



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 8, 2012

**Project# 1003813**

12DRB-70019 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) SEE ATTACHED PAPERWORK, **SUNDORO SOUTH** zoned SU-2/RLT, located on MOTEN & KAPUKA BETWEEN LADERA & ENDEE (J-9)

At the February 8, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by February 23, 2012, 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).

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

Cc: Garcia/Kraemer & Associates  
Marilyn Maldonado  
file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 23, 2009

**Project# 1003813**

09DRB-70382 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) SEE ATTACHED, **SUNDORO SOUTH Unit(s) 8**, zoned SU-2 RLT, located on MOLTEN BETWEEN LADERA AND ENDEE (J-9)

At the December 23, 2009 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 7, 2009, 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).

  
Jack Cloud, AICP, DRB Chair

Cc: Garcia/Kraemer & Assoc. – 200 Lomas NW# 111 – Albuquerque, NM 87102  
Cc: Dragonfly Development Inc – 12809 Donette Court NE – Albuquerque, NM 87112  
Marilyn Maldonado  
file

4. **Project# 1007885**  
09DRB-70283 VACATION OF PUBLIC  
RIGHT-OF-WAY

The NATIONAL PARK SERVICE request(s) the referenced/ above action(s) for all or a portion of LAVA SHADOWS LOOP NW, located on the west side of UNSER BLVD NW across from WESTERN TRAIL NW. (F-10)**DEFERRED TO 1/13/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1002123**  
09DRB-70378 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

DEL'S HIDE-A-WAY agent(s) for DEL'S HIDE-A-WAY request(s) the above action(s) for all or a portion of Lot(s) 1-35, Tract(s) A, B, C, D, E, F, & G, zoned SU-1 FOR RT, located on SAN CLEMENTE AVE NW BETWEEN NORTH FOURTH ST AND 2ND ST containing approximately 4.5 acre(s). (G-14)**THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project#-1003813**  
09DRB-70382 EXT OF SIA FOR TEMP  
DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) SEE ATTACHED, **SUNDORO SOUTH Unit(s) 8**, zoned SU-2 RLT, located on MOLTEN BETWEEN LADERA AND ENDEE (J-9) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project# 1004998**  
09DRB-70384 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for NEW MEXICO SCHOOL FOR THE BLIND AND VISUALLY IMPAIRED request(s) the above action(s) for all or a portion of Tract(s) H-1 & L, **MONZANO MESA AND SANDIA SCIENCE & TECHNOLOGY PARK** zoned SU-1 PRD, located on EUBANK BLVD SE BETWEEN SOUTHERN BLVD NE AND INNOVATION PKWY NE containing approximately 11.4018 acre(s). (L-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO THE PLANNING DEPARTMENT.**

8. **Project# 1007672**  
09DRB-70385 MINOR - FINAL PLAT  
APPROVAL

CLARK CONSULTING ENGINEERS agent(s) for MASTER HOMECRAFTERS INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE **THE FINAL PLAT WAS APPROVED.**

HEARING DATE 12-23-09 (ES/A-SW)

#14



# COMPLETED 03/06/06 STJ 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.: <u>05DRB-01912 (FP)</u> | Project # <u>1003813</u>   |
| Project Name: <u>SUNDORO SOUTH UNIT 8</u>    |                            |
| Agent: <u>Thompson Engineering</u>           | Phone No.: <u>271-2199</u> |

Your request for (SDR for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/04/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: AMAFCA's signature ok BUB  
Maintenance & beneficiary of tracks  
see below

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

PLANNING (Last to sign): Approved Plat  
Maintenance and ownership of tracks  
1/3/06

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

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

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

Project Number

1003813

#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.: 05DRB-01912 (FP)  
Project Name: SUNDORO SOUTH UNIT 8  
Agent: Thompson Engineering

Project # 1003813  
Phone No.: 271-2199

Your request for (SDR for SUB), (SDP for BR), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 1/04/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: AMAFCA'S signature  
Maintenance & beneficiary of Tracts

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

PLANNING (Last to sign): Record Plat  
1/3/06

**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.

Project Number

1003813

**3813**

### DXF Electronic Approval Form

DRB Project Case #: 1003813

Subdivision Name: SUNDORO SOUTH UNIT 8

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 3/2/2006

Hard Copy Received: 3/2/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

03.06.2006  
Date

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

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**AGIS Use Only**  
Copied fc **3813** to agiscov on **3/6/2006** Contact person notified on **3/6/2006**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 4, 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

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**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: 11:03 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 # 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) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**



2. **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) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT APPROVAL: REPLACE THE EASEMENT BEING NARROWED WITH A NEW EASEMENT THAT WILL RESULT IN A 20-FOOT EASEMENT. ON THE PORTION OF INDIAN SCHOOL ROAD BEING VACATED A MINIMUM OF 5-FEET FROM THE EXISTING WELL COLLECTION LINE TO THE PROPOSED VACATION IS REQUIRED.**
  
3. **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) **THE AGENT WILL NEED TO READVERTISE. THE REQUEST WAS INDEFINITELY DEFERRED ON A NO SHOW.**
  
