2
		294-262	15	✓
		300-262	14	✓
		306-262	13	✓
		312-262	12	✓ Dup
		319-262	11	✓ Dup 2
		324-262	10	✓ Dup 2
		336-262	413-17	✓
		341-262	16	✓
		349-262	15	✓
		353-262	14	✓
		360-262	13	✓
		365-262	12	✓
		371-262	11	✓
		377-262	10	✓
		383-262	09	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1003762
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-22	1022058	390-262	413-08	✓
		424-234	411-23	✓
		480-269	22	✓
		456-295	102-04	✓
		455-304	03	✓

mainframe@coa1mp3.ca
bq.gov
12/13/2005 02:08 PM

To
cc
bcc
Subject

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01022058                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102205833531010110      LEGAL: * TR K 01 1PANORAMA HEIGHTS ADDN
LAND USE:
                         PROPERTY ADDR: 00000   12701 CONSTITUTION AVE NE
                            OWNER NAME: BOARD OF EDUCATION
                            OWNER ADDR: PO BOX 25704
ALBUQUERQUE        NM 87125
0102205839931910114      LEGAL: TR L -1 R EDIVISION OF TRACTS "L" & "M" BLK 11
(NOW   LAND USE:
                         PROPERTY ADDR: 00000   12800 INDIAN SCHOOL RD NE
                            OWNER NAME: HEALTH CARE SERVICE CORPORATIO
                            OWNER ADDR: 00300   EAST RANDOLPH             ST
CHICAGO            IL 60601
0102205842831210115      LEGAL: TR M -1 R EDIVISION OF TRACTS "L" & "M" BLK 11
(NOW   LAND USE:
                         PROPERTY ADDR: 00000    N/A
                            OWNER NAME: HEALTH CARE SERVICE CORPORATIO
                            OWNER ADDR: 00300   EAST RANDOLPH             ST
CHICAGO            IL 60601
0102205846938710509      LEGAL: LT 5   TR  J-1 PANORAMA HEIGHTS  CORRECTED
REDIVISIO  LAND USE:
                         PROPERTY ADDR: 00000   12801 INDIAN SCHOOL RD NE
                            OWNER NAME: HIGHRIDGE PARTNERS LTD % GENE
                            OWNER ADDR: 01005   FOUR HILLS                CT SE
ALBUQUERQUE        NM 87123
0102205843534010507      LEGAL: TR J -2-A  BLK 5 PLAT SHOWING TRS J-2-A & J-2-B
(FRM  LAND USE:
                         PROPERTY ADDR: 00000   12901 INDIAN SCHOOL  NE
                            OWNER NAME: HINKLE FAMILY FUN CENTER
                            OWNER ADDR: PO BOX 14934
ALBUQUERQUE        NM 87191
0102205846232310534      LEGAL: TR J 2B3  BLK 5 PLAT OF TRS J2B1, J2B2 & J2B3
(FORME  LAND USE:
                         PROPERTY ADDR: 00000    N/A
                            OWNER NAME: HINKLE FAMILY FUN CENTER LIMIT
                            OWNER ADDR: PO BOX 14934
ALBUQUERQUE        NM 87191
0102205837238310304      LEGAL: TR M PE B LK 12 PLAT OF TR MPE PANORAMA HGTS BLK
12   LAND USE:
                         PROPERTY ADDR: 00000   12700 INDIAN SCHOOL RD NE
                            OWNER NAME: VILLA SERENA APARTMENTS LLC
                            OWNER ADDR: 02929   N 44TH                    ST
PHOENIX            AZ 85018
0102205834533811501      ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102205835334111502      ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102205835234411503      ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
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0102205834635011504   LEGAL: LOT  4-P1  PLAT OF BREEZE AT SOUTH PEAK CONT
.0610 A  LAND USE:
                      PROPERTY ADDR: 00000    1512 OCEAN BREEZE DR NE
                         OWNER NAME: JUSTICE SHEILA
                         OWNER ADDR: 01512   OCEAN BREEZE              DR NE
ALBUQUERQUE       NM 87112
0102205834435211505   LEGAL: LOT  5-P1  PLAT OF BREEZE AT SOUTH PEAK CONT
.0595 A  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: UPWEST CORPORATION
                         OWNER ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE       NM 87120
0102205834335511506   LEGAL: LOT  6-P1  PLAT OF BREEZE AT SOUTH PEAK CONT
.0603 A  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: UPWEST CORPORATION
                         OWNER ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE       NM 87120
0102205834135811507   LEGAL: LOT  7-P1  PLAT OF BREEZE AT SOUTH PEAK CONT
.0560 A  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: UPWEST CORPORATION
                         OWNER ADDR:7005 TESUQUE DR NE
ALBUQUERQUE       NM 87120
0102205833933611401   LEGAL: LOT  27-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0505   LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: UPWEST CORPORATION
                         OWNER ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE       NM 87193
0102205833833911402   LEGAL: LOT  26-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0602   LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: UPWEST CORPORATION
                         OWNER ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE       NM 87120
0102205833734211403   LEGAL: LOT  25-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0602   LAND USE:
                      PROPERTY ADDR: 00000    1509 OCEAN BREEZE DR NE
                         OWNER NAME: LOCK ALTA L & ROCKEY SHARON AN
                         OWNER ADDR: 01509   OCEAN BREEZE              DR NE
ALBUQUERQUE       NM 87111
0102205833534511404   LEGAL: LOT  24-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0602   LAND USE:
                      PROPERTY ADDR: 00000    1515 OCEAN BREEZE DR NE
                         OWNER NAME: PETERSON KRISTA C
                         OWNER ADDR: 01515   OCEAN BREEZE                NE
ALBUQUERQUE       NM 87112
0102205833334811405   LEGAL: LOT  23-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0602   LAND USE:
                      PROPERTY ADDR: 00000    1519 OCEAN BREEZE DR NE
                         OWNER NAME: UPWEST CORP
                         OWNER ADDR: 1519 OCEAN BREEZE DR NE
ALBUQUERQUE       NM 87112
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01022058331351114 06 LEGAL: LOT 22-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0601 LAND USE:
PROPERTY ADDR: 00000 1523 OCEAN BREEZE DR NE
OWNER NAME: JAMES LEROY M
OWNER ADDR: 01523 OCEAN BREEZE DR NE
ALBUQUERQUE NM 87112
01022058331333114 18 LEGAL: LOT 28-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0636 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 1500 DOROTHY LOIS DR NE
ALBUQUERQUE NM 87112
01022058330335114 17 LEGAL: LOT 29-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0518 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 1504 DOROTHY LOIS DR NE
ALBUQUERQUE NM 87112
01022058329338114 16 LEGAL: LOT 30-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0505 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 1508 DOROTHY LOIS DR NE
ALBUQUERQUE NM 87112
01022058329340114 15 LEGAL: LOT 31-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0505 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE NM 87120
01022058328342114 14 LEGAL: LOT 32-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0505 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE NM 87120
01022058327345114 13 LEGAL: LOT 33-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0505 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE NM 87120
01022058326348114 12 LEGAL: LOT 34-P 1 PLAT OF BREEZE AT SOUTH PEAK CONT
.0505 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE NM 87120
01022058324339103 70 LEGAL: LOT 20 P LAT OF EASTRIDGE RESIDENTIAL
DEVELOPMENT (LAND USE:
PROPERTY ADDR: 00000 1500 LA CHARLES NE
OWNER NAME: NEIS PAUL G
OWNER ADDR: 01500 LA CHARLES DR NE
ALBUQUERQUE NM 87112

01022058322342103 69 LEGAL: LOT 19 P LAT OF EASTRIDGE RESIDENTIAL
DEVELOPMENT (LAND USE:
PROPERTY ADDR: 00000 1504 LA CHARLES NE
OWNER NAME: DENOVELLIS SANDRA L
OWNER ADDR: 01504 LA CHARLES NE
ALBUQUERQUE NM 87112
01022058322346103 68 LEGAL: LOT 18 P LAT OF EASTRIDGE RESIDENTIAL
DEVELOPMENT (LAND USE:
PROPERTY ADDR: 00000 1508 LA CHARLES NE
OWNER NAME: POMEROY DEBRA L
OWNER ADDR: 01508 LA CHARLES NE
ALBUQUERQUE NM 87112
01022058321351103 67 LEGAL: LOT 17 P LAT OF EASTRIDGE RESIDENTIAL
DEVELOPMENT (LAND USE:
PROPERTY ADDR: 00000 1512 LA CHARLES NE
OWNER NAME: SERNA FRANK R
OWNER ADDR: 19731 BOWMAN LN
HUNTINGTON BEACH CA 92646
01022058315338103 71 LEGAL: LOT 21 P LAT OF EASTRIDGE RESIDENTIAL
DEVELOPMENT (LAND USE:
PROPERTY ADDR: 00000 1505 LA CHARLES NE
OWNER NAME: HALBGEWACHS-BREIDEN HEIDRUN
OWNER ADDR: 01505 LA CHARLES NE
ALBUQUERQUE NM 87112
01022058315344103 72 LEGAL: LOT 22 P LAT OF EASTRIDGE RESIDENTIAL
DEVELOPMENT (LAND USE:
PROPERTY ADDR: 00000 1509 LA CHARLES NE
OWNER NAME: LANGHOFER DANIEL W & ROBERTA S
OWNER ADDR: 10401 RICHFIELD AVE NE
ALBUQUERQUE NM 87122
01022058314349103 73 LEGAL: LOT 23 P LAT OF EASTRIDGE RESIDENTIAL
DEVELOPMENT (LAND USE:
PROPERTY ADDR: 00000 1515 LA CHARLES NE
OWNER NAME: HUNEYCUTT BOB TRUSTEE HUNEYCUT
OWNER ADDR: 01515 LA CHARLES DR NE
ALBUQUERQUE NM 87112
01022058308338103 82 LEGAL: LOT 32 P LAT OF EASTRIDGE RESIDENTIAL
DEVELOPMENT (LAND USE:
PROPERTY ADDR: 00000 1500 GEORGENE NE
OWNER NAME: HATCH RODNEY E & JUNE CABOT
OWNER ADDR: 01500 GEORGENE NE
ALBUQUERQUE NM 87112
01022058307343103 81 LEGAL: LOT 31 P LAT OF EASTRIDGE RESIDENTIAL
DEVELOPMENT (LAND USE:
PROPERTY ADDR: 00000 1504 GEORGENE NE
OWNER NAME: VALDEZ DAVID R & LEONOR A
OWNER ADDR: 01504 GEORGENE NE
ALBUQUERQUE NM 87112
01022058307348103 80 LEGAL: LOT 30 P LAT OF EASTRIDGE RESIDENTIAL
DEVELOPMENT (LAND USE:
PROPERTY ADDR: 00000 1508 GEORGENE NE
OWNER NAME: SANCHEZ DOROTHY ANNA
OWNER ADDR: 01508 GEORGENE DR NE
ALBUQUERQUE NM 87112

01022058300337103 83 LEGAL: LOT 1 PL AT OF EASTRIDGE RESIDENTIAL DEVELOPMENT
(R LAND USE:
PROPERTY ADDR: 00000 1501 GEORGENE NE
OWNER NAME: MARSHALL DOLORES P
OWNER ADDR: PO BOX 3184
ALBUQUERQUE NM 87190
01022058302340103 84 LEGAL: LOT 2 PL AT OF EASTRIDGE RESIDENTIAL DEVELOPMENT
(R LAND USE:
PROPERTY ADDR: 00000 1505 GEORGENE NE
OWNER NAME: SERNA FRANK R & LINDA E SERNA
OWNER ADDR: 19731 BOWMAN LN
HUNTINGTON BEACH CA 92646
01022058300344103 85 LEGAL: LOT 3 PL AT OF EASTRIDGE RESIDENTIAL DEVELOPMENT
(R LAND USE:
PROPERTY ADDR: 00000 1509 GEORGENE NE
OWNER NAME: CHAVEZ JOHN M & DENISE M
OWNER ADDR: 01509 GEORGENE NE
ALBUQUERQUE NM 87112
01022058288363103 02 LEGAL: * TR B 01 2PANORAMA HEIGHTS ADDN
LAND USE:
PROPERTY ADDR: 00000 1500 CHELLWOOD PARK NE
OWNER NAME: ST MARY EPISCOPAL CHURCH
OWNER ADDR: 01500 CHELLWOOD PR NE
ALBUQUERQUE NM 87112
01022058261358205 07 LEGAL: *14 4A D ALE J BELLAMAHS EASTRIDGE ADDN UNIT NO
2 LAND USE:
PROPERTY ADDR: 00000 12336 EASTRIDGE NE
OWNER NAME: COCKROFT JULIANA HAGEL
OWNER ADDR: 12336 EASTRIDGE DR NE
ALBUQUERQUE NM 87112
01022058259350205 06 LEGAL: * 00 1 00 1ASCIM ADD REPLAT OF TR E UNIT 2 DALE J
BE LAND USE:
PROPERTY ADDR: 00000 1419 CHELWOOD BLV NE
OWNER NAME: FINLEY DANIEL & BERNSTEIN JUDI
OWNER ADDR: 12050 STATE HIGHWAY 14
CEDAR CREST NM 87008
01022058259340205 20 LEGAL: * 00 2 00 1ASCIM ADD REPLAT OF TR E UNIT 2 DALE J
BE LAND USE:
PROPERTY ADDR: 00000 1415 CHELWOOD BLV NE
OWNER NAME: FINLEY DANIEL & JUDITH R BERNS
OWNER ADDR: 12050 STATE HWY 14
CEDAR CREST NM 87008
01022058259332205 21 LEGAL: * 00 3 00 1ASCIM ADD REPLAT OF TR E UNIT 2 DALE J
BE LAND USE:
PROPERTY ADDR: 00000 1409 CHELWOOD BLV NE
OWNER NAME: NOVBAKHTIAN ABDOLREZA & CANDY
OWNER ADDR: 00082 PASEO DE LA TIERRA
SANTA FE NM 87506
01022058259325205 22 LEGAL: * 00 4 00 1ASCIM ADD REPLAT OF TR E UNIT 2 DALE J
BE LAND USE:
PROPERTY ADDR: 00000 1405 CHELWOOD BLV NE
OWNER NAME: SOO HOO GEORGE C S & SAU FONG
OWNER ADDR: 00918 EAST HILL
GALLUP NM 87301

01022058259318205 23 LEGAL: * 00 5 00 1ASCIM ADD REPLAT OF TR E UNIT 2 DALE J
BE LAND USE:
PROPERTY ADDR: 00000 1401 CHELWOOD BLV NE
OWNER NAME: ZHANG DONGXIAO & LIHENG S
OWNER ADDR: PO BOX 861
LOS ALAMOS NM 87544
01022058259310205 24 LEGAL: * 00 6 00 1ASCIM ADD REPLAT OF TR E UNIT 2 DALE J
BE LAND USE:
PROPERTY ADDR: 00000 1319 CHELWOOD BLV NE
OWNER NAME: ZHANG DONGXIAO & LIHENG
OWNER ADDR: 01319 CHELWOOD PARK BL NE
ALBUQUERQUE NM 87112
01022058259302205 25 LEGAL: * 00 7 00 1ASCIM ADD REPLAT OF TR E UNIT 2 DALE J
BE LAND USE:
PROPERTY ADDR: 00000 1315 CHELWOOD BLV NE
OWNER NAME: SNYDER JEFF A
OWNER ADDR: 01315 CHELWOOD BL NE
ALBUQUERQUE NM 87112
01022058259295205 26 LEGAL: * 00 8 00 1ASCIM ADD REPLAT OF TR E UNIT 2 DALE J
BE LAND USE:
PROPERTY ADDR: 00000 1309 CHELWOOD BLV NE
OWNER NAME: MAUGHAN SHARON
OWNER ADDR: 01309 CHELWOOD PARK BL NE
ALBUQUERQUE NM 87112
01022058259288205 27 LEGAL: *009 001 ASCIM ADD REPLAT OF TR E UNIT 2 DALE J
BE LAND USE:
PROPERTY ADDR: 00000 1305 CHELWOOD BLV NE
OWNER NAME: FEUCHTER CHRISTOPHER A & MAXIN
OWNER ADDR: 01124 BERNALILLO LP SE
ALBUQUERQUE NM 87123
01022058259280205 28 LEGAL: * 01 0 00 1ASCIM ADD REPLAT OF TR E UNIT 2 DALE J
BE LAND USE:
PROPERTY ADDR: 00000 1301 CHELWOOD BLV NE
OWNER NAME: ESQUIBEL MARIAN
OWNER ADDR: 01300 NAKOMIS NE
ALBUQUERQUE NM 87112
01022058258265317 10 LEGAL: *18 10 R OYAL HGTS SUBD & VACATED WESTERLY 18FT
OF LAND USE:
PROPERTY ADDR: 00000 1233 CHELWOOD NE
OWNER NAME: BALKINS WILLIAM E & CONNER CAR
OWNER ADDR: 1233 CHELWOOD PARK BLVD NE
ALBUQUERQUE NM 87112
01022058258259317 09 LEGAL: *17 10 R OYAL HGTS SUBD & VACATED WESTERLY 18FT
OF LAND USE:
PROPERTY ADDR: 00000 1229 CHELWOOD NE
OWNER NAME: BEENE CINDY M
OWNER ADDR: 1229 CHELWOOD PARK NE
ALBUQUERQUE NM 87112
01022058276262412 18 LEGAL: * 00 1 00 7GRANDVIEW HGTS SUBD
LAND USE:
PROPERTY ADDR: 00000 12700 CONSTITUTION AVE NE
OWNER NAME: BROWN KEVIN A
OWNER ADDR: 12700 CONSTITUTION AV NE
ALBUQUERQUE NM 87112

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0102205828226241217   LEGAL: * 00 2 00 7GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12700 CONSTITUTION AVE NE
                         OWNER NAME: BROWN KEVIN A
                         OWNER ADDR: 12700   CONSTITUTION              AV NE
ALBUQUERQUE       NM 87112
0102205828826241216   LEGAL: * 00 3 00 7GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12700 CONSTITUTION AVE NE
                         OWNER NAME: BROWN KEVIN A
                         OWNER ADDR: 12700   CONSTITUTION              AV NE
ALBUQUERQUE       NM 87112
0102205829426241215   LEGAL: * 00 4 00 7GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12712 CONSTITUTION AVE NE
                         OWNER NAME: JOHNSON JOHN & DIANNA
                         OWNER ADDR: 01569   EAGLE RIDGE               CT NE
ALBUQUERQUE       NM 87122
0102205830026241214   LEGAL: * 00 5 00 7GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12716 CONSTITUTION AVE NE
                         OWNER NAME: WOMENS HOUSING COALITION
                         OWNER ADDR: 03005   SAN PEDRO                 DR NE
ALBUQUERQUE       NM 87110
0102205830626241213   LEGAL: * 00 6 00 7GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12800 CONSTITUTION AVE NE
                         OWNER NAME: HEIN MARK E & KAREN E & STEVE
                         OWNER ADDR: 12800   CONSTITUTION                 NE
ALBUQUERQUE       NM 87112
0102205831226241212   LEGAL: * 00 7 00 7GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12804 CONSTITUTION AVE NE
                         OWNER NAME: KENNEDY GEORGE E & JUDITH I TR
                         OWNER ADDR: 03036   MATADOR                   DR NE
ALBUQUERQUE       NM 87111
0102205831926241211   LEGAL: * 00 8 00 7GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12808 CONSTITUTION AVE NE
                         OWNER NAME: KENNEDY GEORGE E & JUDITH I TR
                         OWNER ADDR: 03036   MATADOR                   DR NE
ALBUQUERQUE       NM 87111
0102205832426241210   LEGAL: * 00 9 00 7GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12812 CONSTITUTION AVE NE
                         OWNER NAME: KENNEDY GEORGE E & JUDITH I TR
                         OWNER ADDR: 03036   MATADOR                   DR NE
ALBUQUERQUE       NM 87111
0102205833626241317   LEGAL: * 01 0 00 6GRANDVIEW HEIGHTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000    1236 LA CHARLES  NE
                         OWNER NAME: NIVEN JULLIAN TRUSTEE NIVEN-BA
                         OWNER ADDR: 00016   STATE HIGHWAY 222
EDGEWOOD          NM 87015
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0102205834126241316   LEGAL: * 00 9 00 6GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12904 CONSTITUTION  NE
                         OWNER NAME: GRIER JOHN C JR
                         OWNER ADDR: 630 ELK HORN DR NE
ALBUQUERQUE        NM 87111
0102205834926241315   LEGAL: * 00 8 00 6GRANDVIEW HEIGHTS SUB
LAND USE:
                      PROPERTY ADDR: 00000   12908 CONSTITUTION  NE
                         OWNER NAME: FLEMING WILLARD J
                         OWNER ADDR: 00033   CALLE DEL MEDIA
TIJERAS            NM 87059
0102205835326241314   LEGAL: * 00 7 00 6GRANDVIEW HGHTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12912 CONSTITUTION  NE
                         OWNER NAME: SMITH CHARLES M & MARY E
                         OWNER ADDR: 12233   MENAUL                    BL NE
ALBUQUERQUE        NM 87112
0102205836026241313   LEGAL: * 00 6 00 6GRAND VIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   12916 CONSTITUTION AVE NE
                         OWNER NAME: VALLIANOS JERRY
                         OWNER ADDR: 07536   NORTHRIDGE                  NE
ALBUQUERQUE        NM 87109
0102205836526241312   LEGAL: * 00 5 00 6GRANDVIEW HTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   13000 CONSTITUTION AVE NE
                         OWNER NAME: TURNER MICHAEL J & ANDREA L
                         OWNER ADDR: 00009   PALOMAR                   DR
CHULA VISTA        CA 91911
0102205837126241311   LEGAL: * 00 4 00 6GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   13004 CONSTITUTION AVE NE
                         OWNER NAME: GRACE THOMAS G ETUX
                         OWNER ADDR: 07512   AMERICAN HERITAGE           NE
ALBUQUERQUE        NM 87109
0102205837726241310   LEGAL: * 00 3 00 6GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   13008 CONSTITUTION AVE NE
                         OWNER NAME: JARMIE MARK D
                         OWNER ADDR: PO BOX 26416
ALBUQUERQUE        NM 87125
0102205838326241309   LEGAL: * 00 2 00 6GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   13014 CONSTITUTION AVE NE
                         OWNER NAME: KOSANOVICH JOHN G & JUDITH B
                         OWNER ADDR: 00007   CIENEGA CNYN              RD
PLACITAS           NM 87043
0102205839026241308   LEGAL: * 00 1 00 6GRANDVIEW HGTS SUBD
LAND USE:
                      PROPERTY ADDR: 00000   13016 CONSTITUTION AVE NE
                         OWNER NAME: WHITLEY ROBERT F
                         OWNER ADDR: 01209   TRUJILLO                  RD SW
ALBUQUERQUE        NM 87105
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0102205842423441123   LEGAL: PARC EL 1 A REPLAT OF PARCELS 1 & 2 PANORAMA
HEIGHTS  LAND USE:
                      PROPERTY ADDR: 00000    1212 NAKOMIS DR NE
                         OWNER NAME: THE GREENBRIAR TOWNHOUSES APPL
                         OWNER ADDR: 01212   NAKOMIS                    DR NE
ALBUQUERQUE       NM 87112
0102205848026941122   LEGAL: TRAC T G  PANORAMA HEIGHTS ADDITION CONT 8.000
ACRES  LAND USE:
                      PROPERTY ADDR: 00000   13110 CONSTITUTION  NE
                         OWNER NAME: FIRST INVESTMENT LTD C/O GEORG
                         OWNER ADDR: 03131   VUGHN WAY
AURORA            CO 80014
0102205845629510204   LEGAL: TRAC T T- 2 OF SUMMARY PLAT TR T-2 & TR T-3
PORTION   LAND USE:
                      PROPERTY ADDR: 00000    N/A
                         OWNER NAME: EVEREST STORAGE II LLC
                         OWNER ADDR: 00199   LOS ROBLES                AV
PASADENA          CA 91101
0102205845530410203   LEGAL: TRAC T T- 1 BLK 6 COMPRISING PORTION TR T BLK 6
PANO  LAND USE:
                      PROPERTY ADDR: 00000   12900 INDIAN SCHOOL RD NE
                         OWNER NAME: CIRCLE K CORPORATION #1255 PRO
                         OWNER ADDR: PO BOX 52085
PHOENIX           AZ 85072
 .
 QUIT
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102205833531010110 LEGAL: * TRK 011 PANORAMA HEIGHTS ADDN
PROPERTY ADDR: 12701 CONSTITUTION AVE NE