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) **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**

**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.**

5. **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) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: THE CITY WILL RETAIN 16-FEET FROM THE FACE OF CURB ALONG ZUNI.**

6. **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) **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**

CONDITION OF FINAL PLAT: THE PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

7. **Project # 1000696**  
05DRB-01529 Major-Preliminary Plat Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

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

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

8. **Project # 1002134**  
05DRB-01928 Minor-SiteDev Plan  
BldPermit

Mullen Heller Architecture PC request(s) the above action(s) for all or a portion of Tract(s) 13 and 14, **LAS LOMITAS BUSINESS PARK**, zoned IP, located on the east side of LAS LOMITAS DR NE between CUESTA ARRIBA CT NE and CUESTA ABAJO CT NE containing approximately 2 acre(s). [REF: 04DRB-01804, 04DRB-01967] (D-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND REPLATTING OF THE PROPERTY.**

9. **Project # 1004471**  
05DRB-01881 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01882 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01889 Minor-Prelim&Final Plat  
Approval

ARCH & PLAN LAND USE CONSULTANTS LLC agent(s) for HACIENDA MARTINEZ LLC request(s) the above action(s) for all or a portion of Tract(s) C3 A-1-A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR IP, located on NM 528 NW, between COTTONWOOD DR NW and CIELO VISTA DEL SUR NW containing approximately 1 acre(s). [REF: Z-79-146-4-5] [Stephanie Shumsky, EPC Case Planner] [Deferred from 12/21/05] (A-14) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE ON THE PLAT AND TO RECORD THE PLAT.**

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

10. **Project # 1000087**  
05DRB-01923 Minor-Ext of SIA for Temp  
Defer SDWK

ISAACSON & ARFMAN agent(s) for PALOMA DEL SOL LLC & THE STROSNIDER CO request(s) the above action(s) for all or a portion of Lot(s) 1-29, Block(s) 1 and Lot(s) 1-37, Block(s) 2, **PALOMA DEL SOL SUBDIVISION, UNIT 1**, zoned R-1, located on MCMAHON BLVD NW, between BANDELIER DR NW and GOLF COURSE RD NW containing approximately 33 acre(s). [REF: 00-DRB-00014, 01DRB-01779, 03DRB-02075, V-90-38] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project # 1004360**  
05DRB-01922 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, **ENTRADA DEL BOSQUE**, zoned RA-2, located on MOUNTAIN RD NW, between GABALDON RD NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 05DRB-01245, 05DRB-1736, 05DRB-01737] (J-12) **THE TEMPORARY**

**DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 12. Project # 1002123**  
05DRB-01917 Minor-Final Plat Approval

DEL'S HIDE-A-WAY PARK, PHILIP D SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY PARK**, zoned SU-1 FOR RT, located on SAN CLEMENTE AVE NW, between 4<sup>TH</sup> ST NW and ALAMEDA DRAIN NW containing approximately 3 acre(s). [REF: 05-DRB-00981] (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, DRAINAGE EASEMENT MODIFICATION AND TO RECORD THE PLAT.**

- 13. Project # 1003291**  
05DRB-01924 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for BUD COWHAM request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF COWHAM-BOWEN**, zoned RL-T, located on RIO GRANDE BLVD NW, between CANTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322, 04DRB-00528] (H-13) **THE PRELIMINARY AND FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003813**  
05DRB-01912 Minor-Final Plat Approval

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2 and B, Lot(s) 24 & 25, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**) zoned SU-2 FOR RLT, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 15 acre(s). (J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, MAINTENANCE AND BENEFICIARY OF TRACTS AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project # 1004390**  
05DRB-01911 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CMC STEEL FABRICATORS INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **FRANCISCAN ADDITION**, zoned M-2, located on 1<sup>ST</sup> NE, between I-40 NE and BN & SF RAILROAD containing approximately 4 acre(s). [REF: 05DRB-01346] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR PNM SIGNATURE ON THE PLAT AND ZONING DESIGNATION ON THE PLAT.**

16. **Project # 1000089**  
05DRB-01480 Minor- Final Plat Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05,10/26/05, Final Plat Indef Deferred for SIA*] (E-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1004546**  
05DRB-01735 Minor-Final Plat Approval

SURV-TEK, INC agent(s) for SOUTH COORS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1A-3, **HUBBELL PLAZA**, zoned C-2, SC located on CENTRAL AVE NW, between COORS BLVD NW and AIRPORT RD NW containing approximately 4 acre(s). [REF:DRB-92-194] [Indef Deferred for SIA] (K-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1004604**  
05DRB-01896 Minor-Sketch Plat or Plan

P. THOMAS GUTIERREZ agent(s) for SILVERTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 6, **BELMONT PLACE**, zoned R-1 residential zone, located on 5<sup>TH</sup> ST NW, between FREEMAN AVE NW and SAN CLEMENTE AVE NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1004612**  
05DRB-01918 Minor-Sketch Plat or Plan

EDWARD & NELDA PUZAK request(s) the above action(s) for all or a portion of Tract(s) 64A1A, SECTION 32, **M.R.G.C.D. MAP 44**, zoned M-1 light manufacturing zone, located on WOODWARD RD SE, between BROADWAY BLVD SE and WILLIAM ST SE containing approximately 2 acre(s). [REF: ZA-85-90] (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 21, 2005. **THE DRB MINUTES FOR DECEMBER 21, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:03 A.M.



\*\*\*\*\*

\*\*\*\*\*



**CITY OF ALBUQUERQUE**  
**Planning Department**  
**January 4, 2006**  
**DRB Comments**

**ITEM # 14**

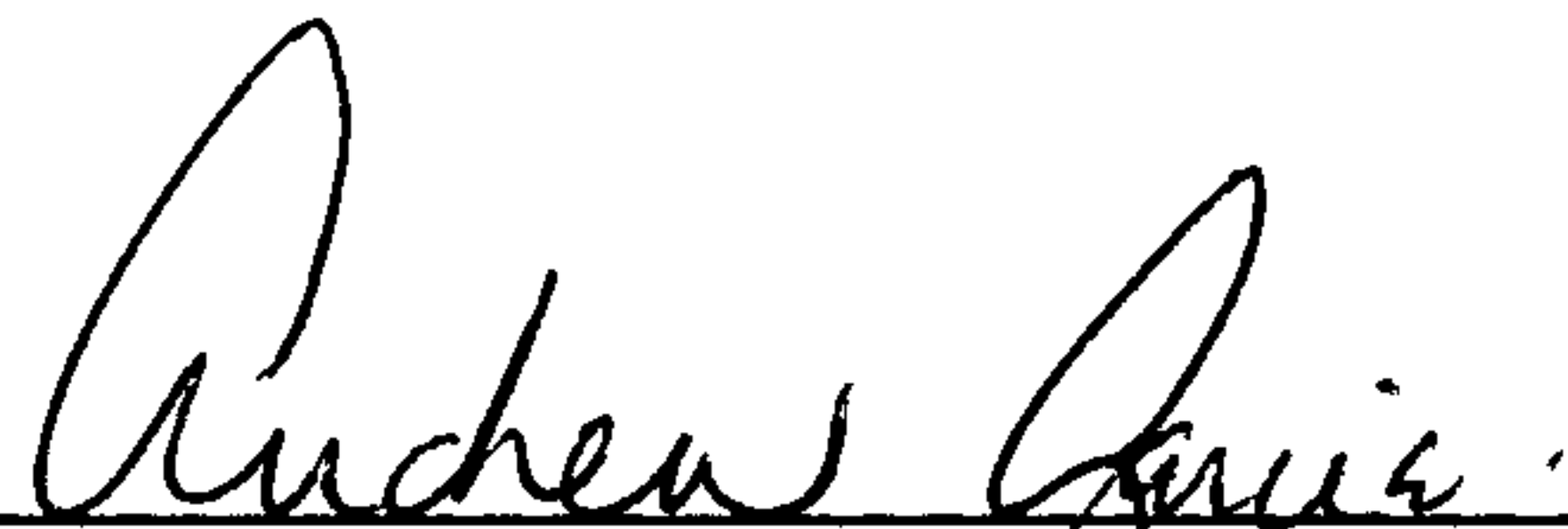
**PROJECT # 1003813    APPLICATION # 05-01912**

**RE: Sundoro South, Unit 8/final plat**

Are there any changes from the preliminary plat?

Planning will take delegation for the AGIS dxf approval and to record the plat.

Condition of final plat: Were the lots on Molten re-arranged?

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3858 fax 924-3864 agarcia@cabq.gov



K

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

Development Review Board Comments

**Project Number:** 1003813  
**Application Number:** 05DRB-01912

**DRB Date:** 1/4/2006  
**Item Number:** 14

**Subdivision:** Sundoro South, Unit 8  
 Tracts 1 & 2 and B, lots 24 & 25, Gurule Estates, Town of Atrisco Grant, Painted Sky Subdivision, Unit 1