OWNERS NAME: BOARD OF EDUCATION
OWNERS ADDR: PO BOX 25704
ALBUQUERQUE, NM 87125

102205843534010507 LEGAL: TR J-2A BLK 5 PLAT SHOWING TR S J-2-A & J-2
PROPERTY ADDR:

OWNERS NAME: HINKLE FAMILY FUN CENTER
OWNERS ADDR: PO BOX 14934
ALBUQUERQUE, NM 87191

102205846232310534 LEGAL: TR J2B3 BLK 5 PLAT OF TRS J2B1, J2B2 & J2B3 TR J2B) PANORAMA HE
PROPERTY ADDR:

OWNERS NAME: HINKLE FAMILY FUN CENTER
OWNERS ADDR: PO BOX 14934
ALBUQUERQUE, NM 87191

102205834533811501 LEGAL: LOT 1-AP1 PLAT OF LOTS 1-A-P1, 2-A-P1, & 3-A-UTH PEAK .0605 AC
PROPERTY ADDR: 1500 OCEAN BREEZE DR NE

OWNERS NAME: PYLAND GARY WAYNE
OWNERS ADDR: 1500 OCEAN BREEZE DR NE
ALBUQUERQUE, NM 87112

102205835334111502 LEGAL: LOT 2-AP1 PLAT OF LOTS 1-A-P1, 2-A-P1, & 3-A-UTH PEAK .0602
PROPERTY ADDR: 1504 OCEAN BREEZE DR NE

OWNERS NAME: JOHNNY DAVID G JR
OWNERS ADDR: 1504 OCEAN BREEZE DR NE
ALBUQUERQUE, NM 87112

102205835234411503 LEGAL: LOT 3-AP1 PLAT OF LOTS 1-A-P1, 2-A-P1, & 3-A-UTH PEAK .0602
PROPERTY ADDR: 1508 OCEAN BREEZE DR NE

OWNERS NAME: HOWARD KAREN K
OWNERS ADDR: 1508 OCEAN BREEZE DR NE
ALBUQUERQUE, NM 87112

102205834435211505 LEGAL: LOT 5-P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: MARI-MAC PARTNERS II LIMITED P
OWNERS ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205834335511506 LEGAL: LOT 6-P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: MARI-MAC PARTNERS II LIMITED P
OWNERS ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205834135811507 LEGAL: LOT 7-P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: MARI-MAC PARTNERS II LIMITED P
OWNERS ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205833933611401 LEGAL: LOT 27 P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: MARI-MAC PARTNERS II LIMITED P
OWNERS ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205833833911402 LEGAL: LOT 26 P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: MARI-MAC PARTNERS II LIMITED P
OWNERS ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205833334811405 LEGAL: LOT 23 P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: RAMIREZ REBECCA JO
OWNERS ADDR: 1519 OCEAN BREEZE DR NE
ALBUQUERQUE, NM 87112

102205833133311418 LEGAL: LOT 28 P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: RAMIREZ REBECCA JO
OWNERS ADDR: 1500 DOROTHY LOIS DR NE
ALBUQUERQUE, NM 87112

102205833033511417 LEGAL: LOT 29 P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: CONNELL THOMAS L
OWNERS ADDR: 1504 DOROTHY LOIS DR NE
ALUQUERQUE, NM 87123

102205832933811416 LEGAL: LOT 30 P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: CONNELL THOMAS L
OWNERS ADDR: 1508 DOROTHY LOIS DR NE
ALUQUERQUE, NM 87112

102205832934011415 LEGAL: LOT 31 P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: MARI-MAC PARTNERS II LIMITED P
OWNERS ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205832834211414 LEGAL: LOT 32 P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: MARI-MAC PARTNERS II LIMITED P
OWNERS ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205832734511413 LEGAL: LOT 33 P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: MARI-MAC PARTNERS II LIMITED P
OWNERS ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205832634811412 LOT 34 P1 PLAT OF BREEZE AT SOUTH PEAK CONT
PROPERTY ADDR:

OWNERS NAME: MARI-MAC PARTNERS II LIMITED P
OWNERS ADDR: 7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205831534410372 LEGAL: LOT 22 PLAT OF EASTRIDGE RESIDENTIAL DEVELOP BLK 12-A PANORAMA H
PROPERTY ADDR:

OWNERS NAME: LANGHOFER DANIEL W & ROBERTA S
OWNERS ADDR: 10401 RICHFIELD AVE NE
ALBUQUERQUE, NM 87122

102205830033710383 LEGAL: LOT 1 PLAT OF EASTRIDGE RESIDENTIAL DEVELOP BLK 12-A PANORAMA H
PROPERTY ADDR:

OWNERS NAME: MARSHALL DOLORES P
OWNERS ADDR: PO BOX 3184
ALBUQUERQUE, NM 87190

102205825931820523 LEGAL: *005 001 ASCIM ADD REPLAT OF TRE UNIT 2 DALE EASTRIDGE ADD
PROPERTY ADDR:

OWNERS NAME: ZHANG DONGXIAO & LIHENG S
OWNERS ADDR: PO BOX 861
LOS ALAMOS, NM 87544

102205825826531710 LEGAL: *18 10 ROYAL HGTS SUBD & VACATED WESTERLY 18 PARK BLVD NE
PROPERTY ADDR:

OWNERS NAME: BEENE CARL J & CINDY M
OWNERS ADDR: 1233 CHELWOOD PARK BLVD NE
ALBUQUERQUE, NM 87112

102205825825931709 LEGAL: *17 10 ROYAL HGTS SUBD & VACATED WESTERLY 18 PARK BLVD NE
PROPERTY ADDR:

OWNERS NAME: BEENE CINDY M
OWNERS ADDR: 1229 CHELWOOD PARK NE
ALBUQUERQUE, NM 87112

102205834126241316 LEGAL: *009 006 GRANDVIEW HGTS SUBD
PROPERTY ADDR:

OWNERS NAME: GRIER JOHN C TRUSTEE JC GRIER
OWNERS ADDR: 630 ELK HORN DR NE
ALBUQUERQUE, NM 87111

102205837726241310 LEGAL: *003 006 GRANDVIEW HGTS SUBD
PROPERTY ADDR:

OWNERS NAME: JARMIE MARK D
OWNERS ADDR: PO BOX 26416
ALBUQUERQUE, NM 87125

102205845530410203 LEGAL: TRACT T 1 BLK 6 COMPRISING PORTION TR 5 BLK H TS ADD CONT O.
PROPERTY ADDR:

OWNERS NAME: CIRCLE K CORPORATION # 1255
OWNERS ADDR: PO BOX 52085
PHOENIX, AZ 85072

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

November 29, 2005

Ruth Lozano
Isaacson & Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828 Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **November 29, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT B, CHELWOOD ELEMENTARY SCHOOL, ON EASTRIDGE DRIVE NE BETWEEN CHELWOOD PARK BOULEVARD NE AND INDIAN SCHOOL ROAD NE** zone map **J-22.**

OUR RECORDS INDICATE THAT AS OF NOVEMBER 29, 2005, THERE WERE NO RECOGNIZED NEIGHBORHOOD ASSOCIATIONS IN THIS AREA.

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Deborah Nason

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Windmill Manor, LLC **Date of request:** 11/3/04 **Zone atlas page(s):** J-22

CURRENT:
Zoning R-1
Parcel Size (acres / sq.ft.) +/-5 ac

Legal Description -
Lot or Tract # K Block # 11
Subdivision Name Panorama Heights Addition

REQUESTED CITY ACTION(S): R-1 to R-T

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

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

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 26 lots
Building Size - N/A (sq. ft.)

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

Applicant or Representative Wynee Wells Date 11/3/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

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

Tony Lopez 11-3-04
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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

TIS - **SUBMITTED** ___/___/___
- **FINALIZED** ___/___/___

TRAFFIC ENGINEER DATE

Project # 1003762

CHELWOOD HILLS, LLC
6121 INDIAN SCHOOL RD NE STE#275
ALBUQUERQUE, NM 87110

102205839931910114

HEALTH CARE SERVICE CORPORATI
300 EAST RANDOLPH ST
CHICAGO IL 60601

102205837238310304

VILLA SERENA APARTMENTS LLC
2929 N 44TH ST
PHOENIX AZ 85018

102205833734211403

LOCK ALTA L & ROCKEY SHARON A
1509 OCEAN BREEZE DR NE
ALBUQUERQUE NM 87111

102205833135111406

JAMES LEROY M
1523 OCEAN BREEZE DR NE
ALBUQUERQUE NM 87112

102205832933811416

UPWEST CORPORATION
1508 DOROTHY LOIS DR NE
ALBUQUERQUE, NM 87112

102205832234210369

DENOVELLIS SANDRA L
1504 LA CHARLES NE
ALBUQUERQUE NM 87112

102205831533810371

HALBGEWACHS-BREIDEN HEIDRUN
1505 LA CHARLES NE
ALBUQUERQUE NM 87112

102205830833810382

HATCH RODNEY E & JUNE CABOT
1500 GEORGENE NE
ALBUQUERQUE NM 87112

102205830033710383

MARSHALL DOLORES P
PO BOX 3184
ALBUQUERQUE, NM 87190

Project # 1003762

ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108

102205846938710509

HIGHRIDGE PARTNERS LTD
1005 FOUR HILLS CT SE
ALBUQUERQUE NM 87123

102205834635011504

JUSTICE SHEILA
1512 OCEAN BREEZE DR NE
ALBUQUERQUE NM 87112

102205833534511404

PETERSON KRISTA C
1515 OCEAN BREEZE NE
ALBUQUERQUE NM 87112

102205833133311418

UPWEST CORPORATION
1500 DOROTHY LOIS DR NE
ALBUQUERQUE, NM 87112

102205832834211414

MARI-MAC PARTNERS II LIMITED P
7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205832234610368

POMEROY DEBRA L
1508 LA CHARLES NE
ALBUQUERQUE NM 87112

102205831534410372

LANGHOFER DANIEL W & ROBERTA S
10401 RICHFIELD AVE NE
ALBUQUERQUE, NM 87122

102205830734310381

VALDEZ DAVID R & LEONOR A
1504 GEORGENE NE
ALBUQUERQUE NM 87112

102205830234010384

SERNA FRANK R & LINDA E SERNA
19731 BOWMAN LN
HUNTINGTON BEACH CA 92646

102205833531010110

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125

102205843534010507

HINKLE FAMILY FUN CENTER
PO BOX 14934
ALBUQUERQUE, NM 87191

102205834435211505

UPWEST CORPORATION
7005 TESUQUE DR NE
ALBUQUERQUE, NM 87120

102205833334811405

UPWEST CORP
1519 OCEAN BREEZE DR NE
ALBUQUERQUE, NM 87112

102205833033511417

UPWEST CORPORATION
1504 DOROTHY LOIS DR NE
ALBUQUERQUE, NM 87112

102205832433910370

NEIS PAUL G
1500 LA CHARLES DR NE
ALBUQUERQUE NM 87112

102205832135110367

SERNA FRANK R
19731 BOWMAN LN
HUNTINGTON BEACH CA 92646

102205831434910373

HUNEYCUTT BOB TRUSTEE HUNEYCU
1515 LA CHARLES DR NE
ALBUQUERQUE NM 87112

102205830734810380

SANCHEZ DOROTHY ANNA
1508 GEORGENE DR NE
ALBUQUERQUE NM 87112

102205830034410385

CHAVEZ JOHN M & DENISE M
1509 GEORGENE NE
ALBUQUERQUE NM 87112

102205828836310302

ST MARY EPISCOPAL CHURCH
1500 CHELLWOOD PR NE
ALBUQUERQUE NM 87112

102205826135820507

COCKROFT JULIANA HAGEL
12336 EASTRIDGE DR NE
ALBUQUERQUE NM 87112

102205825935020506

FINLEY DANIEL & BERNSTEIN JUD
12050 STATE HIGHWAY 14
CEDAR CREST NM 87008

102205825934020520

FINLEY DANIEL & JUDITH R BERN
12050 STATE HWY 14
CEDAR CREST NM 87008

102205825933220521

NOVBAKHTIAN ABDOLREZA & CANDY
82 PASEO DE LA TIERR
SANTA FE NM 87506

102205825932520522

SOO HOO GEORGE C S & SAU FONG
918 EAST HILL
GALLUP NM 87301

102205825931820523

ZHANG DONGXIAO & LIHENG S
PO BOX 861
LOS ALAMOS, NM 87544

102205825931020524

ZHANG DONGXIAO & LIHENG
1319 CHELWOOD PARK BL NE
ALBUQUERQUE NM 87112

102205825930220525

SNYDER JEFF A
1315 CHELWOOD BL NE
ALBUQUERQUE NM 87112

102205825929520526

MAUGHAN SHARON
1309 CHELWOOD PARK BL NE
ALBUQUERQUE NM 87112

102205825928820527

FEUCHTER CHRISTOPHER A & MAXI
1124 BERNALILLO LP SE
ALBUQUERQUE NM 87123

102205825928020528

ESQUIBEL MARIAN
1300 NAKOMIS NE
ALBUQUERQUE NM 87112

102205825826531710

BEENE CARL J & CINDY M
1233 CHELWOOD PARK BLVD NE
ALBUQUERUQUE, NM 87112

102205825825931709

BEENE CINDY M
1229 CHELWOOD PARK NE
ALBUQUERQUE, NM 87112

102205827626241218

BROWN KEVIN A
12700 CONSTITUTION AV NE
ALBUQUERQUE NM 87112

102205828226241217

BROWN KEVIN A
12700 CONSTITUTION AV NE
ALBUQUERQUE NM 87112

102205829426241215

JOHNSON JOHN & DIANNA
1569 EAGLE RIDGE CT NE
ALBUQUERQUE NM 87122

102205830026241214

WOMENS HOUSING COALITION
3005 SAN PEDRO DR NE
ALBUQUERQUE NM 87110

102205830626241213

HEIN MARK E & KAREN E & STEVE
12800 CONSTITUTION NE
ALBUQUERQUE NM 87112

102205831226241212

KENNEDY GEORGE E & JUDITH I T
3036 MATADOR DR NE
ALBUQUERQUE NM 87111

102205833626241317

NIVEN JULLIAN TRUSTEE NIVEN-B
16 STATE HIGHWAY 222
EDGEWOOD NM 87015

102205834126241316

GRIER JOHN C JR
630 ELK HORN DR NE
ALBUQUERQUE, NM 87111

102205834926241315

FLEMING WILLARD J
33 CALLE DEL MEDIA
TIJERAS NM 87059

102205835326241314

SMITH CHARLES M & MARY E
12233 MENAUL BL NE
ALBUQUERQUE NM 87112

102205836026241313

VALLIANOS JERRY
7536 NORTHRIDGE NE
ALBUQUERQUE NM 87109

102205836526241312

TURNER MICHAEL J & ANDREA L
9 PALOMAR DR
CHULA VISTA CA 91911

102205837126241311

GRACE THOMAS G ETUX
7512 AMERICAN HERITAGE NE
ALBUQUERQUE NM 87109

102205837726241310

JARMIE MARK D
PO BOX 26416
ALBUQUERQUE, NM 87125

102205838326241309

KOSANOVICH JOHN G & JUDITH B
7 CIENEGA CNYN RD
PLACITAS NM 87043

102205839026241308

WHITLEY ROBERT F
1209 TRUJILLO RD SW
ALBUQUERQUE NM 87105

*102205842423441123

THE GREENBRIAR TOWNHOUSES APP
1212 NAKOMIS DR NE
ALBUQUERQUE NM 87112

102205848026941122

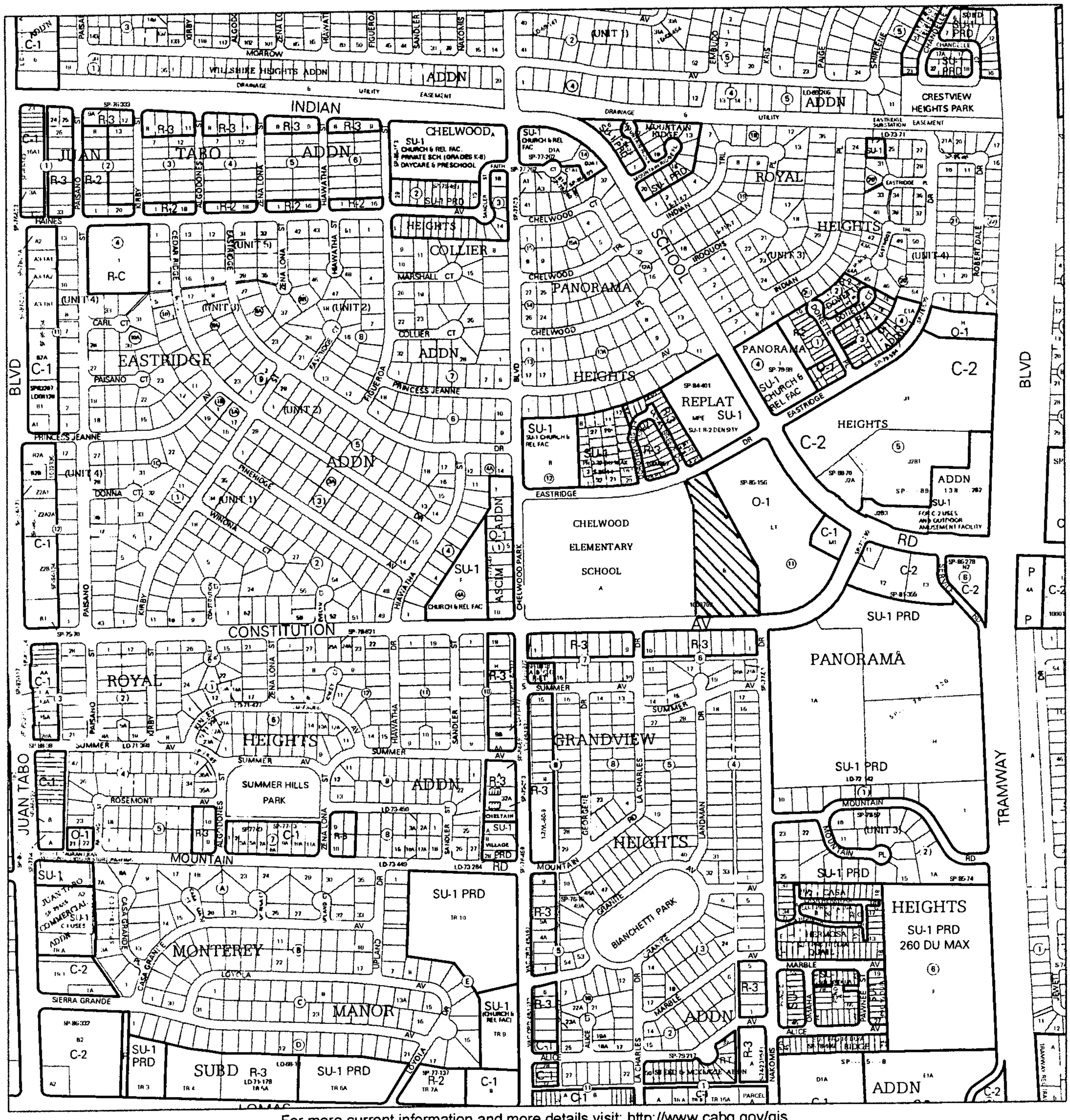
FIRST INVESTMENT LTD C/O GEOR
3131 VUGHN WAY
AURORA CO 80014

102205845629510204

EVEREST STORAGE II LLC
199 LOS ROBLES AV
PASADENA CA 91101

102205845530410203

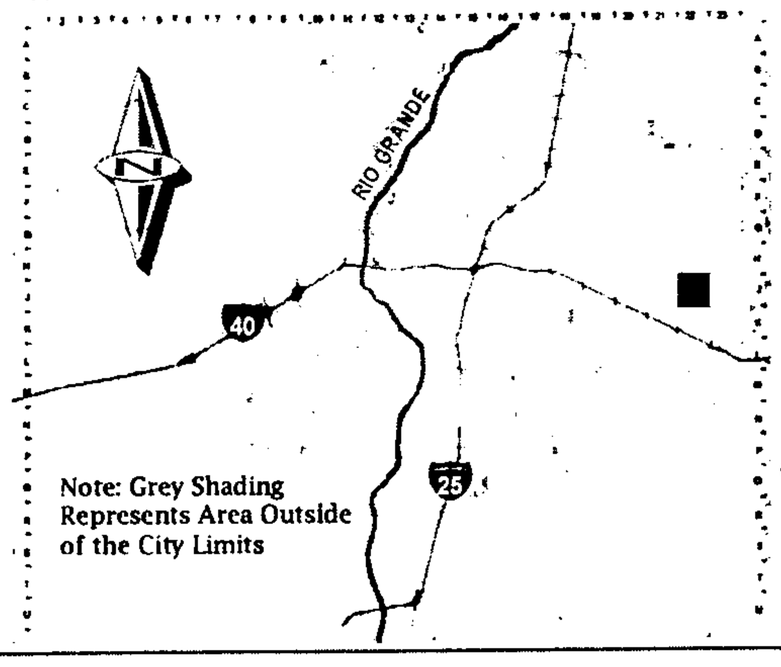
CIRCLE K CORPORATION #1255 PR
PO BOX 52085
PHOENIX, AZ 85072



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

Albuquerque Geographic Information System

Map amended through: 8/1/2005



Zone Atlas Page:

J-22-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☑ **SIDEWALK WAIVER**

✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the variance or waiver
✓ Any original and/or related file numbers are listed on the cover application

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

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the deferral or extension
✓ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Genevieve Donart
Applicant name (print)

Genevieve Donart 12/2/05
Applicant signature / date

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

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

Application case numbers
____ - SW - 01823
____ - TDS - 01824
____ - ____ - ____

12/2/05
Planner signature / date

Project # 1003762

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
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — D
- ____ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z, A
- ____ 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)

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.

APPLICATION INFORMATION:

Professional/Agent (if any): ____ PHONE: ____
ADDRESS: ____ FAX: ____
CITY: ____ STATE ____ ZIP ____ E-MAIL: ____

APPLICANT: PATRICK A. STROSNIDER PHONE: 884-7666
ADDRESS: 14005 PINE BUTTE N.E. FAX: 883-3171
CITY: ALB STATE NM ZIP 87112 E-MAIL: strosw@cp.com
Proprietary interest in site: OWNER **List all owners:** ____

DESCRIPTION OF REQUEST: EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

Lot or Tract No. CHELWOOD HILLS Block: ____ Unit: ____
Subdiv/Addn/TBKA: ____
Existing Zoning: RL-T Proposed zoning: ____ MRGCD Map No ____
Zone Atlas page(s): J-22 UPC Code: ____

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

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 25 No. of **proposed** lots: ____ Total area of site (acres): ____
LOCATION OF PROPERTY BY STREETS: On or Near: ~~TRAMWAY / INDIAN SCHOOL~~ & YARROW N.E. VINCA NE
Between: CONSTITUTION and EASTRIDGE

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

SIGNATURE ____ DATE 12/29/09
(Print) PATRICK A STROSNIDER Applicant: ☑ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ 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
09DRB - - 70396	ESIA	X	$ 50.00
- -	CME		$ 20.00
- -			$
- -			$
- -			$
			Total $ 70.00

Hearing date 01/06/10

Sandy Handley 12/29/09 **Project #** 1003762
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the deferral or extension
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

PATRICK A. STROSNIDER
Applicant name (print)

12/28/09
Applicant signature / date

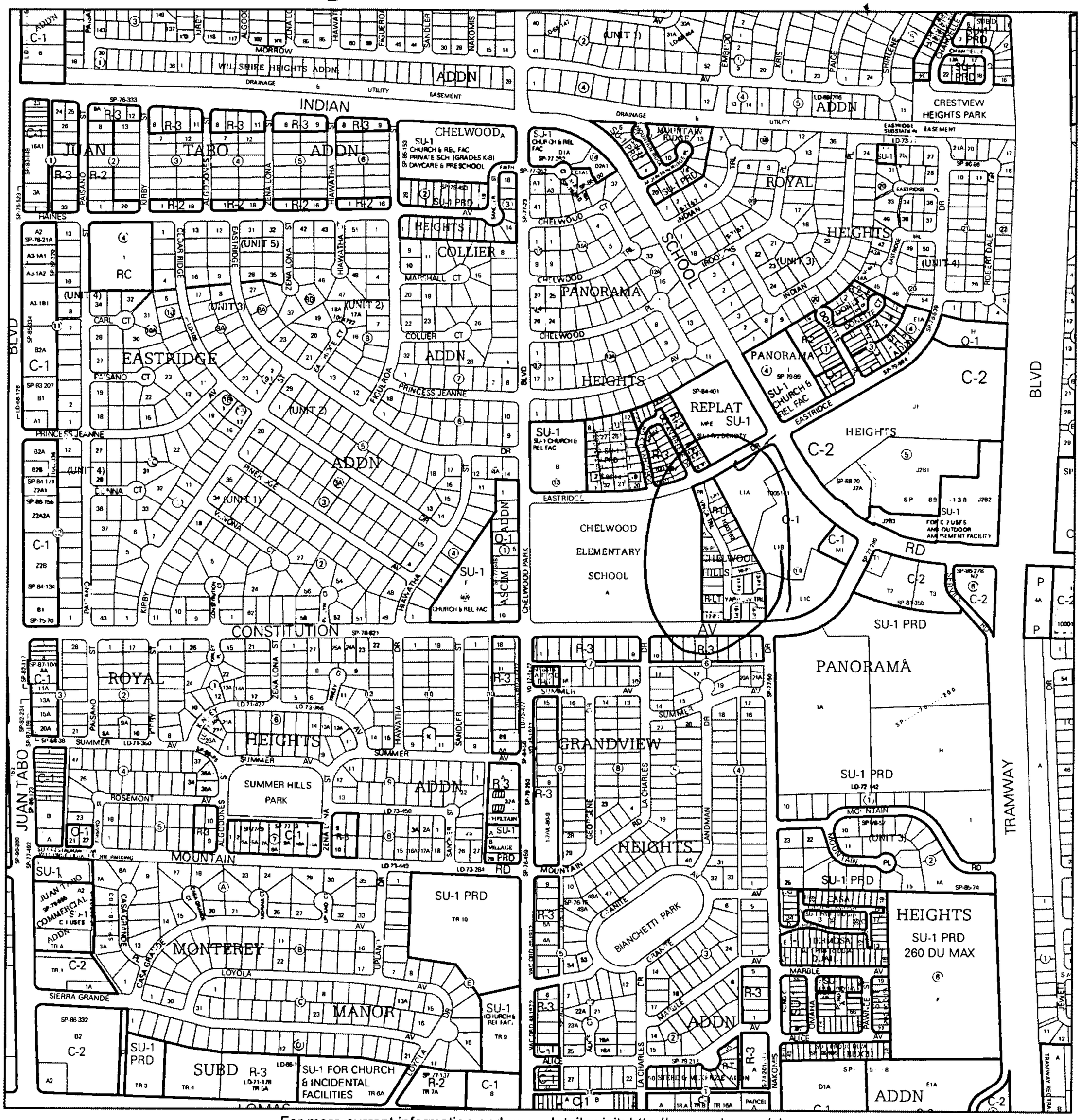
Form revised 4/07

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

Application case numbers
09DRB - 70396
____ - ____ - ____
____ - ____ - ____

Sandy Handley 12/29/09
Planner signature / date

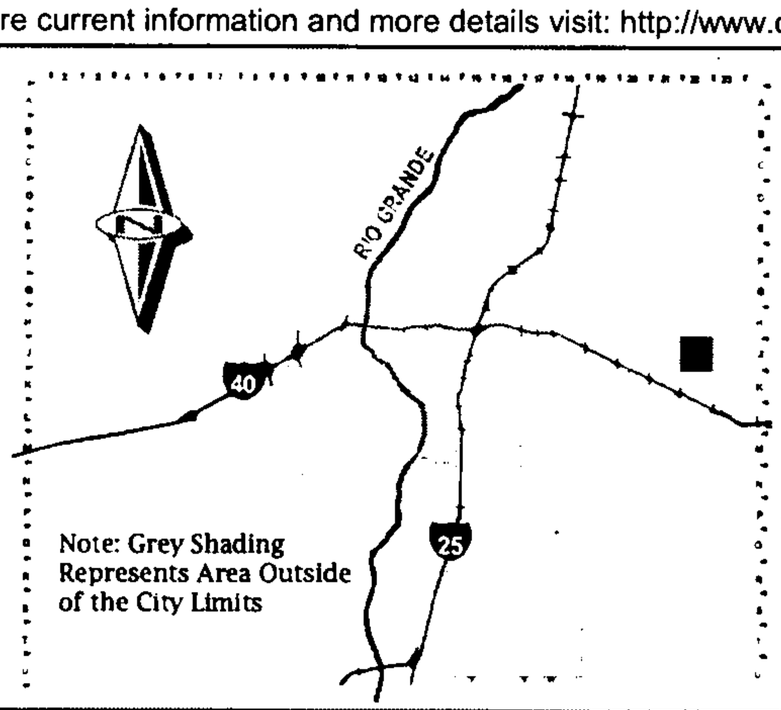
Project # 1003762



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

Albuquerque Geographic Information System

Map amended through: 6/5/2009



Zone Atlas Page:

J-22-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

December 28, 2009

Jack Cloud
Chairman, Development Review Board
Planning Department
City of Albuquerque
HAND CARRIED

Re: Sidewalk Deferral Agreement, project #783281

Dear Mr. Cloud:

Enclosed herewith are copies of drawings of the sidewalks not yet completed in the Chelwood Hills subdivision, N.E. Albuquerque.

Due to the slow economic activity and subsequent lack of home sales in the project, we have 10 vacant lots remaining that do not have sidewalks completed at this time. Hence, we respectively request an extension of the sidewalk deferral agreement at this time.

If you have any questions, please contact our office.

Sincerely,

Patrick A. Strosnider
Chelwood Hills LLC

cc: file

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
___ Major Subdivision action
___ Minor Subdivision action
___ Vacation
X Variance (Non-Zoning)

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

STORM DRAINAGE
___ Storm Drainage Cost Allocation Plan

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

V

P

L A D 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: CHELWOOD HILLS, LLC PHONE: 884-7666
ADDRESS: 6121 INDIAN SCHOOL RD NE STE. 275 FAX: 883-3171
CITY: ABQ STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNER List all owners:
AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: SUBDIVISION DESIGN VARIANCE

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. ~~LOTS 1-25~~ TR. PR. Block: Unit:
Subdiv. / Addn. CHELWOOD HILLS SUBDIVISION
Current Zoning: R-LT Proposed zoning: SAME
Zone Atlas page(s): J-22 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 4.8346 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 102205833531010110 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: EASTRIDGE DR NE
Between: CHELWOOD PARK BLVD and INDIAN SCHOOL RD NE

CASE HISTORY: 06DRB-01190
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003762, 04EPC-01714; 05DRB-00316; 05DRB-01822; 05DRB-01823; 05DRB-01824
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE Genevieve Donart DATE 2/13/07
(Print) GENEVIEVE DONART ___ 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
07DRB-00180	SDV	V	$0.00
	CMT		$20.00
			$
			$
			$
			$
			Total $20.00

Hearing date 02/21/07

Sandy Handley 02/13/07 **Project #** 1003762

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☒ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the variance or waiver
X Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Genevieve Dwart 2/13/07
Applicant name (print)
GENEVIEVE DWART
Applicant signature / date

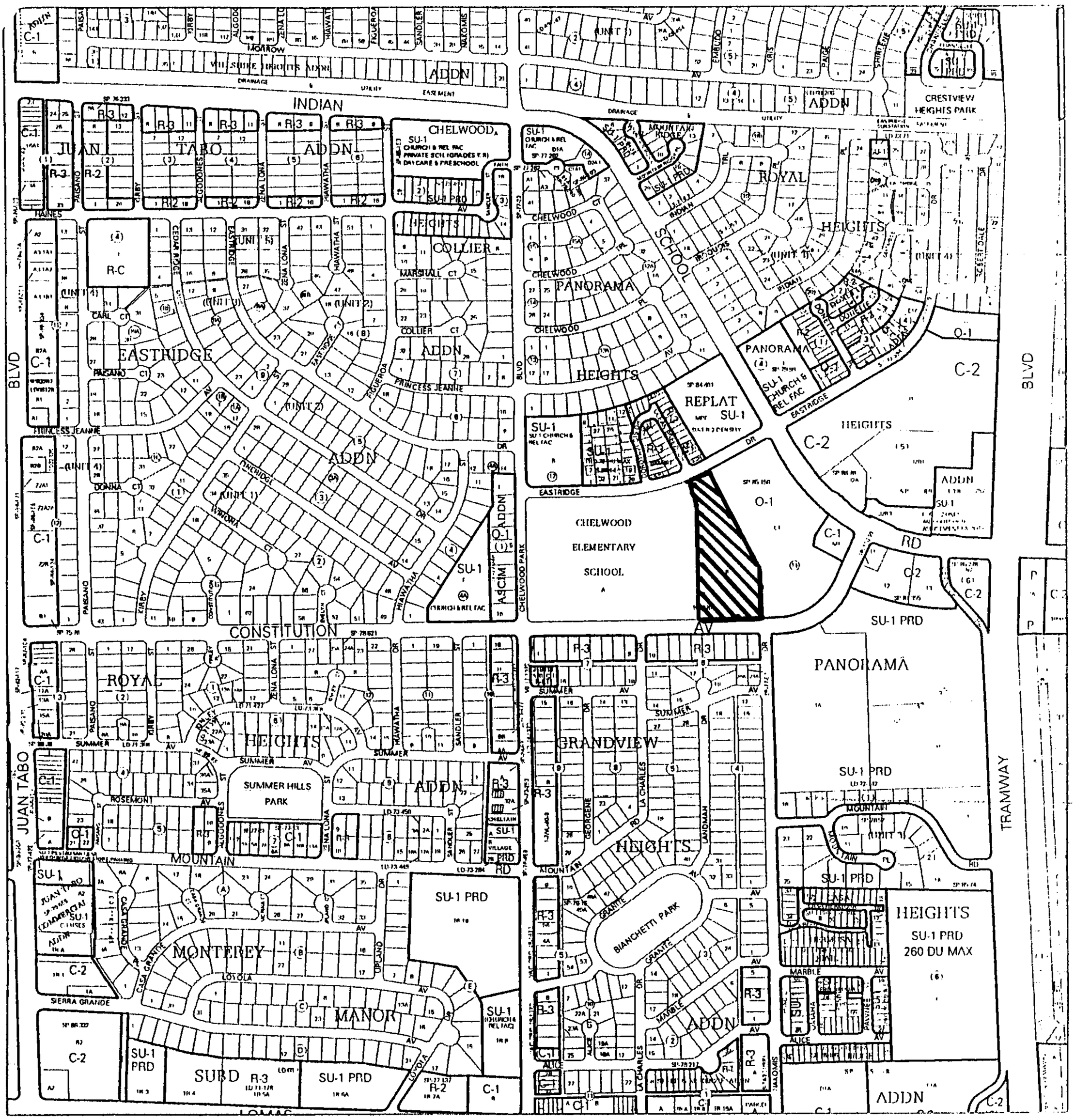
Form revised 4/03, 10/03 and **JUNE 2005**

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

Application case numbers
07DRB - _____ - 00180
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 02/13/07
Planner signature / date

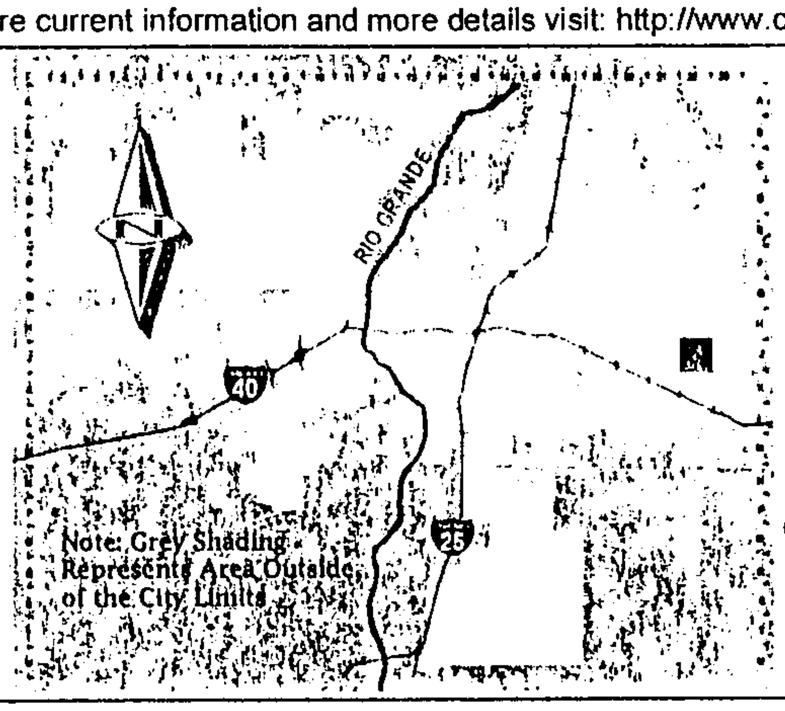
Project # 1003762



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

Albuquerque Geographic Information System

Map amended through: 8/1/2005



Zone Atlas Page:

J-22-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME CHELWOOD HILLS LLC

AGENT ISAACSON & ARFMAN PA

ADDRESS 128 MONROE NE

PROJECT & APP # 1003762/07DRB00180

PROJECT NAME CHELWOOD HILL SUBDIVISION

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

17538
95-219/1070 176
1350743997

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

DATE 2/13/07

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty & 00/100 DOLLARS

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

#1373

Scott M McGee

FOR S/D design variance

⑈00017538⑈ ⑆107002192⑆ 1350743997⑈

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

February 13, 2007

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd St. NE
Albuquerque, NM 87102

RE: Chelwood Hills Subdivision (DRB Project #1003762)
Request for Subdivision Design Variance

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Chelwood Hills, LLC, submits a request for a subdivision design variance in relation to the sidewalks.

Chelwood Hills is a 25 lot, single-family, gated subdivision. This project has been approved and platted for quite some time, and is actually under construction. The request comes about at this time as part of the landscaping and gating of the project. The existing infrastructure list calls for 4' wide sidewalks on both sides of Vinca Trail.

We propose to substitute these 2- 4' wide sidewalks with a single 6' wide sidewalk on the east side of the road from the middle of Tract A, north. The sidewalk on the west side of the road would end just north of the proposed mailbox kiosk. This allows for a nicer landscape strip on the west side of Vinca Trail, a nice wide sidewalk at the entrance, and a single pedestrian gate at the main entrance. There is a secondary pedestrian gate that will be built on the southeast corner of the project.

Please contact me if you have any questions about this submittal.

Sincerely Yours,
Isaacson & Arfman, P.A.

Genny Donart, PE
Design Engineer

GLD/gld

Attachments

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ____ Storm Drainage Cost Allocation Plan

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Chelwood Hills, LLC PHONE: 884-7666
ADDRESS: 6121 Indian School Rd. NE, Suite 275 FAX: 883-3171
CITY: ABQ STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Major Subdivision Final Plat Approval (fbka Chelwood Hills 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. Tract B Block: Unit:
Subdiv. / Addn. Chelwood Elementary School
Current Zoning: R-LT Proposed zoning: Same tracts: 2
Zone Atlas page(s): J-22 No. of existing ~~lots~~ tracts: 1 No. of **proposed** lots: 25
Total area of site (acres): 4.3346 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 102205833531010110 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: Eastridge Dr. NE
Between: Chelwood Park Blvd. NE and Indian School Rd. NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04EPC-01714; 05DRB-00316; 05DRB-01822; 05DRB-01823; 05DRB-01824

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 3/2/05

SIGNATURE Genevieve Donart DATE 8/15/06
(Print) Genevieve Donart ___ 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
06DRB - - 01190	FP	S(3)	$ Ø
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date 8/23/06

Andrew Spurlock 8-15-06

Project # 1003762

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
✓ Design elevations & cross sections of perimeter walls **3 copies** approved
✓ 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
✓ Copy of recorded SIA
NA 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.** forthcoming

☐ **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.