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

**Zoning:** SU-1 for RLT -

**Zone Page:** J-09

**New Lots (or units) :**

**Parks and Recreation Comments:**

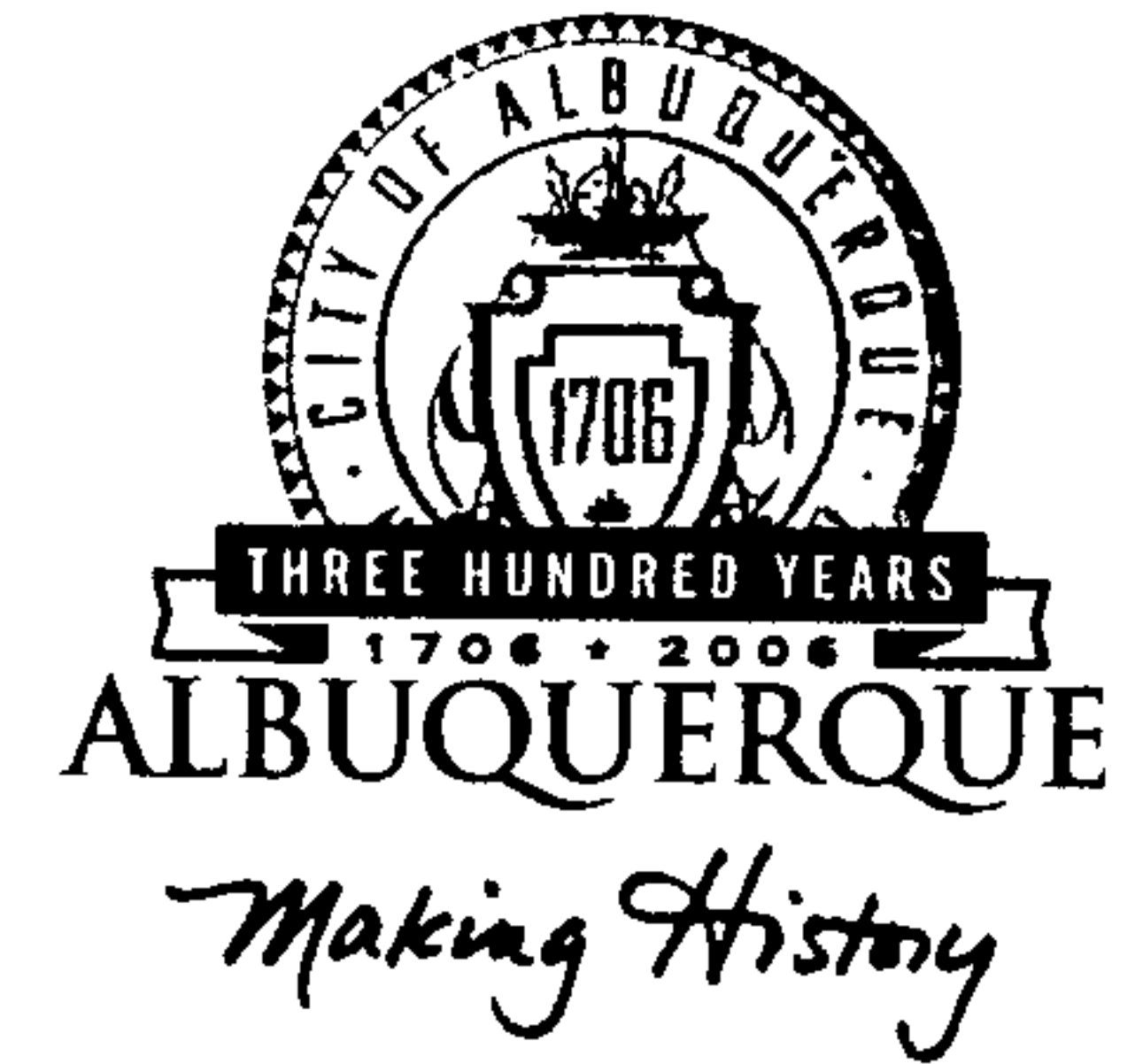
A maintenance and beneficiary note needs to be added to the plat for the 5 tracts being created.

**Signed:**

Christina Sandoval, (DMD)

Phone: 768-3808

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003813**

**AGENDA ITEM NO: 14**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Who will own and maintain Tracts A-E?

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** January 4, 2006



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 11, 2005

**10. Project # 1003813**  
05DRB-00590 Major-Preliminary Plat Approval  
05DRB-00591 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (*Deferred from 5/4/05*) (J-9)

At the May 11, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 5/11/05 and approval of the grading plan engineer stamp dated 3/3/05 the preliminary plat was approved with the following condition of final plat approval:

Need to rearrange the lots on Molten prior to final plat approval.

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 May 26, 2005, in the manner described below.

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

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

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

*For* Sheran Matson, AICP, DRB Chair

Cc: Dragonfly Development Inc., 12809 Donette Court NE, 87112  
Thompson Engineering Consultants Inc., 4800 Juan Tabo NE, Suite C, 87111  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

#10

Current DRC  
Project Number: \_\_\_\_\_

Figure 12

INFRASTRUCTURE LIST

Date Submitted: 5-10-05  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 5/11/05  
 Date Preliminary Plat Expires: 5/11/06  
 DRB Project No.: 1003813  
 DRB Application No.: 05-00590

**ORIGINAL**

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

SUNDORO SOUTH UNIT 8 SUBDIVISION  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
LOTS 1 & 2, GURULE ESTATES; LOTS 24 & 25, TOWN OF ATRISCO GRANT  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| SIA Sequence # | COA DRC Project # | Size                      | Type of Improvement   | Location     | From             | To                       | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|---------------------------|---|--------------|------------------|--------------------------|-------------------|----------------|--------------------|
|                |                   | <b>Paving</b><br>30' wide | Arterial paving w/curb and gutter both sides, 6' sidewalk south side    | Ladera Drive | Kipuka Drive     | 300 feet east            |                   |                |                    |
|                |                   | 50' wide                  | Residential Paving w/curb and gutter south side, 6' sidewalk both sides | Kipuka Drive | Ladera Drive     | Tract M, Block 6, Unit 5 |                   |                |                    |
|                |                   | 50-54' wide               | Residential Paving w/curb and gutter, 6' sidewalk both sides            | Kipuka Drive | Tract M, Block 6 | Colima Avenue            |                   |                |                    |
|                |                   | 54' wide                  | Residential Paving w/curb and gutter, 6' sidewalk both sides            | Kipuka Drive | Colima Avenue    | Ashfall Place            |                   |                |                    |

ORIGINAL

| SIA Sequence # | COA DRC Project # | Size                    | Type of Improvement   | Location       | From                                  | To                                    | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|-------------------------|---|----------------|---------------------------------------|---------------------------------------|-------------------|----------------|--------------------|
|                |                   | 28' wide                | Residential Paving w/curb and gutter, 4' sidewalk both sides* | Kipuka Drive   | Endee Road                            | Ashfall Place                         |                   |                |                    |
|                |                   | 28' wide                | Residential Paving w/curb and gutter, 4' sidewalk both sides* | Molten Place   | Endee Road                            | Cul-de-Sac                            |                   |                |                    |
|                |                   | 28' wide                | Residential Paving w/curb and gutter, 4' sidewalk both sides* | Ashfall Place  | Molten Place                          | <del>Kipuka Drive</del><br>Truck R    |                   |                |                    |
|                |                   | 28' wide                | Residential Paving w/curb and gutter, 4' sidewalk both sides* | Crimson Avenue | Molten Place                          | East Subdivision Boundary             |                   |                |                    |
|                |                   | 28' wide                | " " "   | Endee Road     | 16-PA                                 | Molten Place                          |                   |                |                    |
|                |                   | <b>Water (2W Zone)</b>  |   |                |                                       |                                       |                   |                |                    |
|                |                   | 20"                     | Waterline   | Molten Place   | Ladera Drive                          | Kipuka Drive                          |                   |                |                    |
|                |                   | 20"                     | Waterline   | Kipuka Drive   | Molten Place                          | Endee Road                            |                   |                |                    |
|                |                   | 6"                      | Waterline   | Crimson Ave    | Molten Place                          | Painted Sky                           |                   |                |                    |
|                |                   | 8"                      | Waterline   | Molten Place   | <del>Kipuka Drive</del><br>Endee Road | Ashfall Place                         |                   |                |                    |
|                |                   | 8"                      | Waterline   | Ashfall Place  | Kipuka Drive                          | Molten Place                          |                   |                |                    |
|                |                   | 8"                      | Waterline   | Kipuka Drive   | Ashfall Place                         | Endee Road                            |                   |                |                    |
|                |                   | <b>Water (3WR Zone)</b> |   |                |                                       |                                       |                   |                |                    |
|                |                   | 6"                      | Waterline   | Ashfall Place  | Kipuka Drive                          | Molten Place                          |                   |                |                    |
|                |                   | 6"                      | Waterline   | Molten Place   | Ashfall Place                         | <del>Endee Road</del><br>Kipuka Drive |                   |                |                    |
|                |                   | 6"                      | Waterline   | Kipuka Drive   | Endee Road                            | <del>Ashfall Place</del>              |                   |                |                    |

ORIGINAL

| SIA<br>Sequence # | COA DRC<br>Project # | Size   | Type of Improvement                        | Location                                     | From  | To                               | Private<br>Inspector | City<br>Inspector | City Cnst<br>Engineer |
|-------------------|----------------------|--------|--|--|---|----------------------------------|----------------------|-------------------|-----------------------|
|                   |                      |        | <u>Water (2W Zone)</u>                     |  |   |                                  |                      |                   |                       |
|                   |                      | 6"     | Waterline**                                | Endee Road                                   | West<br>Subdivision<br>Boundary                     | Molten Place                     |                      |                   |                       |
|                   |                      |        | <b>Sanitary Sewer</b>                      |  |   |                                  |                      |                   |                       |
|                   |                      | 8"     | Sanitary Sewer Line                        | Molten Place                                 | Endee Road  | Cul-de-Sac                       |                      |                   |                       |
|                   |                      | 8"     | Sanitary Sewer Line                        | Ashfall Place                                | Molten<br>Place                                     | Kipuka Drive                     |                      |                   |                       |
|                   |                      | 8"     | Sanitary Sewer Line                        | Kipuka Drive                                 | Endee Road  | Ashfall Place                    |                      |                   |                       |
|                   |                      | 8"     | Sanitary Sewer Line**                      | Endee Road                                   | West<br>Subdivision<br>Boundary                     | Molten Place                     |                      |                   |                       |
|                   |                      |        | <b>Drainage</b>                            |  |   |                                  |                      |                   |                       |
|                   |                      | 18-30" | Storm Drain                                | Molten Drive                                 | Endee Road  | Lot 4, Block<br>2                |                      |                   |                       |
|                   |                      | 18-24" | Storm Drain                                | Kipuka Drive                                 | Endee Road  | Lot 16, Block<br>4               |                      |                   |                       |
|                   |                      | 60"    | Storm Drain**                              | Endee Road                                   | West<br>Subdivision<br>Boundary                     | Molten Place                     |                      |                   |                       |
|                   |                      | 66"    | Storm Drain**                              | Molten Place                                 | Temporary<br>Retention<br>Pond                      | Endee Road                       |                      |                   |                       |
|                   |                      |        | 18 Acre-Foot<br>Temporary Retention Pond** | Molten <sup>Place</sup><br>Drive<br>Terminus | Lots 36-41,<br>Block 13,<br>Sundoro<br>South Unit 5 | South<br>Subdivision<br>Boundary |                      |                   |                       |