Genevieve Donart
Applicant name (print)

Genevieve Donart 8/15/06
Applicant signature / date

Form revised 8/04, 1/05 & 10/05

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

Application case numbers
06DRB - - 01190
- -
- -

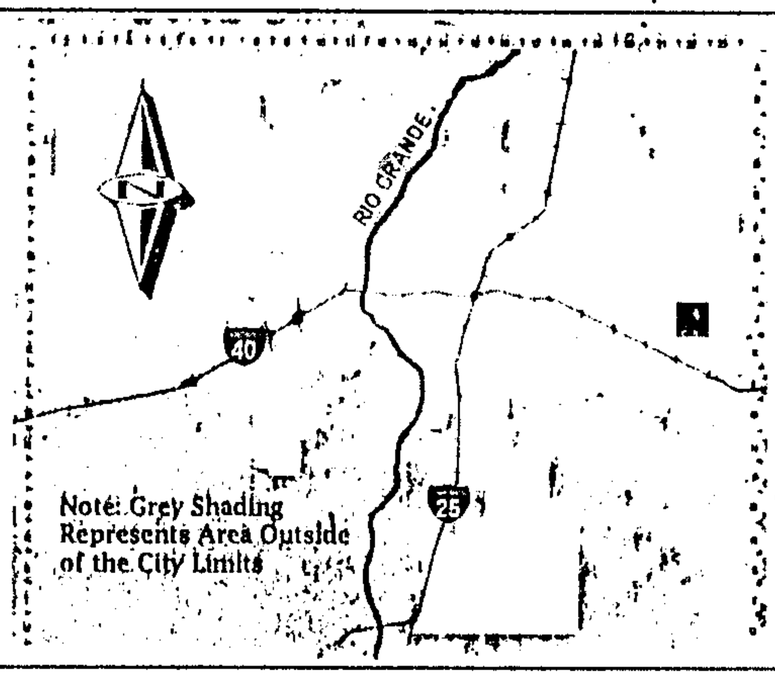
Andrew Garcia 8-15-06
Planner signature / date

Project # 1003762

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

Albuquerque Geographic Information System

Map amended through: 8/1/2005



Zone Atlas Page:

J-22-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

August 15, 2006

Ms. Sheran Matson
DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: Request for Final Plat Approval for Chelwood Hills Subdivision (DRB Project #1003762)

Dear Ms. Matson:

Please find attached a final plat submittal for the Chelwood Hills Subdivision.

We responded to the preliminary plat conditions for final plat in the following manner:

1. The drainage easement on the west boundary is granted as a private easement with maintenance responsibilities called out.
2. Both fire marshal and solid waste approval were obtained.
3. The perimeter wall design supplied by Consensus Planning was approved.
4. The property lines for Lots 11, 12, & 13 were adjusted to allow for a 20' sideyard setback on Lot 11, since it backs up to Lot 10.

If you have any questions about the submittal, please contact me at 268-8828 or gennyd@iacivil.com.

Sincerely,
Isaacson & Arfman, P.A.

Genny Donart, PE
Design Engineer
GD/gld

Attachments

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

JAN 0 6 2006

4. Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

At the January 4, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 1/4/06 and approval of the grading plan engineer stamp dated 12/1/05 the preliminary plat was approved with the following conditions of final plat approval:

Make the drainage easement along the west side "private" and establish maintenance and beneficiaries.

Fire and Solid Waste approval is required.

The perimeter wall design must be approved prior to final plat.

The lot lines on Lots 11-P1, 12-P1 and 13-P1 will need adjustment to meet the 20-foot sideyard setback on Lot 20-P1.

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.

If you wish to appeal this decision, you must do so by January 19, 2006, in the manner described below.

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

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

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

Claire Senora

for Sheran Matson, AICP, DRB Chair

Cc:Chelwood Hills LLC, 6121 Indian School Rd NE, Suite 275, 87110
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

No. of Lots: 25
Nearest Major Streets
Constitution & Tramway

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 30 day of August, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Chelwood Hills, L.L.C. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability corp, whose address is 6121 Indian School Rd. NE, Albuquerque, NM 87110 and whose telephone number is 884-7666, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract B, Chelwood Elementary, recorded on 04/22/05 in the records of the Bernalillo County Clerk at Book 2005C, page 124, (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Chelwood Hills, L.L.C. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Chelwood Hills Subdivision describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 4th day of January, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 783281.

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

Maru Herrera Bern. Co. AGRE R 19.00
2006116575
6504138
Page: 1 of 6
08/03/2006 02:10P
Bk-A121 Pg-6250

Henry 268-8828

No. of Lots: 25
Nearest Major Streets
Constition & Tramway

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 783 281

THIS AGREEMENT is made this 29 day of August, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Chelwood Hills, L.L.C. ("Developer"), whose address is 6121 Indian School Rd. NE, Ste 275,* and whose telephone number is 884-7666, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) New Mexico limited liability corp. is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

*Albuquerque, New Mexico 87110

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract B, Chelwood Hills Subdivision (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) Chelwood Hills Subdivsion and;

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by January 4, 2010 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

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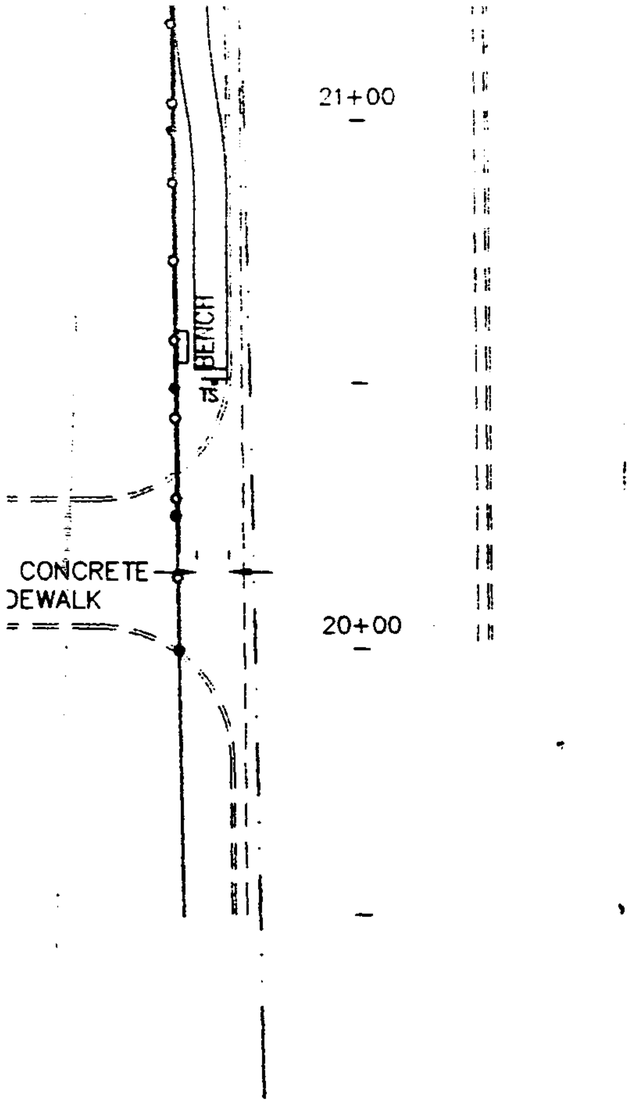
6504139
Page: 1 of 4
08/03/2006 02:10P
Maru Herrera Bern. Co AGRF R 15.00



REMOVE & REPLACE EXST SIDEWALK

MEDIAN PATTERNED CONCRETE

PATTERNED, COLORED CONCRETE PAVING

EXST POWER POLE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1373PMSTR.DWGdlp 06.06.06

NO.	DATE	REMARKS

REVISIONS

DESIGN

DESIGNED BY XXX DATE xx/xx/

DRAWN BY XXX DATE xx/xx/

CHECKED BY X DATE xx/xx/

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CHELWOOD HILLS SUBDIVISION

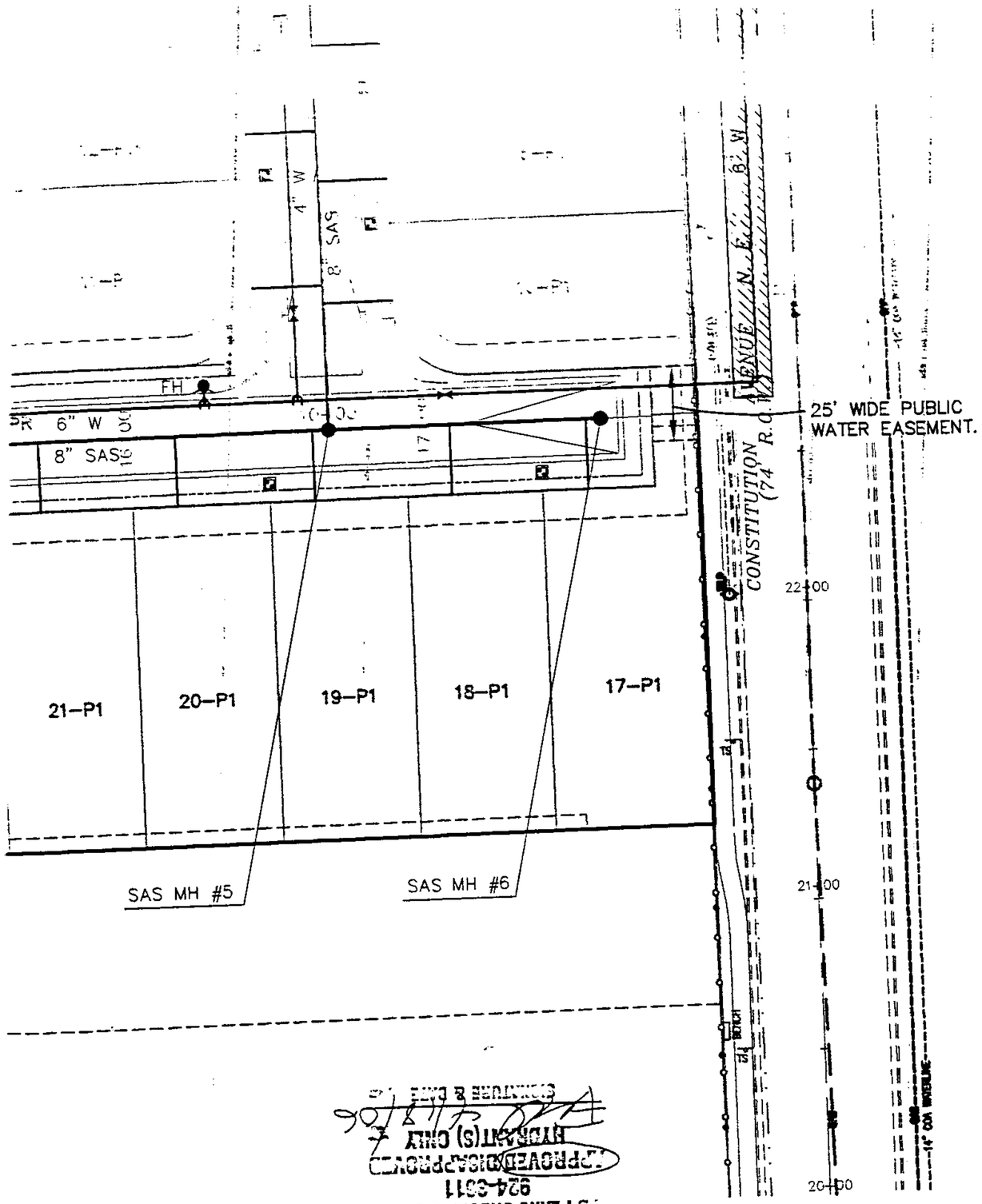
MASTER PAVING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
783281	J-22	6	16

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 6/14/06
M.H.

SOLID WASTE APPROVAL



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION USE.

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY XXX DATE xx/xx/xx

DRAWN BY XXX DATE xx/xx/xx

DATE xx/xx/xx

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1373UMSTR.DWGrfh 02/13/2006

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CHELWOOD HILLS SUBDIVISION

UTILITY MASTER PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet 11	Of 14

FIRE MARSHALL APPROVAL

PLANS CHECKING CHECK
924-3011
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

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

PAID RECEIPT

APPLICANT NAME Chelwood Hills LLC

AGENT Isaacson & Arfman PA.

ADDRESS 128 Monroe St. NE.

PROJECT & APP # 1003762 / 06 DRB 01190

PROJECT NAME Chelwood Elementary School

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 20.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

8/15/2006 11:22AM LOC: ANNX
RECEIPT# 00063098 WS# 008 TRANS# 0046
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $20.00
J24 Misc
$20.00
VI $20.00
CHANGE $0.00
Thank You

Current DRC
Project Number

#4 ORIGINAL

Claire

FIGURE 12

Date Submitted: December 2, 2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 11/04/06
Date Preliminary Plat Expires. 11/04/07
DRB Project No.: 1003762
DRB Application No.: 05DRB-01822

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

CHELWOOD HILLS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT B, CHELWOOD ELEMENTARY SCHOOL

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		42' F-F (incl. 6' median)	Private Residential Paving	Vinca Trail	At intersection with Eastridge Dr		/	/	/
		28' F-F	Private Residential Paving	Vinca Trail	Lot 2	Yarrow Trail	/	/	/
		28' F-F	Private Residential Paving	Vinca Trail	Yarrow Trail	stub	/	/	/
		28' F-F	Private Residential Paving	Yarrow Trail	Vinca Trail	hammerhead	/	/	/
		Median	Curb & Gutter	Vinca Trail	At intersection with Eastridge Dr		/	/	/
		Std or Mtbl	Curb & Gutter	Vinca Trail	Eastridge Dr	Yarrow Trail	/	/	/
		Std or Mtbl	Curb & Gutter	Vinca Trail	Yarrow Trail	stub	/	/	/
		Std or Mtbl	Curb & Gutter	Yarrow Trail	Vinca Trail	hammerhead	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		4'	PCC Sidewalk west side only	Vinca Trail	Eastridge Dr	Tract A	/	/	/
		4'	PCC Sidewalk (1) east side only	Vinca Trail	Eastridge Dr	Tract A	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Vinca Trail	Tract A	Yarrow Trail	/	/	/
		4'	PCC Sidewalk (1) west side only	Vinca Trail	Yarrow Trail	stub	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Yarrow Trail	Vinca Trail	hammerhead	/	/	/
		6'	PCC Sidewalk (south side)	Eastridge	adjacent	to propert	/	/	/
		6"	Waterline	Vinca Trail	Eastridge Dr	Yarrow Trail	/	/	/
		4"	Waterline	Vinca Trail	Yarrow Trail	stub	/	/	/
		6"	Waterline	Yarrow Trail	Vinca Trail	hammerhead	/	/	/
		6"	Waterline	Along east property line	Yarrow Trail	Constitution Ave	/	/	/
			Water meter for landscaping				/	/	/
		6	PCC sidewalk (north side)	Constitution	adjacent	to property	/	/	/

(rev. 9-20-05)

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Vinca Trail	Eastridge Dr	Yarrow Trail	/	/	/
		8"	Sanitary Sewer	Vinca Trail	Yarrow Trail	stub	/	/	/
		8"	Sanitary Sewer	Yarrow Trail	Vinca Trail	hammerhead	/	/	/
							/	/	/
		2'	Concrete Backyard Rundown	West Property Line	Lot 17	Vinca Trail	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/

(rev. 9-20-05)

ORIGINAL

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

1 Sidewalks to be deferred where noted.

2 Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.

3 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.

4 All water to include fire hydrants, valves, and appurtenances per DPM.

5 Storm drain sizes are subject to change per final DRC determination.

6

7

AGENT / OWNER

Genevieve Donart
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Genevieve Donart 12/1/05
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1/04/06
DRB CHAIR - date

1-4-06
TRANSPORTATION DEVELOPMENT - date

William J. Balch 1-4-06
UTILITY DEVELOPMENT - date

Bradley L. Bingham 1-4-06
CITY ENGINEER - date

Christina Sandoval 1/4/06
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — D
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ 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: Chelwood Hills, LLC PHONE: 884-7666
ADDRESS: 6121 Indian School Rd. NE, Suite 275 FAX: 883-3171
CITY: ABQ STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Major S/D Preliminary Plat Approval (f.k.a. Chelwood Hills Subdivision); Sidewalk Waiver; + Temporary Deferral of Sidewalk Construction Approval

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 Block: Unit:
Subdiv. / Addn. Chelwood Elementary School TBK Chelwood Hills Sub'd.
Current Zoning: R-LT Proposed zoning: Same
Zone Atlas page(s): J-22 No. of **existing** lots: 1 No. of **proposed** lots: 25
Total area of site (acres): 4.3346 Density if applicable: dwellings per gross acre: 5.8 dwellings per net acre: 5.8
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 102205833531010110 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: Eastridge Dr. NE
Between: Chelwood Park Blvd. NE and Indian School Rd. NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04EPC01714; 05DRB-00316

Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: 3/2/05

SIGNATURE Genevieve Donart DATE
(Print) Genevieve Donart ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

NA ☐ **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
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - 01822	PP	S(2)	$ 1130.00
05DRB - 01823	SW min	V	$ 0
05DRB - 01824	TDS min	V	$ 0
	CMF		$ 20.00
	ADV.		$ 75.00
			Total $ 1225.00

Hearing date 11/4/05

12/2/05

Project # 1003762

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Proposed Infrastructure List
✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

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

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

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

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

Genevieve Donart
Applicant name (print)

Genevieve Donart 12/2/05
Applicant signature / date

Form revised 11/04 and **JUNE 05**

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

Application case numbers
_____ - PP - 01822
_____ - _____ - _____
_____ - _____ - _____

12/2/05
Planner signature / date

Project # 1003762

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

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

☐ VACATION OF PUBLIC RIGHT-OF-WAY
☐ VACATION OF PUBLIC EASEMENT

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)
☐ SIDEWALK DESIGN VARIANCE
☑ SIDEWALK WAIVER

✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the variance or waiver
✓ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☑ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the deferral or extension
✓ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ VACATION OF PRIVATE EASEMENT

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Genevieve Donart
Applicant name (print)

Genevieve Donart 12/2/05
Applicant signature / date

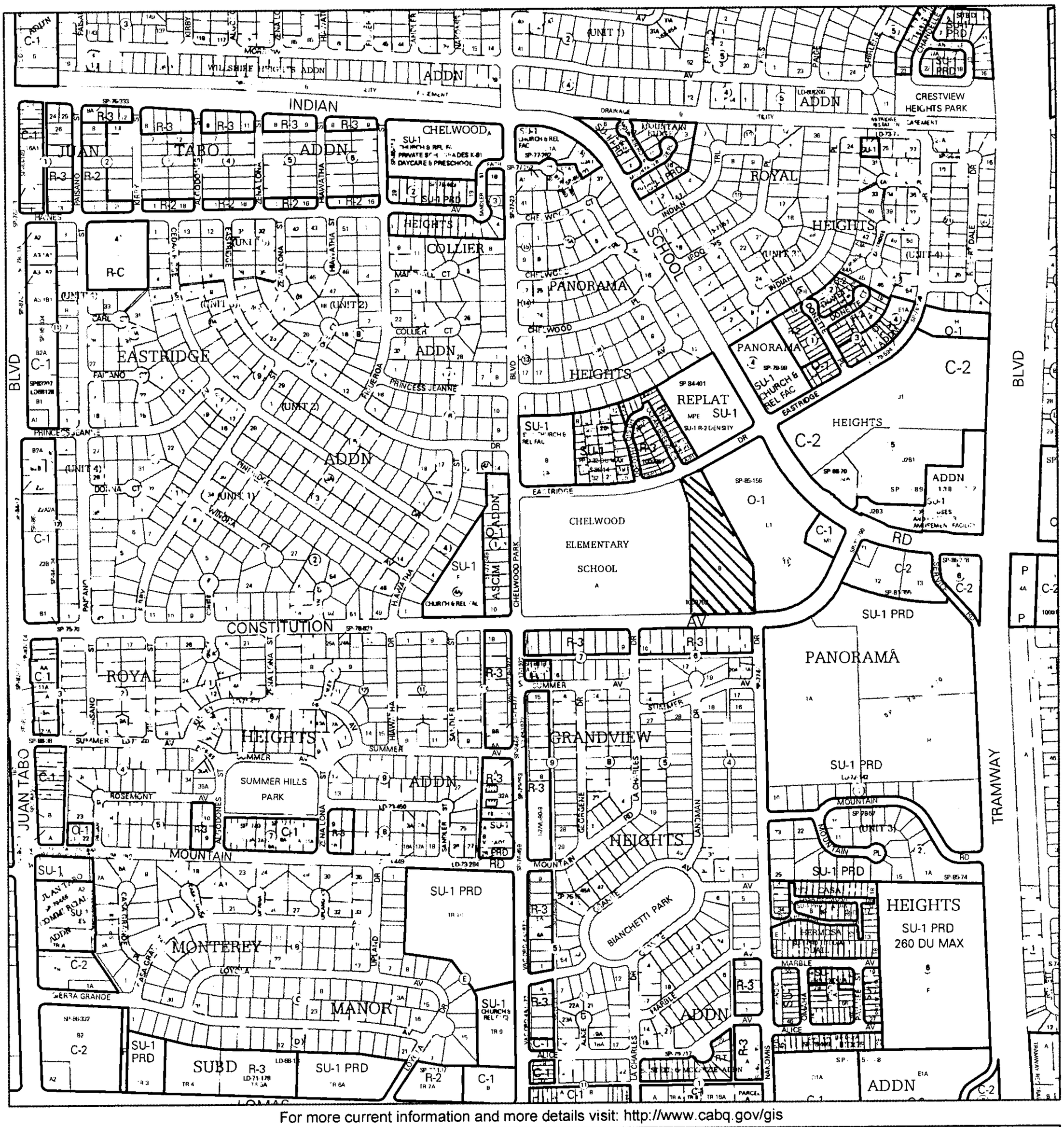
Form revised 4/03, 10/03 and **JUNE 2005**

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

Application case numbers
SW - 01823
TDS - 01824
- -

12/2/05
Planner signature / date

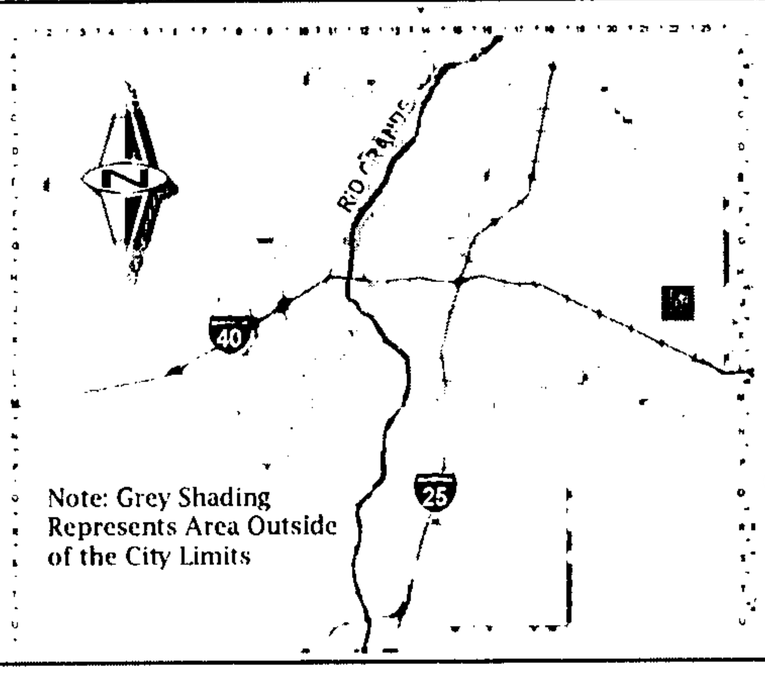
Project # 1003762



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

Albuquerque Geographic Information System

Map amended through: 8/1/2005



Zone Atlas Page:

J-22-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

December 1, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: Chelwood Hills Preliminary Plat Application

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Chelwood Hills, LLC, is submitting for preliminary plat and sidewalk deferral & waiver approval for the Chelwood Hills subdivision. Chelwood Hills is proposed as a gated community, with 25 single-family residential lots.

The property was formerly part of the Chelwood Hills Elementary School site, but was re-zoned to R-LT, replatted, and sold by APS in April of this year. The surrounding areas are entirely developed, and the site is in an infill area.

Please contact me at 268-8828 or gennyd@iacivil.com if you have any questions regarding this submittal.

Sincerely,
Isaacson & Arfman, P.A.

Genny Donart, PE
GD/gld

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

CITY OF ALBUQUERQUE

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

APPLICANT: Chelwood Hills, LLC **DATE OF REQUEST:** 12/2/05 **ZONE ATLAS PAGE(S):** J-22

CURRENT:

ZONING R-LT

PARCEL SIZE (AC/SQ. FT.) 4.3346

LEGAL DESCRIPTION:

LOT OR TRACT # B BLOCK #

SUBDIVISION NAME Chelwood Elementary School

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 25 Lots

BUILDING SIZE: _____ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [signature] DATE 12/2/05

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

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

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

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

Notes:

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

[signature] 12-02-05

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

Ruth Lozano 12/2/05

for Agent Isbacson + Artman DATE

APPLICANT

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

TIS **-SUBMITTED** ___/___/___

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Windmill Manor, LLC **Date of request:** 11/3/04 **Zone atlas page(s):** J-22

CURRENT:
Zoning R-1
Parcel Size (acres / sq.ft.) +/- 5 ac

Legal Description -
Lot or Tract # K Block # 11
Subdivision Name Panorama Heights Addition

REQUESTED CITY ACTION(S): R-1 to R-T

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

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

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 26 lots
Building Size - N/A (sq. ft.)

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

Applicant or Representative Wynee Wells Date 11/3/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

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

Tony Lopez 11-3-04
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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

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

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

November 29, 2005

Ruth Lozano
Isaacson & Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828 Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **November 29, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT B, CHELWOOD ELEMENTARY SCHOOL, ON EASTRIDGE DRIVE NE BETWEEN CHELWOOD PARK BOULEVARD NE AND INDIAN SCHOOL ROAD NE** zone map **J-22.**

OUR RECORDS INDICATE THAT AS OF NOVEMBER 29, 2005, THERE WERE NO RECOGNIZED NEIGHBORHOOD ASSOCIATIONS IN THIS AREA.

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Deborah Nason

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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: Chelwood Hills Subdivision

AGIS MAP # J-22

LEGAL DESCRIPTION: Tract B
Chelwood Elementary School

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 12/2/05 date].

Genevieve [signature] — 12/2/05
Applicant / Agent for Isaacson + Arfman, P.A. — Date

[signature] — 12/2/05
Hydrology Division representative — Date

___ WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 3/7/05 [date].

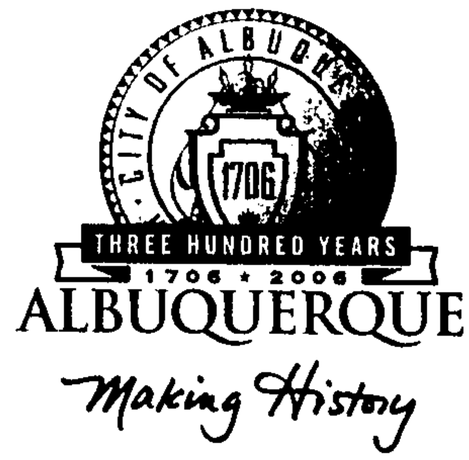
Genevieve [signature] — 12/2/05
Applicant / Agent for Isaacson + Arfman, P.A. — Date

[signature] — 12/2/05
Utilities Division representative — Date

DRB-_____-_____

Revised 10/99

CITY OF ALBUQUERQUE



June 7, 2005

Ms. Amy L. D. Niese, P.E.
Isaacson & Arfman, P.A.
128 Monroe NE
Albuquerque, NM 87114

RE: Water and Sanitary Sewer Availability Statement
Tract B of the Chelwood Elementary School Subdivision

J-22

Ms. Niese,

The subject site consists of approximately 4.3 acres of undeveloped land located between Constitution Avenue and Eastridge Drive in northeast Albuquerque as shown on figure 1. Subdivision of this site into tracts A and B was approved by the DRB on April 20 of this year. Your request for service availability indicated that the property is planned to be subdivided further so as to create a total of 24 residential lots.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Existing Conditions: Both water and sanitary sewer infrastructure is present within the adjoining rights-of-way of Constitution and Eastridge. The sewers are 8-inch gravity lines. The Eastridge water main is a 6-inch and the Constitution line is a 14-inch.

Sanitary Sewer Service will require the construction of 8-inch sanitary sewer collectors at standard locations within both rights-of-way internal to the development as shown on figure 2. These lines will drain north and outfall to the 8-inch in Eastridge.

Metered Water Service and Fire Protection will be provided by new 6-inch and 4-inch water mains. The primary line will be a looped 6-inch connecting the 6-inch in Eastridge to the fire hydrant leg in Constitution. That loop may be accomplished either by routing the 6-inch as shown on figure 3 or by routing the line first west in Constitution then north through the subdivision as shown on figure 4. The exact corridor will be determined during the design process. Lots without direct access to the new 6-inch will be served by a new dead-end 4-inch main. Each new fire hydrant must be supplied by the 6-inch. The exact location of the new fire hydrant(s) must be approved by the Fire Marshal's office prior to DRC work order approval.

Easements: Albuquerque Bernalillo County Water Authority public water easements are required for all public lines to be constructed outside of dedicated rights-of-way. The minimum easement width for the new water line loop shall be 20-feet or as approved by the DRB. Acceptable easements must be documented on the final subdivision plat.

Design and Construction of all required public infrastructure improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a licensed, New Mexico registered professional engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to installation and construction costs, new sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility (ABCWU) as soon as possible.

Please feel free to contact the undersigned at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the statements contained herein or need additional information.

Sincerely,

Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Section
ABCWU

encl: Site Map
Water and Sanitary Sewer Infrastructure Maps (2)

cc:	f/	Availability	J-22
	f/	Readers	#50508
	f/	DRB	#1003762

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

PAID RECEIPT

APPLICANT NAME ISAACSON & ARFMAN

AGENT GENEVIEVE DONART

ADDRESS 128 MONROE ST. NE

PROJECT & APP # 1003762/05DRB01822, 01823, 01824

PROJECT NAME CHELWOOD HILLS SUBDIVISION

$ 20.00 441032/3424000 Conflict Management Fee

$ 1130.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

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

$ 1225.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division
12/2/2005 4:32PM LOC: ANNX
RECEIPT# 00049215 WS# 003 TRANS# 0067
Account 441018 Fund 0110
Activity 4971000 TRSASR
Trans Amt $1,525.00
J24 Misc $75.00
CK $1,525.00
CHANGE $0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
12/2/2005 4:32PM LOC: ANNX
RECEIPT# 00049214 WS# 008 TRANS# 0067
Account 441006 Fund 0110
Activity 4983000 TRSASR
Trans Amt $1,525.00
J24 Misc
$1,130.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
12/2/2005 4:32PM LOC: ANNX
RECEIPT# 00049213 WS# 008 TRANS# 0067
Account 441032 Fund 0110
Activity 3424000 TRSASR
Trans Amt $1,525.00
J24 Misc
$20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 12/13/05 To 1/4/06

5. REMOVAL

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

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

For Ruth Lozano (Applicant or Agent) 12/2/05 (Date)
Isaacson + Arfman, P.A

I issued 2 signs for this application, 12/2/05 (Date) (Staff Member)

DRB PROJECT NUMBER: 1003762

Rev. 1/11/05

20

2005.020.1

Complete 4-25-05

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00611 (P&F)** Project # **1003762**

Project Name: **PANORAMA HEIGHTS**

Agent: JEFF MORTENSEN & ASSOC. Phone No.: 345-4250

Project Number 1003762

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4·20·05 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): AGIS DXF
- ☐ **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.**

20

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00611 (P&F)** Project # **1003762**

Project Name: **PANORAMA HEIGHTS**

Agent: JEFF MORTENSEN & ASSOC. Phone No.: 345-4250

Project Number 1003762

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4.20.05 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): AGIS Dxf

☐ **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.**

O Ray

3762

DXF Electronic Approval Form

DRB Project Case #: 1003762

Subdivision Name: CHELWOOD ELEMENTARY SCHOOL TRS A & B

Surveyor: CHARLES G CALA JR

Contact Person: DEBIE TRUJILLO

Contact Information:

DXF Received: 4/21/2005 Hard Copy Received: 4/20/2005

Coordinate System: Ground rotated to NMSP Grid

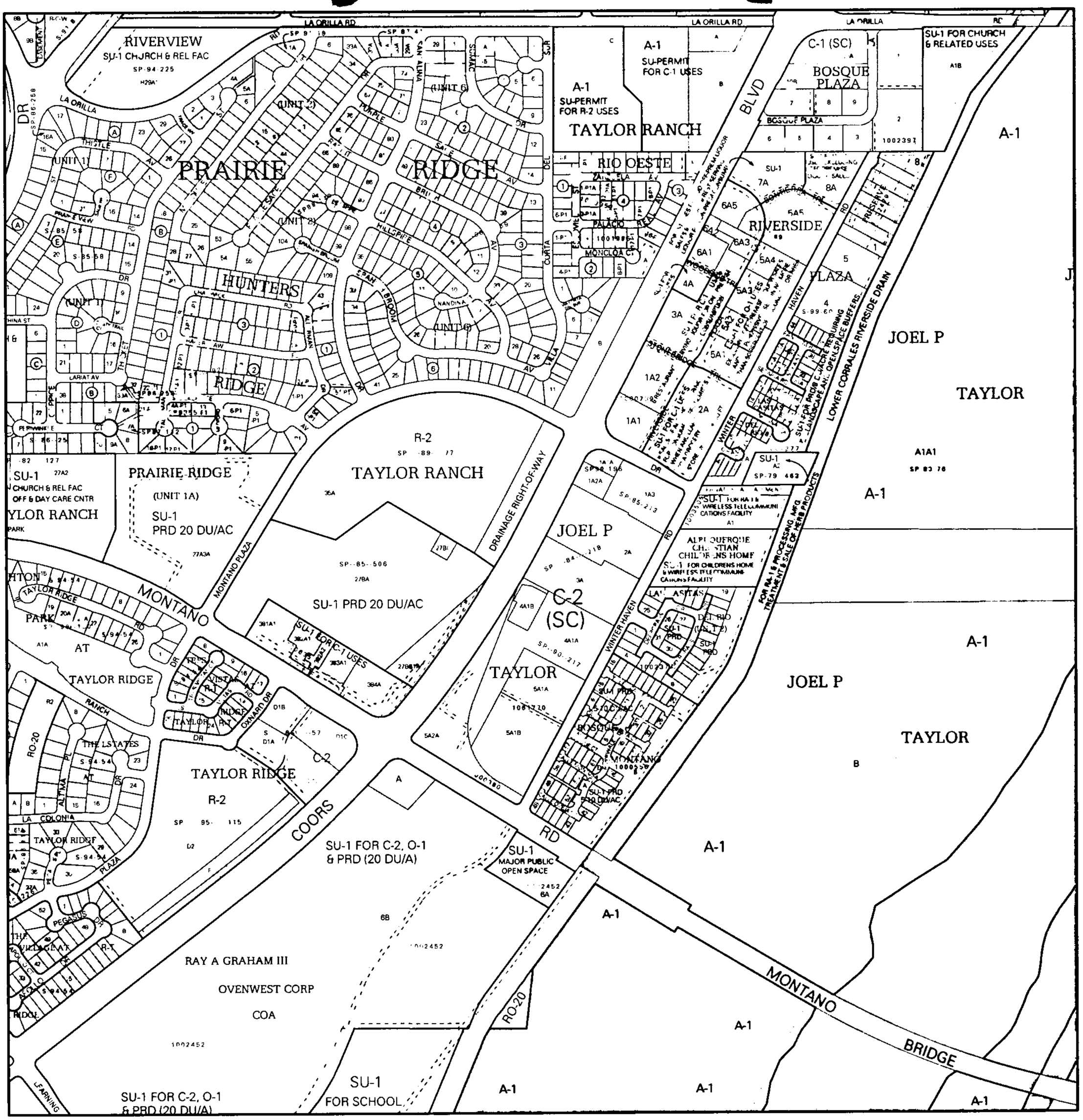
Approved

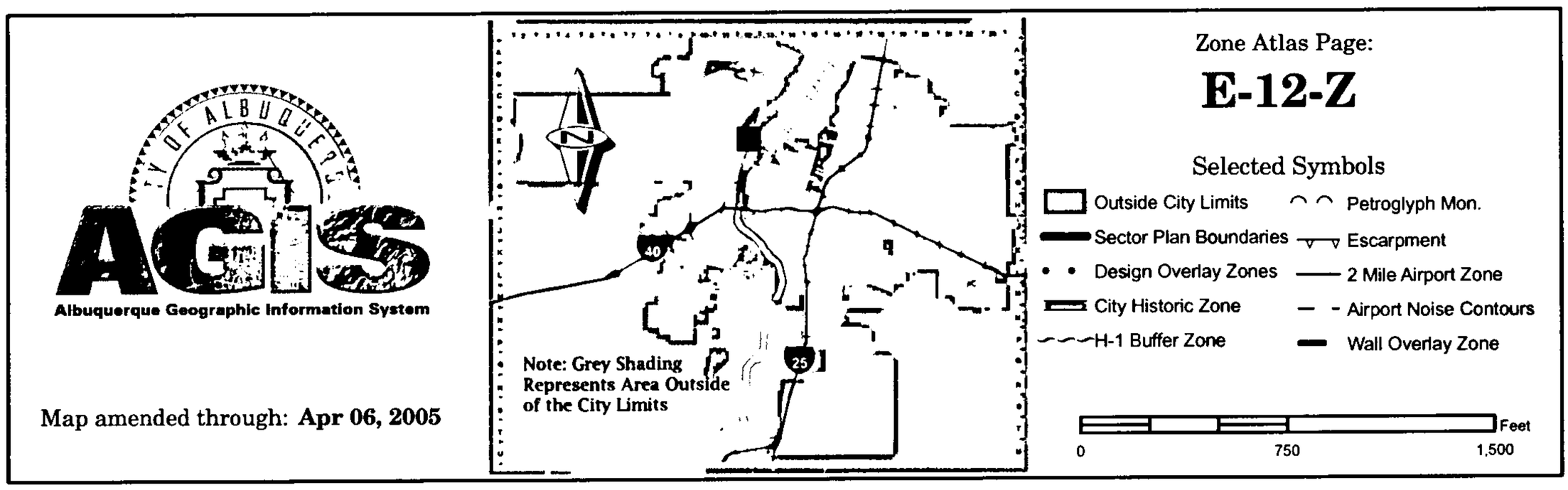
4/21/05
Date

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

AGIS Use Only

Copied cov **3762** to agiscov on **4/21/2005** Contact person notified on **4/21/2005**


RIVERVIEW
SU-1 CHURCH & REL FAC
SP-94-225
LA ORILLA RD
PRAIRIE RIDGE
HUNTERS RIDGE
(UNIT 1)
(UNIT 2)
(UNIT 6)
A-1
SU-PERMIT FOR R-2 USES
TAYLOR RANCH
A-1
SU-PERMIT FOR C-1 USES
RIO OESTE
C-1 (SC)
BOSQUE PLAZA
SU-1 FOR CHURCH & RELATED USES
RIVERSIDE PLAZA
LOWER CORRALES RIVERSIDE DRAIN
JOEL P
TAYLOR
A-1
SU-1
CHURCH & REL FAC
OFF & DAY CARE CNTR
PRAIRIE RIDGE
(UNIT 1A)
SU-1
PRD 20 DU/AC
R-2
TAYLOR RANCH
DRAINAGE RIGHT-OF-WAY
SU-1 PRD 20 DU/AC
MONTANO PLAZA
MONTANO
C-2 (SC)
TAYLOR
JOEL P
TAYLOR
A-1
TAYLOR RIDGE
TAYLOR RIDGE
R-2
COORS
SU-1 FOR C-2, O-1 & PRD (20 DU/A)
SU-1 MAJOR PUBLIC OPEN SPACE
A-1
RAY A GRAHAM III
OVENWEST CORP
COA
RO-20
MONTANO
BRIDGE
A-1
SU-1 FOR C-2, O-1 & PRD (20 DU/A)
SU-1 FOR SCHOOL
A-1
A-1
A-1


Albuquerque Geographic Information System
Map amended through: Apr 06, 2005
Note: Grey Shading Represents Area Outside of the City Limits
Zone Atlas Page:
E-12-Z
Selected Symbols
Outside City Limits
Sector Plan Boundaries
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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 20, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:55 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 # 1000788**
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001674**
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION,** zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001871**
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA,** zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000029**
05DRB-00509 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION** AND LOT D-1-A OF **ARBOLERA DE VIDA** PHASE 2, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 03DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS** 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05]* (M-21/M-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

7. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**, zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE**

SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE LOT NUMBERS NEED TO MATCH THE APPROVED SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

8. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2,** zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s).*[Deferred from 4/6/05 & 4/20/05]* (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05]* (D-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS DEFERRED TO 4/27/05. TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 4/27/05.**

05DRB-00609 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION,** zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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 # 1003872**
05DRB-00604 Minor-SiteDev Plan BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) B, **SUNPORT MUNICIPAL ADDITION,** zoned SU-1 GOLF COURSE AND RELATED FACILITIES, located on SAN JOAQUIN SE, between GIRARD SE and WELLESLEY SE containing approximately 2 acre(s). [REF: 05EPC-00023, ZA-77-219] **[Stephanie Shumsky, EPC Case Planner]** (L-16) **SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

11. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK,** zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] *[Deferred from 4/20/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

12. **Project # 1004090**
05DRB-00608 Minor-SiteDev Plan BldPermit

JLS ARCHITECTS agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on WYOMING NE and CORONA AVE NE containing approximately 2 acre(s). [REF: 05DRB00559] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS.**

13. **Project # 1003360**
05DRB-00623 Minor-SiteDev Plan BldPermit/EPC

CHERRY/SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, COMMUNITY & FAMILY SERVICES request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER,** zoned SU-1 FOR CENTER/PARK, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: 04EPC00487, 04EPC00486] **[Russell Brito for Debbie Stover, EPC Case Planner]** (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR COMMENTS AND TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

14. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA

NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s).[REF:02DRB01824, 03DRB02150] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05 & 4/20/05]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

15. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, **LA CUEVA VILLAGE,** zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05]* (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as **GUARDIAN SELF STORAGE)** zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] **[David Stallworth, EPC Case Planner]** *[Deferred from 4/6/05]* (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

17. **Project # 1003231**
05DRB-00588 Major-Final Plat Approval

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT,** zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00263, 05DRB00483, 05DRB00484, 5DRB00485, 05DRB00389, 05DRB00390] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003471**
05DRB-00595 Minor-Final Plat Approval

SURV-TEK, INC agent(s) for CURB WEST, INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

19. **Project # 1002196**
05DRB-00610 Major-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, (to be known as **LOS ANTEPASADOS, UNIT 6)** zoned SU-1 FOR MH PARK, located on SUNSET GARDENS RD SW, between CORRIGEDOR SW and FOOTHILL SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130, 04DRB00873, 04DRB00875, 04DRB00877] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU**

AND PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, A NOTE ON THE PLAT: MAINTENANCE AND REPAIR EASEMENTS SHOWN ON FINAL PLAT FOR ZERO LOT LINES AND FOR QWEST SIGNATURES.

20. **Project # 1003762**
05DRB-00611 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS,** zoned R-1 residential zone, located on CONSTITUTION AVE NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004104**
05DRB-00592 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN & PATRICIA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MAESTAS SUBDIVISION,** zoned R-1, located on LOS POBLANOS LN NW, between GUADALUPE TR NW and SANDIA RD NW containing approximately 1 acre(s). [REF: Z-86-23,AX-86-3, DRB-86-623] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003694**
05DRB-00613 Minor-Prelim&Final Plat Approval
05DRB-00614 Minor-Subd Design (DPM) Variance

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2,** zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELLIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

23. **Project # 1002778**
05DRB-00606 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 & D-2, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD NW and PASEO DEL NORTE BLVD NW containing approximately 4 acre(s). [REF: 04DRB00126, 00127, 00128, 03EPC01057, 01058] (B-8/B-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

24. **Project # 1002459**
05DRB-00616 Minor-Prelim&Final Plat Approval
05DRB-00615 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE,** zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s).[REF:03EPC00159,03EPC00160, 4AA00871] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE APPROVED AA SHOWING NEW LOT LINES. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

25. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

26. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1,** zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: NEED TO INCLUDE THE DESCRIPTION OF THE PUBLIC UTILITY EASEMENT (PUE). FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

28. **Project # 1002247**
04DRB-00890 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)[Final Plat Indef Deferred 6/23/04 for SIA]* (H-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF PAPER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS WITH EXHIBIT AND AGIS DXF FILE.**

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

29. **Project # 1004110**
05DRB-00601 Minor-Sketch Plat or Plan

Alexander and Donette Garcia, request(s) the above action(s) for all or a portion of Tract(s) 108-D, **M.R.G.C.D. MAP 31,** zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES LN **NW** containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for Month April 6, 2005. **DRB MINUTES FOR APRIL 6, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 20, 2005
DRB Comments

ITEM # 20

PROJECT # 1003762 **APPLICATION # 05-00611**

Re: Panorama Heights/minor plat

There are no objections to this request.