ORIGINAL

NOTES

- 1) Paving Items include Residential street lights per DPM
  - 2) Paving Items include \*Residential sidewalks to be deferred
  - 3) Grading and Drainage Certification is required prior to release of Financial Guarantees
  - 4) Waterlines include valves, fittings and services
  - 5) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
  - 6) Sanitary Sewer Lines include manholes and services
  - 7) Landscape Maintenance Agreement for Landscaping in the public right-of-way
  - 8) Perimeter walls per DRB approved perimeter wall design
  - 9) Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
  - 10) AMAFCA Funding Agreement in the amount of \$40,738.11 required prior to Final Plat or Work Order.
- \*\* These Items ~~are~~ <sup>maybe</sup> Financially Guaranteed by DRB# 1003606 (City Project No. 727084)

AGENT/OWNER

David B. Thompson  
NAME (print)

Thompson Engineering Consultants, Inc.  
FIRM

*David B. Thompson* 5-11-05  
SIGNATURE Date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 5/11/05  
DRB CHAIR Date

*Christina Sandoval* 5/11/05  
PARKS & GENERAL SERVICES Date

*[Signature]* 5-11-05  
TRANSPORTATION DEVELOPMENT Date

AMAFCA \_\_\_\_\_ Date

*Roger Green* 5/11/05  
UTILITY DEVELOPMENT Date

\_\_\_\_\_ Date

*Bradley L. Byles* 5/11/05  
CITY ENGINEER Date

\_\_\_\_\_ Date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|----------|------|-----------|-----------------|-------------|
|          |      |           |                 |             |
|          |      |           |                 |             |
|          |      |           |                 |             |



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003813 AGENDA#: 10 DATE: 5.11.05

1. Name: Dave Thompson Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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



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

PAID RECEIPT

APPLICANT NAME \_\_\_\_\_  
AGENT Thompson Engineering  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1003813 / 05 DRB 00590 / 591  
PROJECT NAME SKIN Joro South Unit 8

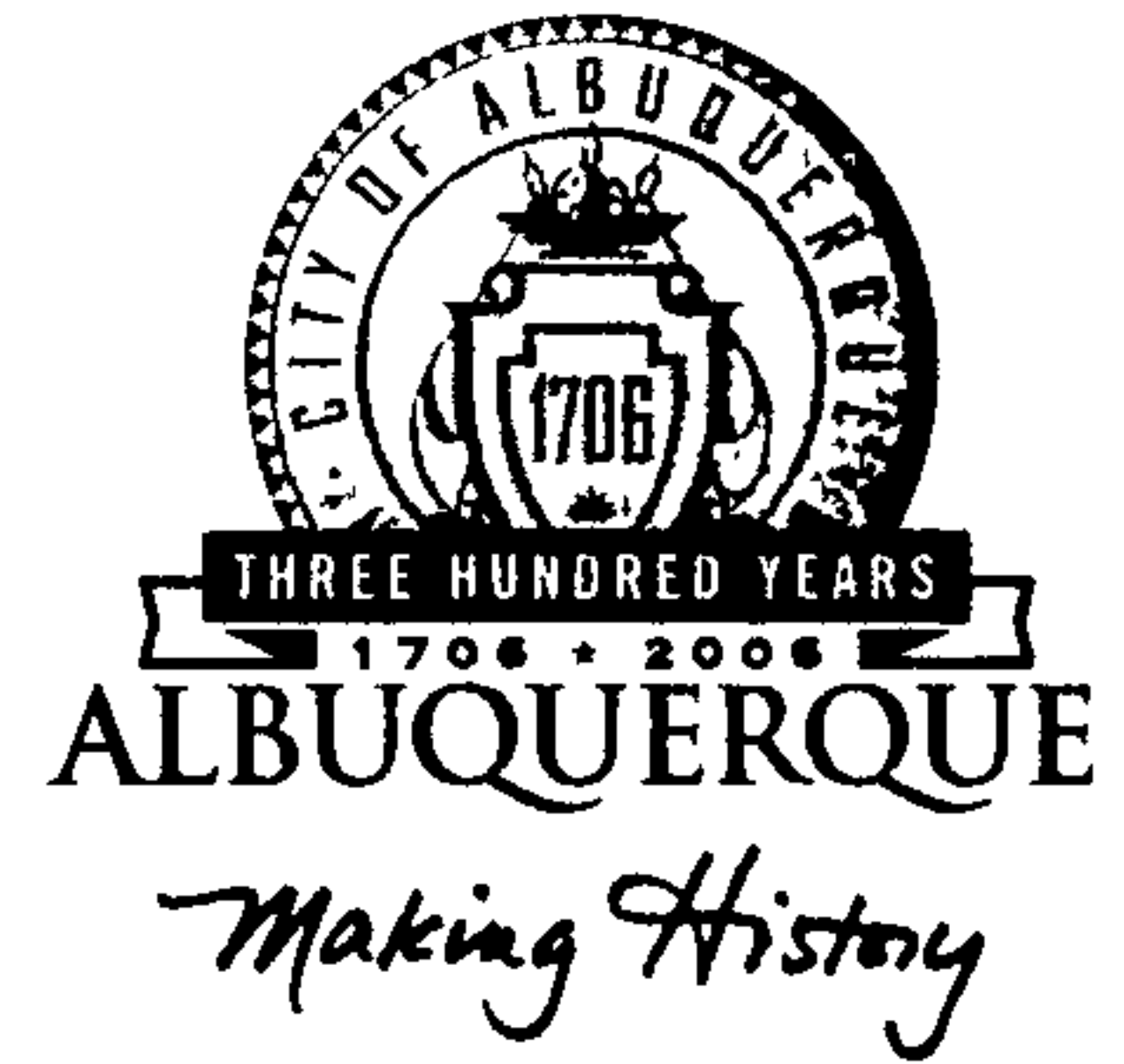
\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 110<sup>00</sup> 441006/4983000 DRB Actions Deferral  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 110<sup>00</sup> TOTAL AMOUNT DUE