AGIS dxf file is not on file.

Planning will take delegation.

Agent may record plat provided Planning receives a copy to close the file.

Andrew Garcia

Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003762 **AGENDA ITEM NO: 20**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 20, 2005

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

2005-020.1

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☐ Major Subdivision action	
☒ Minor Subdivision action	
☐ Vacation	**V**
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☐ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING	**Z**
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	

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: Albuquerque Public Schools Real Estate Office — PHONE: 505-765-5950 ext 265
ADDRESS: P.O. Box 25704 — FAX: ____
CITY: Albuquerque — STATE NM — ZIP 87125 — E-MAIL: ____
Proprietary interest in site: Owners

AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: 505-345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: To create two (2) Tracts of land from the existing one.
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. Tract K — Block: 11 — Unit: n/a
Subdiv. / Addn. Panorama Heights
Current Zoning: R-1 — Proposed zoning: n/a
Zone Atlas page(s): J-22 — No. of **existing** lots: 1 — No. of **proposed** lots: 2
Total area of site (acres): +/- 17.819 — 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. 102205833531010110 — MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: On or Near: 12701 Constitution Avenue, NE
Between: Chelwood Park Blvd. NE and Indian School Road NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1003762, 04EPC-01714 and 05DRB-00316

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

SIGNATURE Debie LeBlanc Trujillo — DATE April 11, 2005

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☐ **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 - - 00611	PLF		$ 285.00
		CMF	$ 20.00
			$
			$
			$
			Total $ 305.00

Hearing date 4.20.05

Claire Serena 4/12/05
Planner signature / date

Project # 1003762

2005-DDC.1

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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
N/A 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.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LeBLANC TRUJILLO
Applicant name (print)

04-11-05
Applicant signature / date

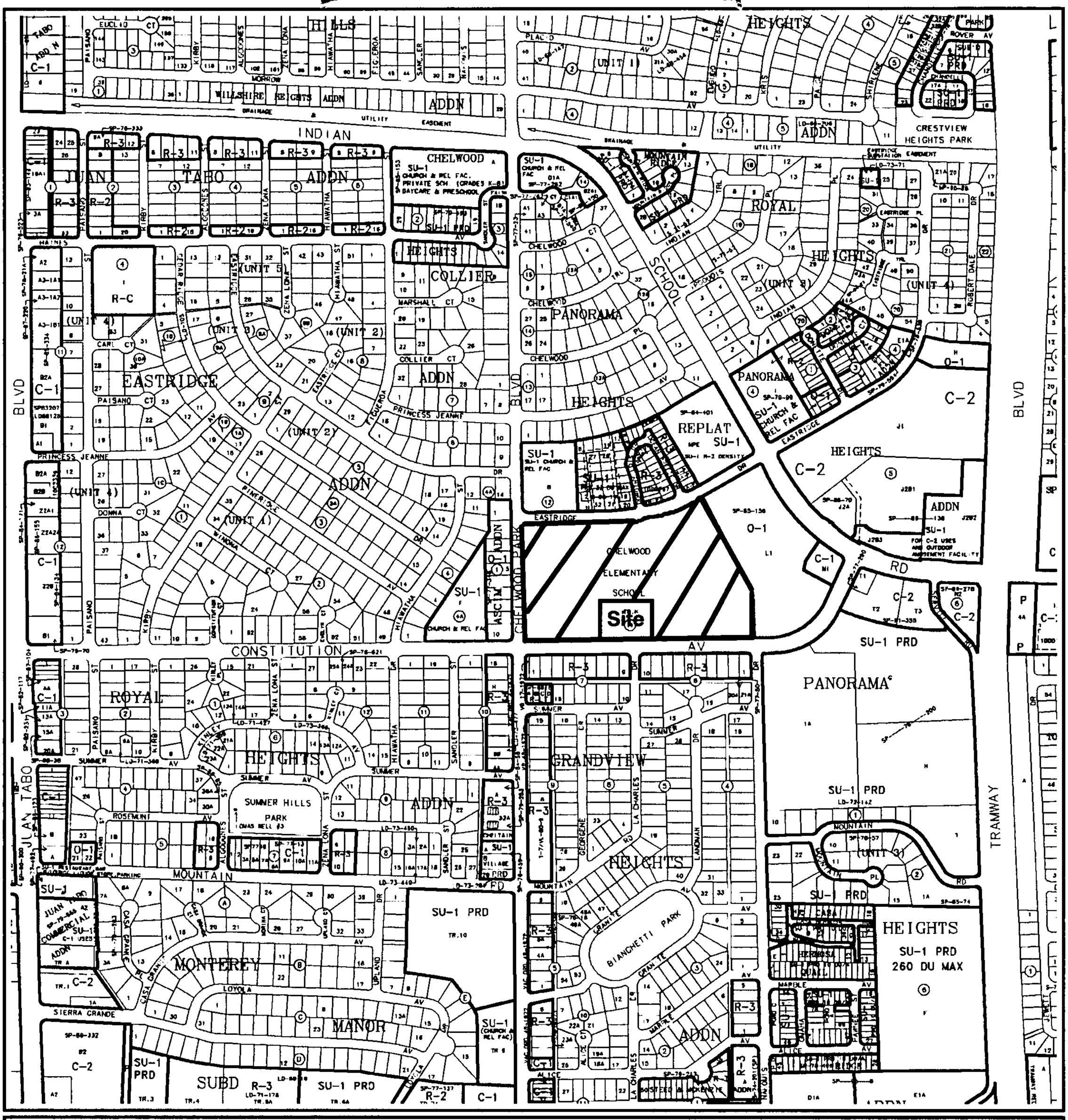
Form revised 11/04

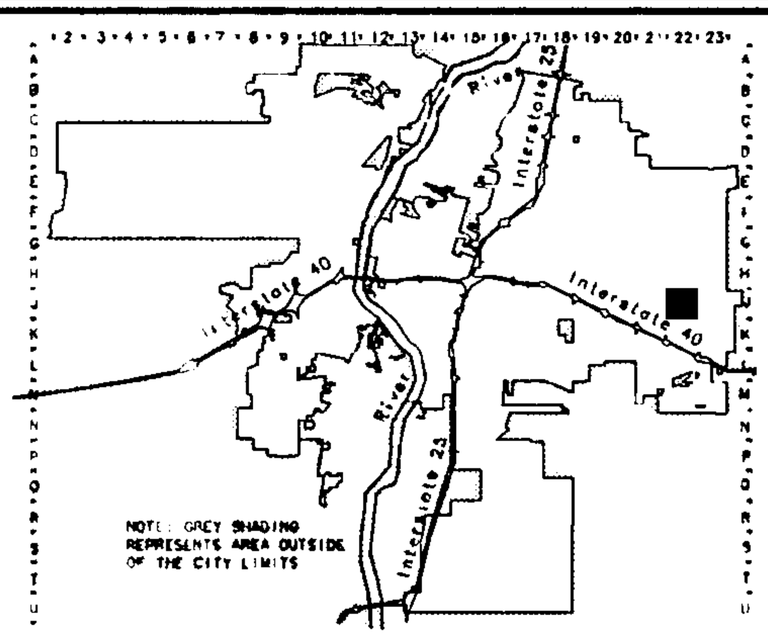
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
OSDRB - - 00611
- -
- -

4/12/05
Planner signature / date

Project # 1003765





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-22-Z

Map Amended through March 08, 2005

ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.020.1
April 12, 2005

Sheran Matson, AICP
Planning Manager DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Preliminary / Final Plat Approval
Chelwood Elementary School
Tract K, Block 11, Panorama Heights Addition

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) and related fees
- Six (6) copies of Preliminary / Final Plat
- Six (6) copies of the Site Sketch (performed by others)
- City of Albuquerque Zone Atlas J-22

On behalf of our client, Albuquerque Public Schools, we are requesting Preliminary / Final Plat Approval. We are proposing to create two tracts from the existing one. The Easterly Tract will be conveyed to The Strosnider Company for subsequent development as a residential subdivision.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Mr. Charles O. Atwood – Albuquerque Public School Real Estate Office w/enc.
Patrick Strosnider – The Strosnider Company w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

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

PAID RECEIPT

APPLICANT NAME APS

AGENT Jeff Mortensen & Assoc

ADDRESS

PROJECT & APP # 1003762 / 05DRB00611

PROJECT NAME Panorama Heights

$ 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.*

DUPLICATE
City Of Albuquerque
Treasury Division
4/12/2005 11:02AM LOC: ANNX
RECEIPT# 00040190 WS# 007 TRANS# 0031
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $305.00
J24 Misc $305.00
Thank You

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division
4/12/2005 11:02AM LOC: ANNX
RECEIPT# 00040191 WS# 007 TRANS# 0031
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $305.00
J24 Misc $285.00
CK $305.00
CHANGE $0.00
Thank You

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 2, 2005
DRB Comments

ITEM # 13

PROJECT # 1003762 **APPLICATION # 05-00316**

RE: TRACT K, PANORAMA HEIGHTS/sketch plat

Provide proof of zone change from R-1 to R-T

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

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003762 **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 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.
How was this tract broken out from the school site? May need to replat entire school tract.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 2, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.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: 1003762
Application Number: 05DRB-00316

DRB Date: 3/2/2005
Item Number: 13

Subdivision:
Block 11, Tracts K, Panorama Heights

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: R-T

Zone Page: J-22

New Lots (or units) : 25

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 25 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

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1003762 **Item No. 13** **Zone Atlas J-22**

DATE ON AGENDA 3-2-05

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)	Constitution is a collector and requires bikelanes.
2)	Standard infrastructure per DPM required.
3)	Need to provide sketch of drives both adjacent to the site and across the street to evaluate the access point.
4)	Does Eastridge have sidewalks? Constitution?
5)	Use of hammerheads requires both Solid Waste and Fire Department approval. (Fire may require new geometry)
6)	Check clear sight onto Eastridge (300 ft).

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

Supplemental form

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

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

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

APPLICANT INFORMATION: Windmill Manor Estates, LLC

NAME: ~~THE STROSNIDER COMPANY~~ PHONE: 884-7644

ADDRESS: 6121 INDIAN SCHOOL RD. NE, STE 275 FAX: 883-3171

CITY: ABQ STATE NM ZIP 87110 E-MAIL: WWW.STROSNIDER.COM

Proprietary interest in site: OWNER List all owners: (SEE ABOVE)

AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828

ADDRESS: 128 MONROE ST. NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: FRED@IACIVIL.COM

DESCRIPTION OF REQUEST: SUBDIVISION OF SURPLUS APS SITE INTO 25 RESIDENTIAL LOTS WITH PUBLIC INFRASTRUCTURE

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. PORTION OF TRACK K Block: 11 Unit: ___

Subdiv. / Addn. PANORAMA HEIGHTS

Current Zoning: R-T Proposed zoning: N/A

Zone Atlas page(s): J-22 No. of existing lots: 1 No. of proposed lots: 25

Total area of site (acres): 4.3346 Density if applicable: dwellings per gross acre: 5.77 dwellings per net acre: ___

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

UPC No. 102205833531010110 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: EASTRIDGE DR. NE

Between: INDIAN SCHOOL ROAD and CHELLWOOD PK. BLVD.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003762, 04EPC-01714

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

SIGNATURE [signature] DATE 02.21.05

(Print) FRED C. ARFMAN ___ Applicant X Agent

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

FOR OFFICIAL USE ONLY

- ☐ 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
- N/A Site is within 1000ft of a landfill
- N/A F.H.D.P. density bonus
- N/A F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - ___ - 00316	SK	3(3)	$ 0
			$
			$
			$
			$
			$
			Total $

Hearing date 3-2-05

Planner signature / date

Project # 1003762

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.

NA Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.

✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

✓ Letter briefly describing, explaining, and justifying the request

✓ Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

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

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year

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

FRED C. ARFMAN
Applicant name (print)

02-18-05
Applicant signature / date

Form revised 11/04

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

Application case numbers
05DRB - - 00316
- -
- -

2-22-05
Planner signature / date

Project # 1003762

PROJECT MEMORANDUM

2/22/05

TO: Sheran Matson, Chair, Development Review Board, Planning Department

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Tract K, Block 11, Panorama Heights ***I&A PROJ NO:*** 1373

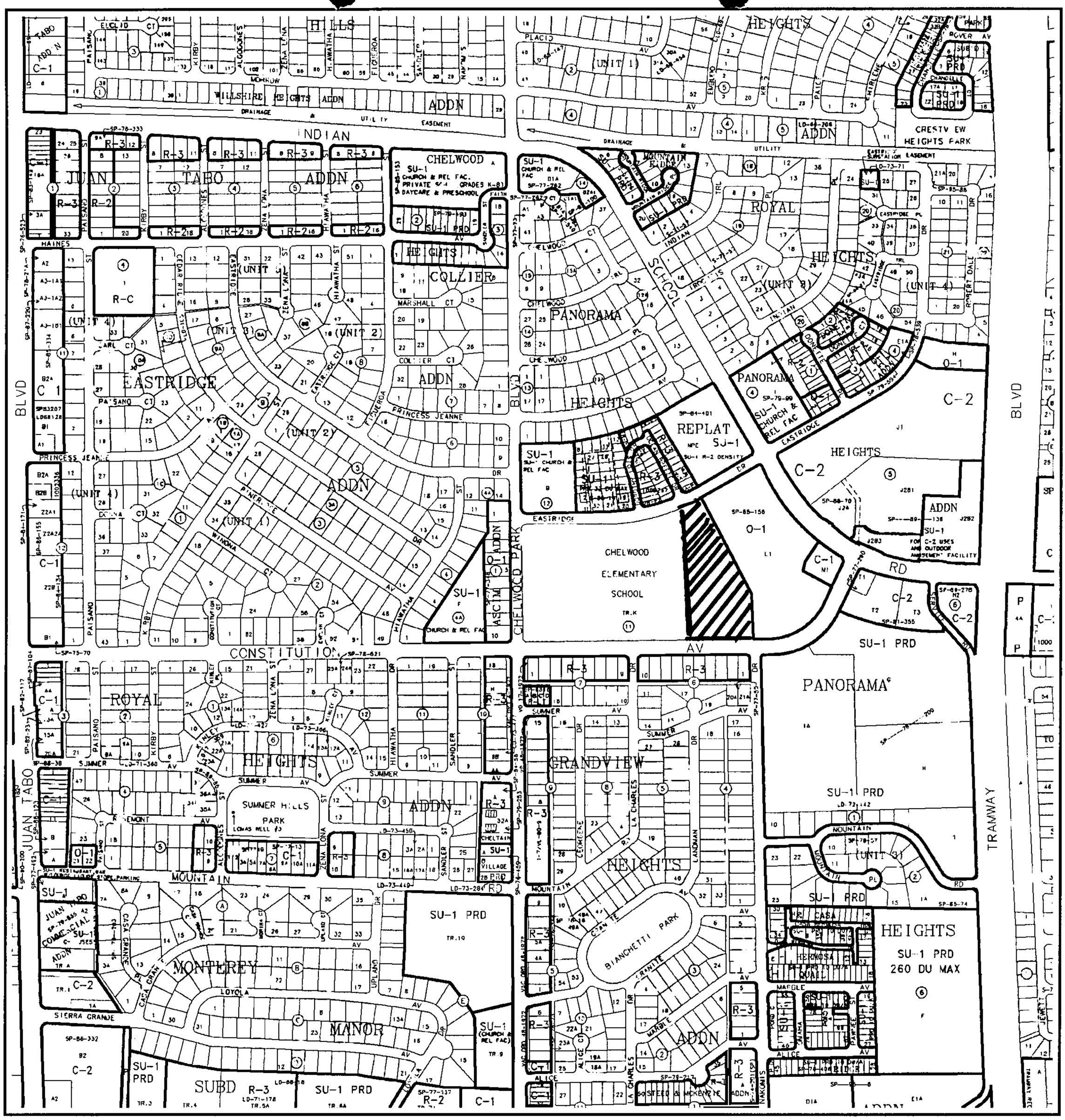
SUBJ: Sketch Plat Submittal

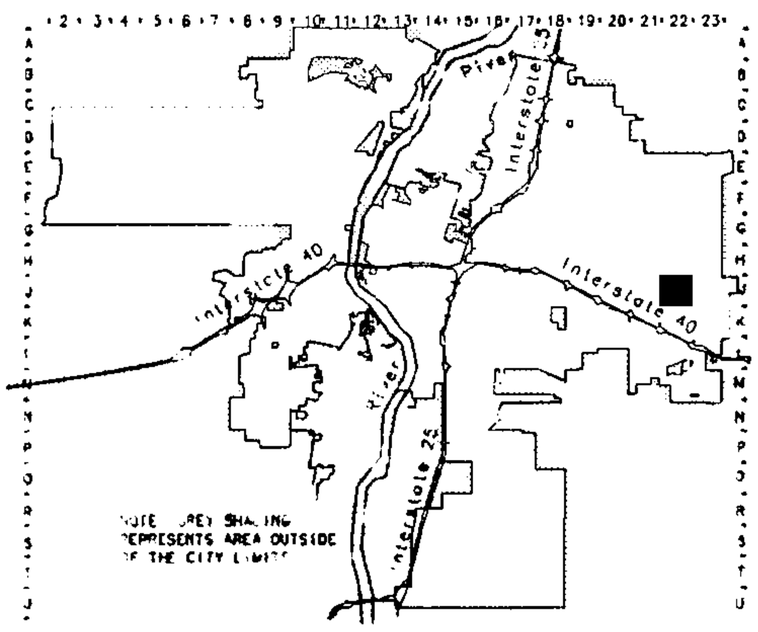
Isaacson & Arfman, P.A., consulting engineers for Windmill Manor Estates, LLC, hereby present our Sketch Plat for entry into the City Development Review Board Process. The 4.34-acre site was purchased from APS through their bidding process for surplus property and was subsequently rezoned from R-1 to R-T.

The projected 25 lots are programmed to have public roadway and utilities within the development. The main roadway will connect the public waterlines in Indian School Road and Eastridge Drive. The onsite sanitary sewer and storm drainage outfalls will discharge to both adjacent roadways.

The project does not anticipate being supported by a home owners association.

END.





GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-22-Z

Map Amended through February 01, 2005

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2004

Charles G. Cala

From: Charles G. Cala
Sent: Tuesday, March 29, 2005 10:08 AM
To: RDourte@cabq.gov; WGallegos@cabq.gov
Cc: Chuck Atwood; Jeffrey G. Mortensen; Debie Trujillo; Fred J. Aguirre
Subject: New Mexico State Land Office Easement and Right-of-Way Policies

Richard, Wilfred,

I have assembled information relevant to the Northwest Mesa APS / State Land Office project for your review and consideration. If desired, we can meet again to discuss the influence that this information may have on the upcoming DRB action.

In recent years, as a matter of policy, the State Land Office has participated in the facilitation of property rights allowing for the construction of City streets, drainage and utility improvements. The following are descriptions of two types of methods that have provided for these rights:

- **50 Year Leasehold Easement**. This type of easement is granted in order to facilitate infrastructure construction that is necessary for the private development of adjacent properties, but only to the extent of the private developer's interest in the ground lease (often 50 years, as in the case of Emcore's development along South Eubank Boulevard). Compensation to the State Land Office must be made in consideration of the 50 Year Leasehold Easement.

- **State of New Mexico Commissioner of Public Lands Grant of Right-of-Way**. This right is not to be confused with the dedication of right-of-way in fee simple as is normally the case with City of Albuquerque platting actions. The "Right-of-Way" referred to in this scenario grants permission for the City of Albuquerque to construct and maintain improvements within a described corridor. In the event that the corridor is not used for the specified use for a period of one year, the "right-of-way" shall be considered abandoned. In addition, the State may also cancel the right for violations of the covenants associated with the granting.

An example of each of these methods will be delivered to each of you today for your reference. These examples were obtained from Mr. Kevin Curran, Assistant City Attorney.

Please be advised that the State Land Office agreed to the submittal of the Preliminary Plat (scheduled to heard by the DRB on April 20th) in order to facilitate the eventual approval of the proposed bulk land plat. Neither of these SLO Policy options is proposed for the subject project. Instead, we propose a third option for the creation of public street rights-of-way. That action will create four tracts of land and will also dedicate in fee simple the necessary street rights-of-way for portions of Universe Boulevard NW and Rainbow Boulevard NW. The State Land Office has agreed in concept to this approach in an attempt to assist the City of Albuquerque in acquiring portions of the ultimate dedicated right-of-way corridors for Universe and Rainbow, but not without compensation to the State Land Office. The dedications represented by the proposed platting action will be accommodated in consideration of compensation for those dedications to be paid by APS in conjunction with the purchase of Tract A. The compensation to the State Land Office for the dedicated rights-of-way is over and above the compensation to be paid by APS for Tract A. Compensation for the rights-of way and Tract A to the State Land Office will occur simultaneously with the recordation of the upcoming platting action, and the conveyance of Tract A.

Charles G. Cala Jr.

Charles G. Cala, Jr., P.S.
Vice President
Jeff Mortensen & Associates, Inc. (JMA)
Engineers & Surveyors

R D
MAR 29 2005
HYDROLOGY SECTION

3/29/2005

Richard Dauste
said to put in
file.

C

6010-B Midway Park Blvd. NE, 87109
345-4250 (voice)
345-4254 (fax)

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

Patrick Strosnider, Windmill Manor, LLC
6121 Indian School Rd. NE, Ste 275
Albuq. NM 87110

Date: December 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003762***
04EPC-01714 Zone Map Amendment

LEGAL DESCRIPTION: for all or a portion of Lot K, **Panorama Heights Addition**, a zone map amendment from R-1 to R-T, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and CONSTITUTION AVE NE, containing approximately 5 acres. (J-22) Anna DiMambro, Staff Planner

* On December 16, 2004 the Environmental Planning Commission voted to approve Project 1003762/ 04EPC 01714 a zone map amendment from R-1 to R-LT, for Lot K, Panorama Heights Addition, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This is a request for a zone map amendment from R-1 to R-LT for an approximately 4.3 acre portion of Lot K, Panorama Heights Addition, located on Eastridge Drive NE, between Indian School Road and Chelwood Park Boulevard. The site is located within the Skyview Village Community Activity Center and in close proximity to the Tramway Boulevard Express Corridor.

2. The request furthers Established Urban Area policies of the Comprehensive Plan.
   a. This request will maintain overall gross densities of less than five dwelling units per acre (Policy 5a).
   b. The location and intensity of this request respect existing neighborhood values (Policy 5d).
   c. The subject site is contiguous to existing urban facilities and will maintain the integrity of existing neighborhoods (Policy 5e).
   d. This request encourages higher residential densities in an Activity Center, with excellent access to the major street network, and in an area with an established mixed density pattern where adequate infrastructure is available.

3. This request furthers the Comprehensive Plan's goals for Activity Centers by strengthening moderate density mixed land use. In addition it is supported by Activity Center policies.

a. The proposed R-LT zone will serve as a transition between more intense uses and less intense uses, both within the Activity Center and to its surrounding neighborhoods (Policies 7b, 7f).
b. Approval of this request improves public/private cooperation that supports the development and functioning of Activity Centers (Policy 7j).

4. This request furthers Comprehensive Plan Policy 4a and the goal for Transportation and Transit by increasing residential density along an Express Corridor.

5. This request meets the criteria of R-270-1980 including:
   a. Changed neighborhood conditions: the Centers and Corridors amendment to the Comprehensive Plan calls for higher residential densities within Activity Centers (R-270-1980, Section 1.D.2).
   b. More advantageous to the community: This request furthers Comprehensive Plan policies as mentioned above (R-270-1980, Section 1.D.3).

6. This request meets R-270-1980's criteria for a "spot zone" approval because it facilitates the realization of Comprehensive Plan policies and will act as a transition between adjacent zones (R-270-1980, Section 1.I).

7. There is no known opposition to this request.

CONDITION:

1. The subject site shall be re-platted so that the perimeter lot lines correspond to the approved zoning boundary.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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 Department form to the Planning Department 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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Richard Dineen
Planning Director

RD/AD/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuq. NM 87120

City of Albuquerque
www.cabq.gov

Return

Application Details

Tuesday, January 3, 2006

Click an Project Number link to retrieve a Project Summary Report. Click a Completion Disposition link to obtain a detailed Project Status Report. If Days in System are AQUA then Application is Complete, if ORANGE then Application is Incomplete.

Application Number	Project Number	Zone Map	UPC	Address	Hearing Date
Contact Claire Senova at 924-3946 for more information.					
05DRB - 00611	1003762	(J-22)	102205833531010110	CONSTITUTION AVE NE	04/20/2005

Application Details:

Application Number	Application Group	Application Type	Application Sub Type	Initiation Date	Total Fee
05DRB - 00611	DRB	MINOR SUBDIVISION	PRELIM&FINAL PLAT APPROVAL	04/12/2005	$305.00

Current Status:

Application Number	Completed Activity Description	Completion Disposition	Disposition Date	Days in System
05DRB - 00611	NO MORE ACTION	COMPLETED	04/21/2005	9

Comments:

Application Number	Comments
05DRB - 00611	

Reference Cases:

Application Number	Reference Numbers
05DRB - 00611	[REF: 04EPC01714, 05DRB00316]

Legal Description/Legal Ad:

Application Number	Legal Information
05DRB - 00611	JEFF MORTENSEN & ASSOCIATES agent(s) for APS REAL ESTATE OFFICE request(s) the above actions (s) for all or any portion of Block(s) 11, Tract(s) K, PANORAMA HEIGHTS, zoned R-1 RESIDENTIAL ZONE, located on CONSTITUTION AVE NE BETWEEN CHELWOOD PARK BLVD NE AND INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22)

Return

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172 05DRB-01845 Major-Two Year SIA	TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)
Project # 1002247 05DRB-01815 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)
Project # 1002743 05DRB-01818 Major-Preliminary Plat Approval	BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)
Project # 1003762 05DRB-01822 Major-Preliminary Plat Approval 05DRB-01823 Minor-Sidewalk Waiver 05DRB-01824 Minor-Temp Defer SDWK	ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing 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.

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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LOS ALAMOS, NM 87544

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FORWARD TIME EXP RTN TO SEND
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PO BOX 721616
NORMAN OK 73070-8239

RETURN TO SENDER

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172 05DRB-01845 Major-Two Year SIA	TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)
Project # 1002247 05DRB-01815 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)
Project # 1002743 05DRB-01818 Major-Preliminary Plat Approval	BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)
Project # 1003762 05DRB-01822 Major-Preliminary Plat Approval 05DRB-01823 Minor-Sidewalk Waiver 05DRB-01824 Minor-Temp Defer SDWK	ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing 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.

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

☐ Not Deliverable
Unable To Forw
☐ Insufficient Ad
☐ Moved, Left No Address
☐ Unclaimed ☐
☐ Attempted-Not Known
☐ No Such Street/Number
☐

Not at this address

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MAILED FROM ZIPCODE 87112

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FINLEY DANIEL & JUDITH R BERN
12050 STATE HWY 14
CE[redacted]

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EPC

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing 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.

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

CITY OF ALBUQUERQUE

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172 05DRB-01845 Major-Two Year SIA	TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)
Project # 1002247 05DRB-01815 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)
Project # 1002743 05DRB-01818 Major-Preliminary Plat Approval	BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)
Project # 1003762 05DRB-01822 Major-Preliminary Plat Approval 05DRB-01823 Minor-Sidewalk Waiver 05DRB-01824 Minor-Temp Defer SDWK	ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing 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.

Sheran Matson

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Development Review Board

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CITY OF ALBUQUERQUE

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

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CITY OF ALBUQUERQUE

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

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Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

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SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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05DRB-01822 Major-Preliminary Plat Approval
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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Project # 1004083
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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004083
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Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

CITY OF ALBUQUERQUE

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING–DEVELOPMENT REVIEW BOARD
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05DRB-01849 Major-Vacation of Pub Right-of-Way

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05DRB-01819 Minor-Temp Defer SDWK

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Sheran Matson

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CHAVEZ JOHN M & DENISE M
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ALBUQUERQUE NM 87112

87112+2603/1233

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Albuquerque, NM 87103

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05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

CITY OF ALBUQUERQUE

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

UNITED STATES PO
MAILED FR

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

102205832234210369

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

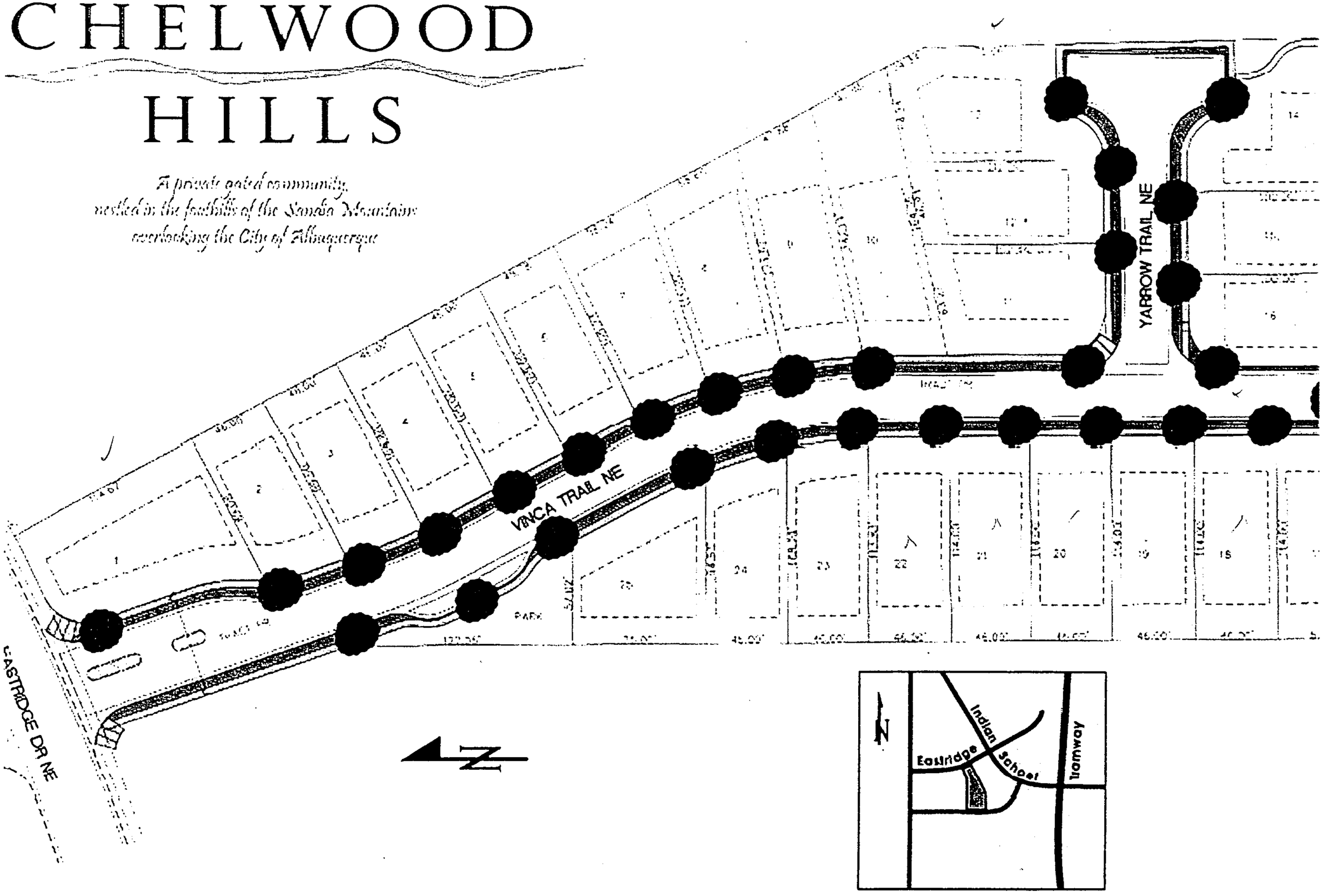
DENOVELLIS SANDRA L
1504 LA CHARLES NE
ALBUQUERQUE NM 87112

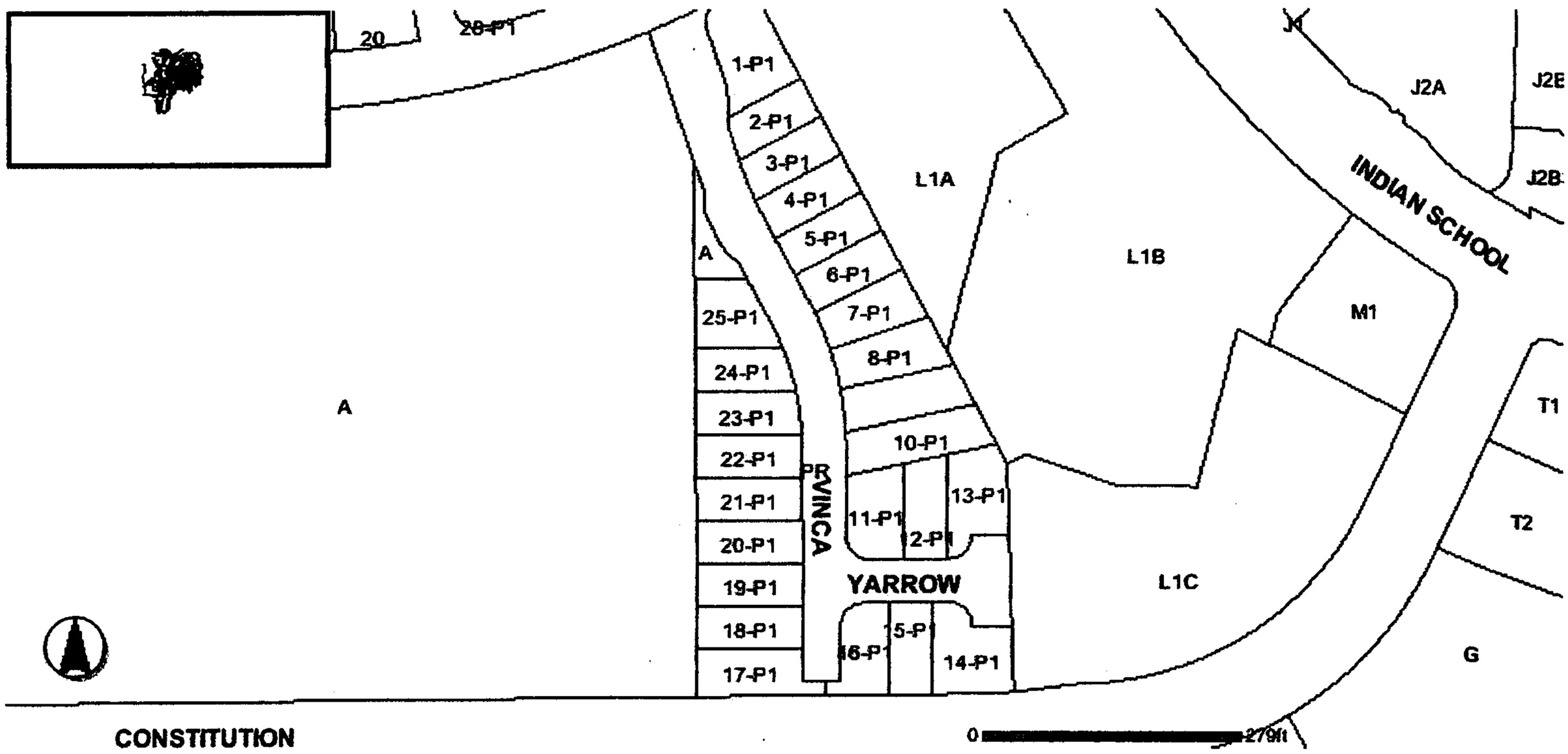
87112+6000-04 C025 87102/1233

E/101/06

CHELWOOD HILLS

A private gated community,
nestled in the foothills of the Sandia Mountains
overlooking the City of Albuquerque

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25-P1
A
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L1C
M1
J2A
J2B
J2E
INDIAN SCHOOL
T1
T2
G
PERVINCA
YARROW
CONSTITUTION
0
279ft

ZAP-J-22

J22
VINCA
INDIAN SCHOOL
12800
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1003762
02/21/2007

EASTRIDGE
INDIAN SCHOOL
CONSTITUTION
J22
R-1
A
B
L1
M1
J1
J2A
J2B1
J2B3
T2
32-P1
31-P1
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26-P1
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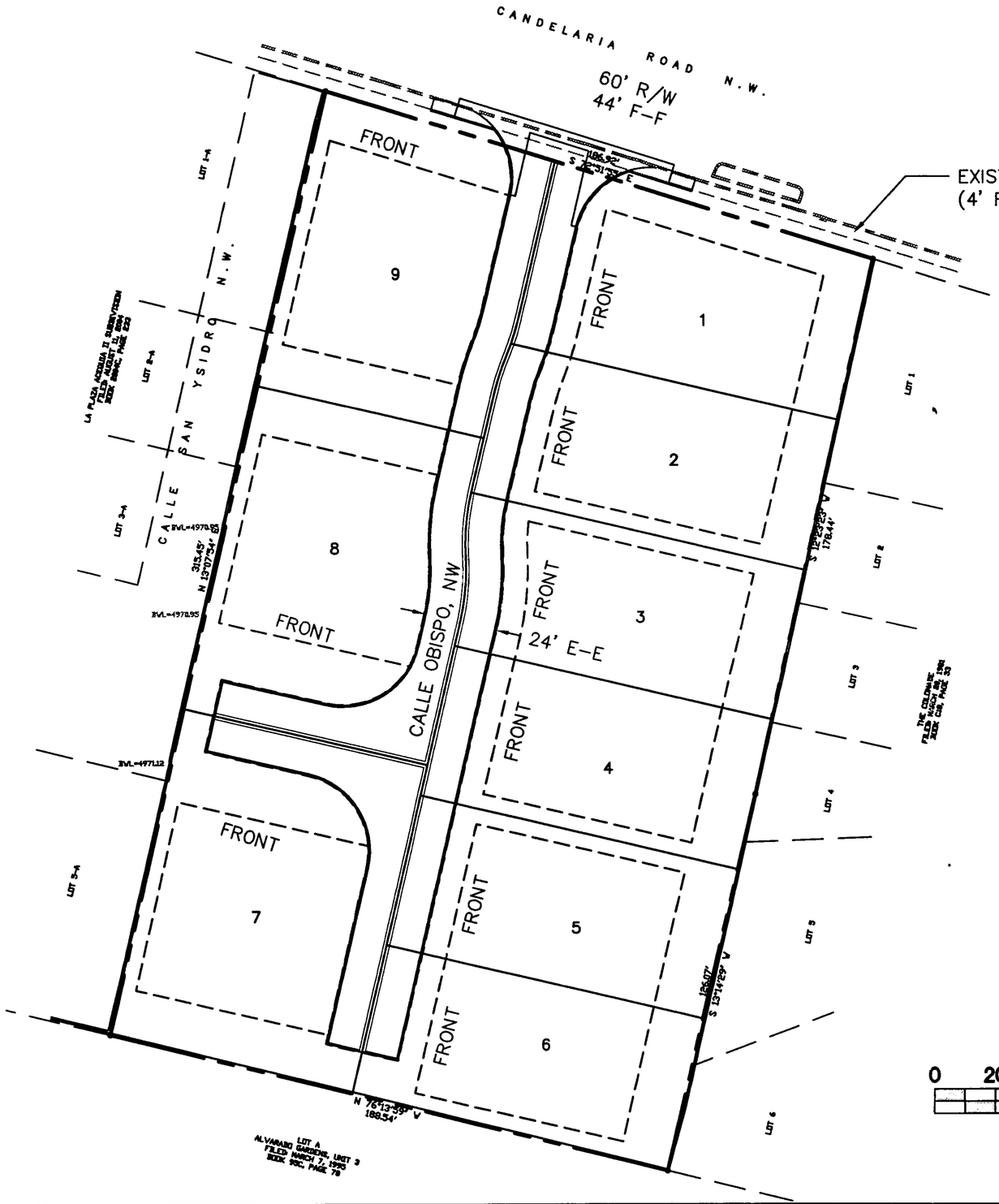
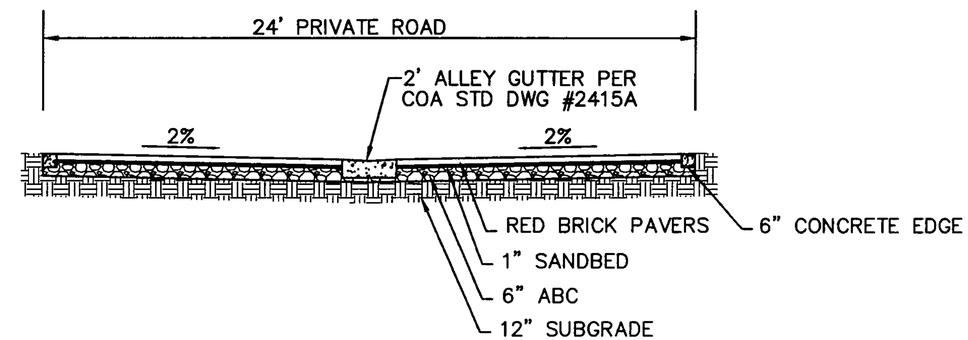
#14

1003762

8-23-06



REQUEST FOR DESIGN VARIANCE FOR PRIVATE ROADWAY PER PLAN AND SECTION THIS SHEET.