Item # 10  
on the 5-11-05  
Agenda

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

|   |  |                  |
|---|--|------------------|
| THOMPSON ENGINEERING CONSULTANTS INC.<br>4800 JUAN TABO NE SUITE C<br>ALBUQUERQUE, NM 87111 |  | 2564             |
| DATE <u>5-11-05</u>   |  | 95-145/1070      |
| PAY TO THE ORDER OF <u>City of Albuquerque</u>  | CITY OF ALBUQUERQUE<br>Treasury Division     | \$ <u>110.00</u> |
| <u>One Hundred Ten + <sup>00</sup>/<sub>100</sub></u>                                       | Account 441006 Fund 0110<br>Activity 4983000 | TRSEJA           |
| <b>FIRST STATE BANK</b><br>www.fsbnm.com  | TREAS. DIV. \$110.00                         | \$110.00 MP      |
| FOR _____   | <i>[Signature]</i>                           | \$110.00         |
| ⑈002564⑈ + ⑈107001452⑈ 001505629⑈   |  | \$0.00           |

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003813

AGENDA ITEM NO: 10

SUBJECT:

Sidewalk Deferral  
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved drainage report dated 3-3-05 is on file for Preliminary Plat approval.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: May 11, 2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 4, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:25 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 # 1003813**  
05DRB-00590 Major-Preliminary Plat  
Approval  
05DRB-00591 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (*Deferred from 5/4/05*) (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

**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.

2. **Project # 1002944**  
05DRB-00706 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00707 Minor-SiteDev Plan  
BldPermit/EPC
- CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119, ZA-99-118, DRB-90-423, 04EPC-01556] **[Elvira Lopez, EPC Case Planner]** (*Indef deferred 5/4/05*) (A-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

3. **Project # 1003672**  
05DRB-00704 Minor-Prelim&Final Plat  
Approval  
05DRB-00705 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**
4. **Project # 1002858**  
05DRB-00699 Minor-Amnd Prelim Plat  
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1, C-1 AND R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 05DRB00488, 05DRB01744, 04DRB01683] (P-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE**

**AMENDED INFRASTRUCTURE LIST DATED 5/4/05  
WAS APPROVED. THIS AMENDMENT DOES NOT  
EXTEND THE EXPIRATION DATE OF THE ALREADY  
APPROVED PRELIMINARY PLAT.**

5. **Project # 1003080**  
05DRB-00701 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**, zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] (*Deferred from 5/4/05*) (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

6. **Project # 1003522**  
05DRB-00703 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 & 6, Tract(s) B2, **SYDNEY PLACE**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB01002, 04DRB01725, 04DRB01726, 04DRB01727, 04DRB01728] (G-13) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

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

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, Z-72,

05DRB00301] (Deferred from 5/4/05) (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

8. **Project # 1003273**  
05DRB-00671 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94<sup>TH</sup> ST SW and 98<sup>TH</sup> ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00279, 04DRB00338, 04ZHE01933, 05ZHE00383] (Deferred from 5/4/05) (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

9. **Project # 1003687**  
05DRB-00697 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNIT 1**, zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 29 acre(s). [REF: 04DRB01461, 04DRB01510, 04DRB01511, 04DRB01512 04DRB01513] (B-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