PRIVATE ROAD SECTION

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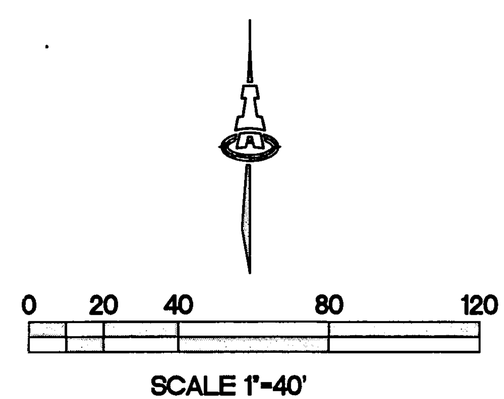

SCALE 1"=40'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1728 C-701-VARIANCE.dwg Dec 11,2009

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BISHOP'S COMPOUND

PROJECT # 1007871

DESIGN VARIANCE EXHIBIT

Date:	No.	Revision	Date	Job No.
Drawn By:				PAGE
Ckd By:				SH. OF

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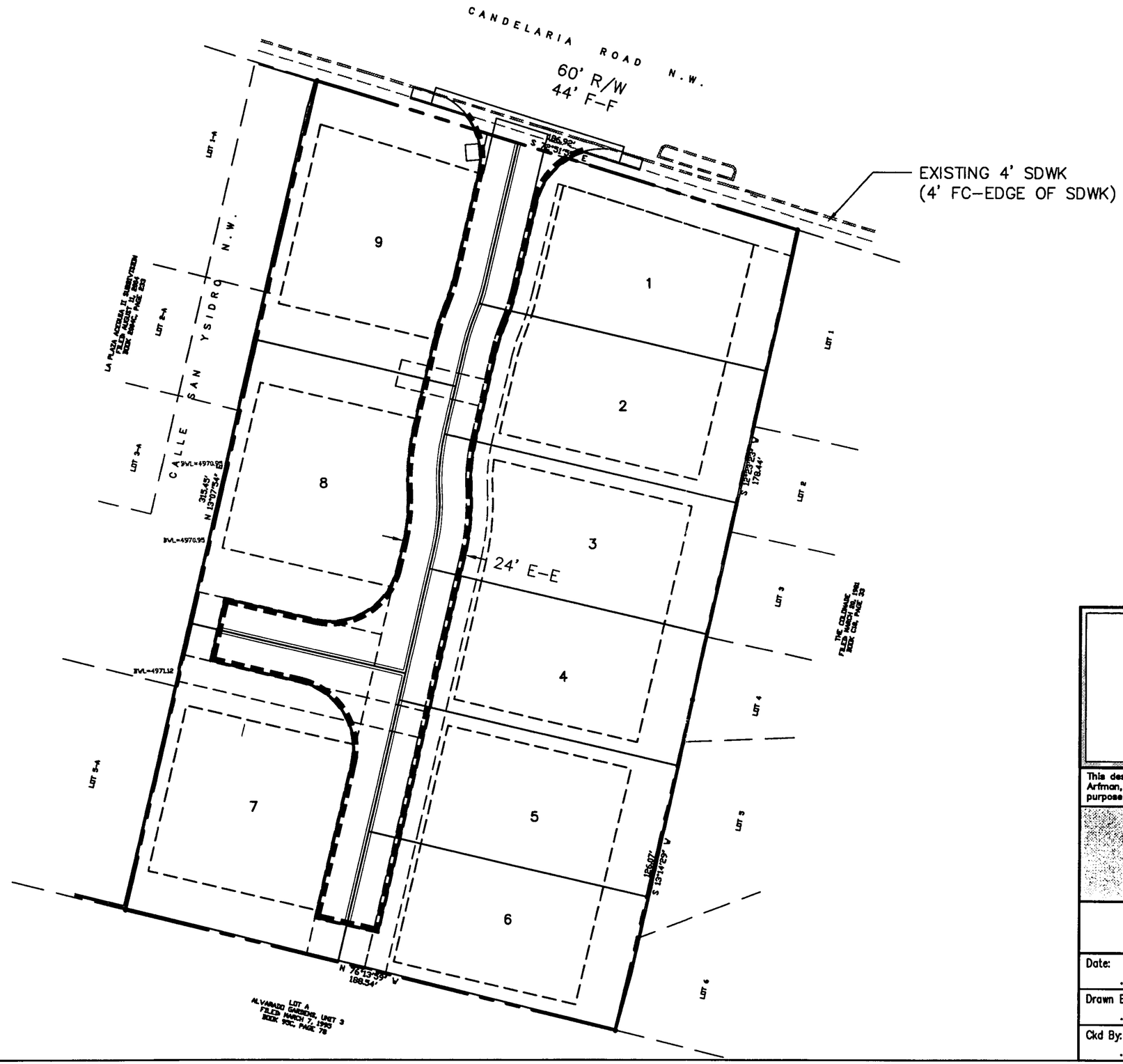

LEGEND

WAIVERED SIDEWALKS

0 20 40 80 120

SCALE 1"=40'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1728 C-701-SIDEWALK WAIVER.Dwg 08,2009

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BISHOP'S COMPOUND

PROJECT # 1007871

SIDEWALK WAIVER EXHIBIT

Date:	No.	Revision	Date	Job No.
Drawn By:				PAGE
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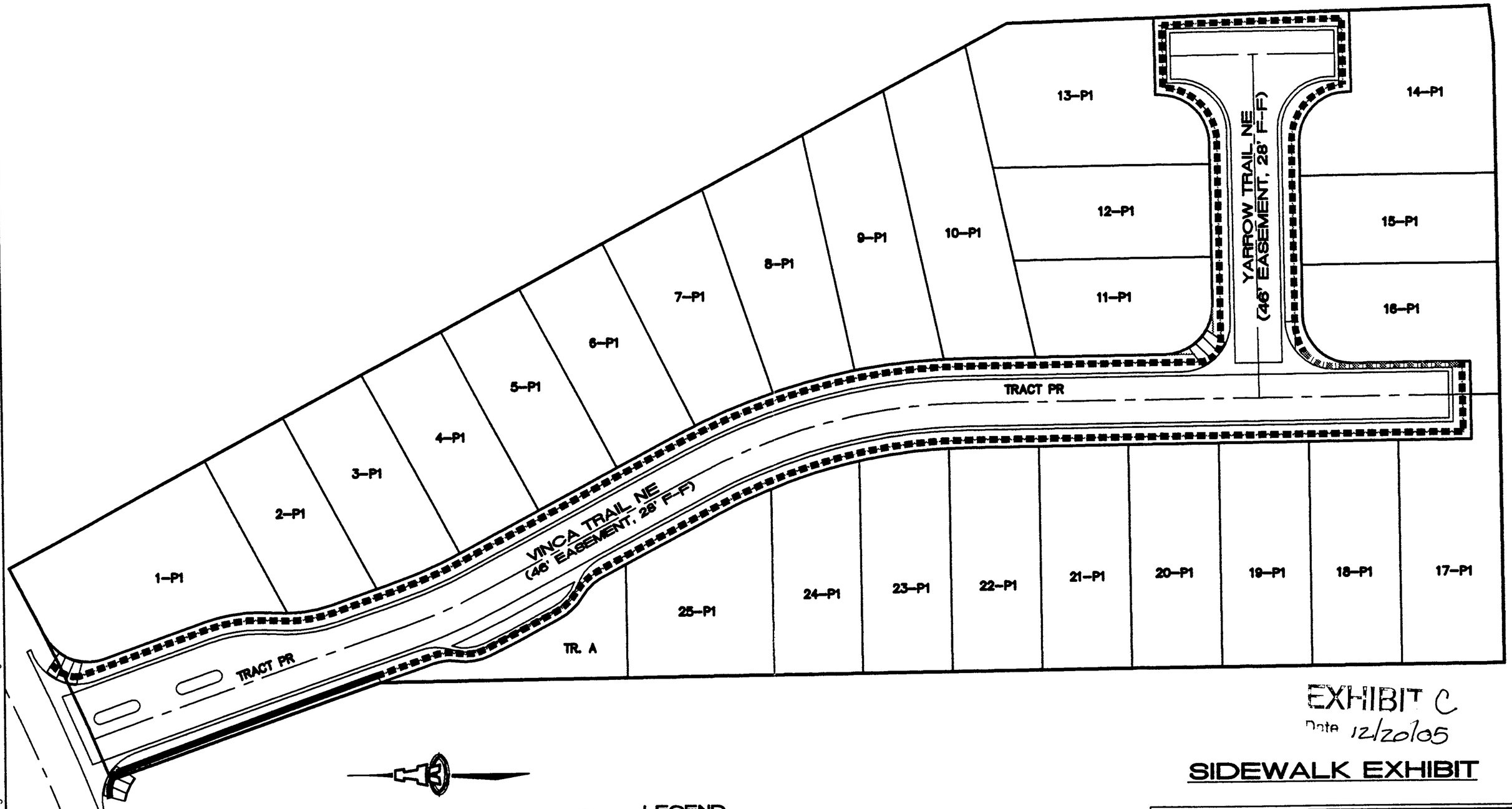

EXHIBIT C
Date 12/20/05

SIDEWALK EXHIBIT

0 25 50 100 150
SCALE 1"=50'

LEGEND

- SIDEWALKS TO BE WAIVED
- SIDEWALKS TO BE CONSTRUCTED
- SIDEWALKS TO BE DEFERRED

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque *New Mexico*
1373-EXH-SWK.DWGdlp 11.29.05

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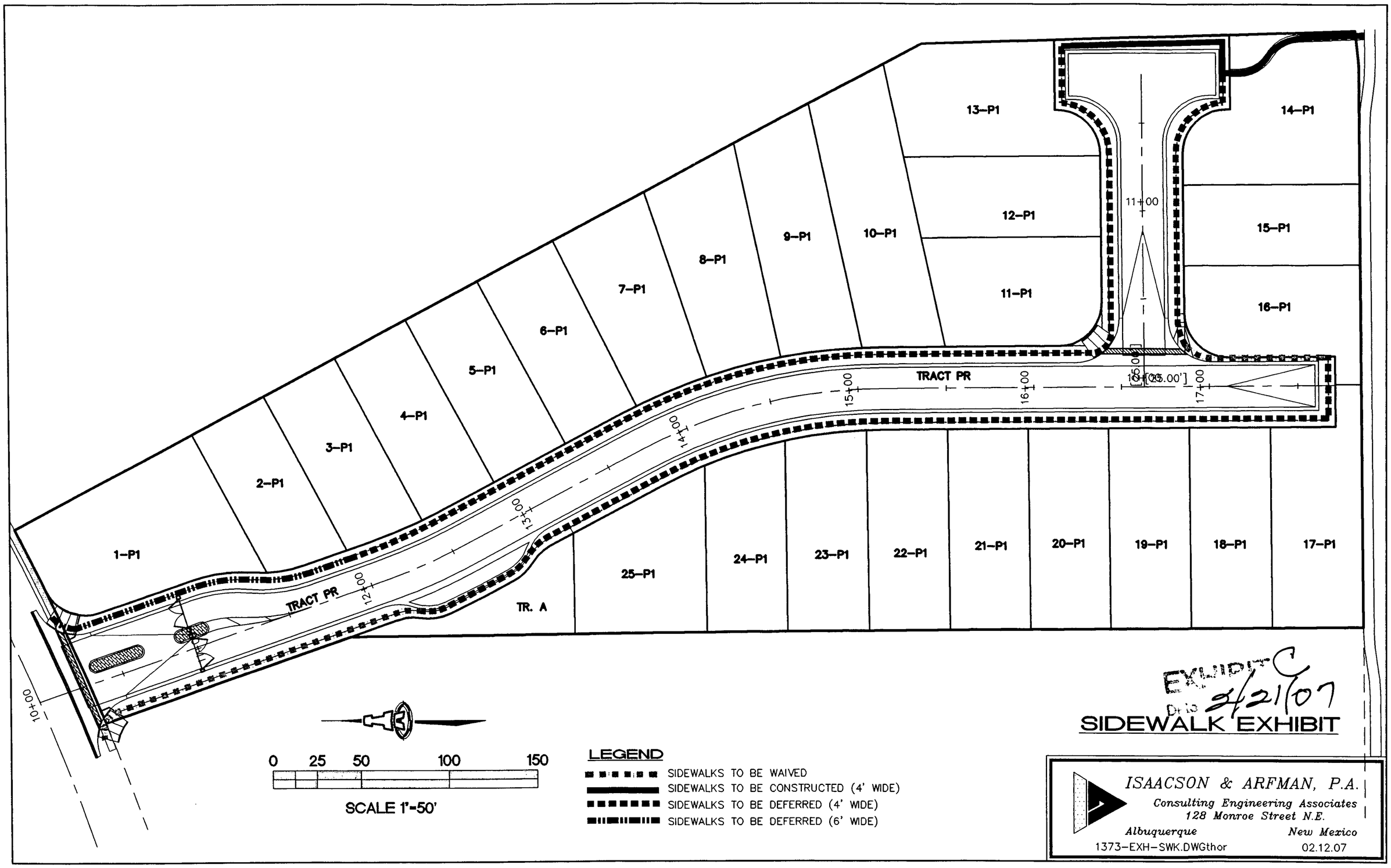

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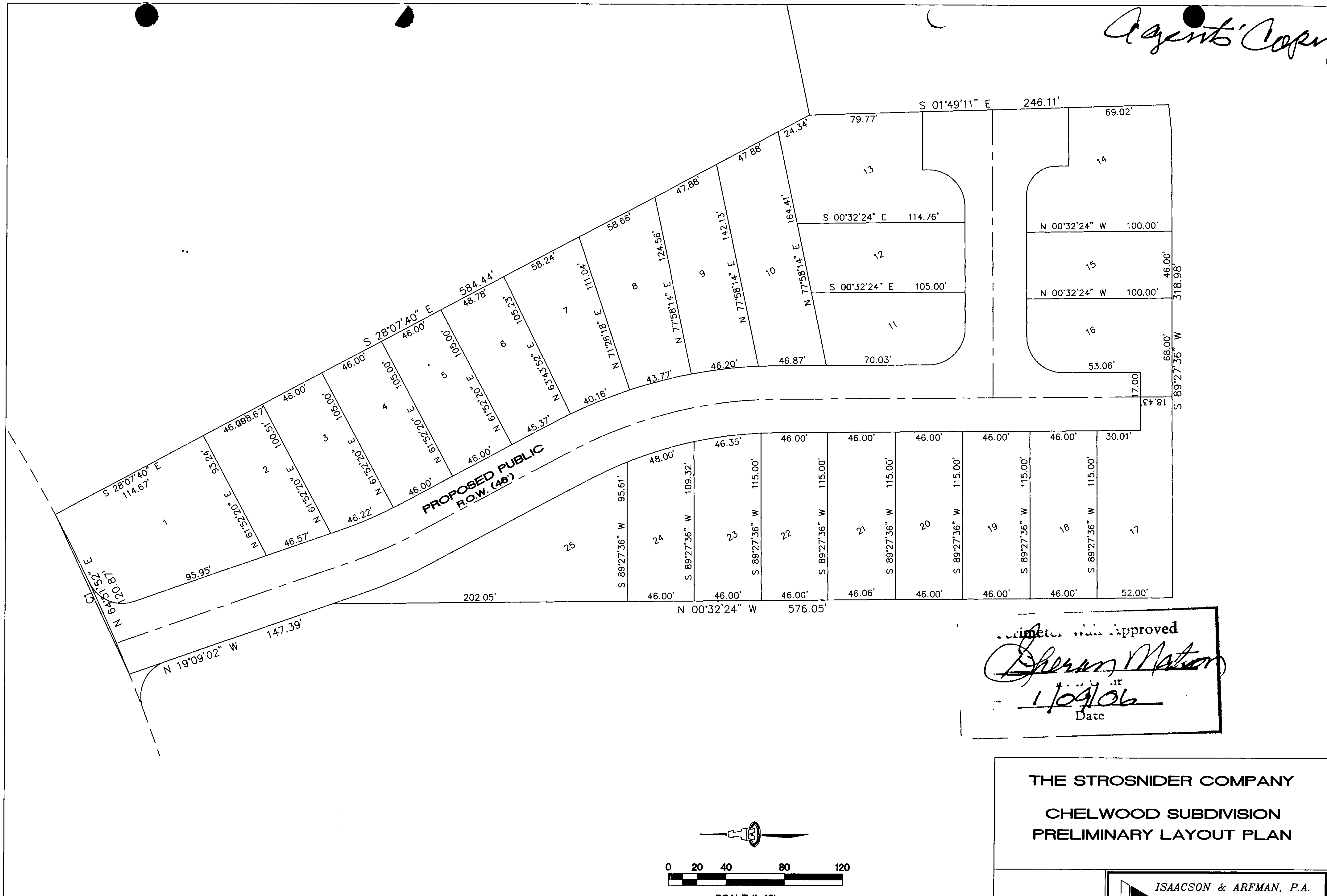


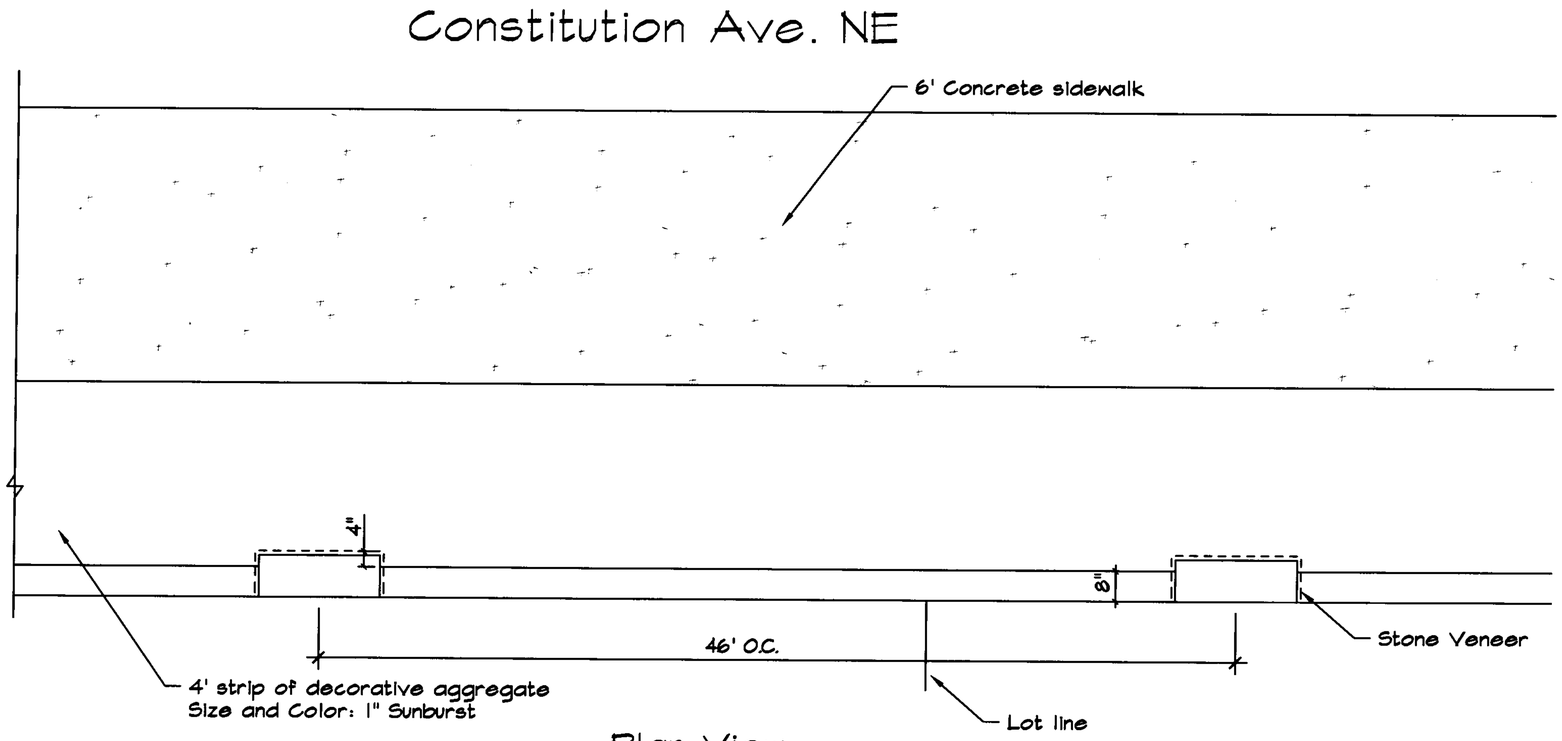
THE STROSNIDER COMPANY

CHELWOOD SUBDIVISION
PRELIMINARY LAYOUT PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

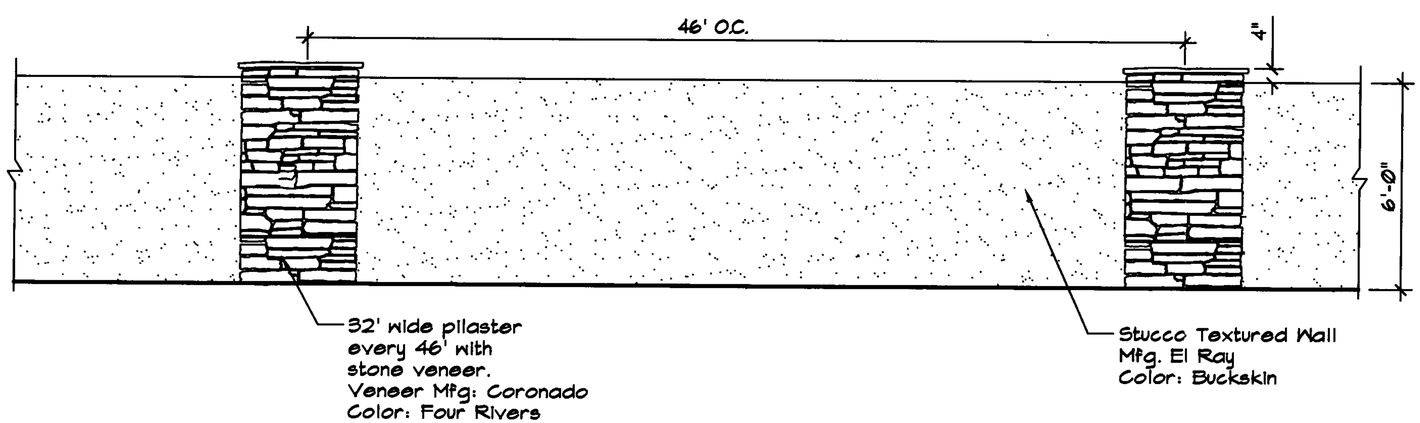
1373PRELIM.DWGrfh	02/08/05

SHEET OF



Plan View

N.T.S.



Wall Elevation

N.T.S.

NOTES:

1. The overall wall program at Chelwood Subdivision is designed to accent the perimeter of the development and comply with the City Wall Regulations on height, layout, facade and materials. The finished wall surface will be stucco.
2. The nearest intersection is at Indian School Rd. and Constitution Ave. Zone Atlas: J-22

Requirements:

Layout: 1) Decorative columns spaced every 46' with 4" projection from the wall surface towards the public R.O.W.

Facade:

1) 32" wide columns with decorative stone veneer.
2) Wall shall be CMU block construction with stucco surface.

Wall Height:

1) Wall shall be no greater than 6' in height.

DRB #1003762

PERIMETER WALL DETAIL
CHELWOOD SUBDIVISION

Prepared for:
Patrick Strosnider
6121 Indian School Rd. NE #275
Albuquerque, NM 87110

Prepared by:
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

October, 2005

CONSENSUS PLANNING

J22
INDIAN SCHOOL
VINCA
SUMMER
12
1003762
02/21/2007

EASTRIDGE
INDIAN SCHOOL
CONSTITUTION
J22
R-1
A
B
L1
M1
J2A
J2B1
J2B3
J1
T2
SU-1
G
32-P1
31-P1
25-P
26-P1
24-P1
29-P1
28-P1
27-P1
0
324ft

#14

1003762

8-23-06