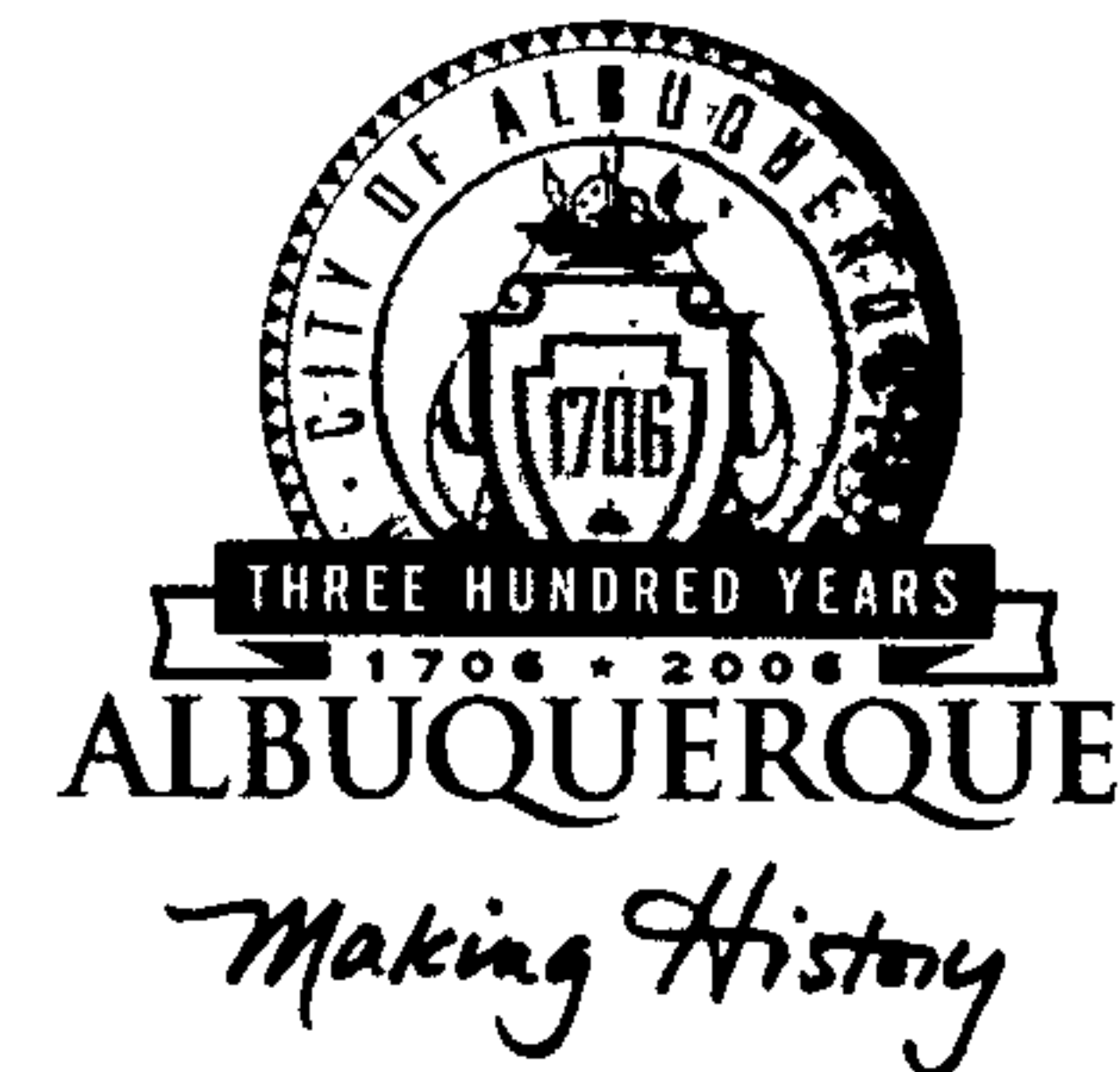
**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

**THERE ARE NO SKETCH PLATS THIS WEEK . . .**

10. Approval of the Development Review Board Minutes for April 20, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 4/20/05 WERE APPROVED.**

ADJOURNED: 10:25 A.M.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003813**

**AGENDA ITEM NO: 1**

**SUBJECT:**

Sidewalk Deferral  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 3-3-05 is on file for Preliminary Plat approval.  
Comments on I.L.

P.O. Box 1293

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED 5-11-05 **X**; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** May 4, 2005



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003813 AGENDA#: 1 DATE: 5-4-05

✓ 1. Name: David B. Thompson Address: 4900 Juan Tabo NE Zip: 87111  
Suite C

✓ 2. Name: John Esquivel Address: 605 SIENNA ST. NW Zip: 87120

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: \_\_\_\_\_

# PLANNING TRACKING LOG

| Date     | Project Name & #                       | Action Request   | Action Taken      |
|----------|--|------------------|-------------------|
| 12/15/04 | Proj 1003813<br>Sundora<br>Units 8 & 9 | Sketch<br>Plat   | Comments<br>Given |
| 5/4/05   | Sundora<br>Unit 8                      | Prel Plat<br>TDS |                   |



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 4, 2005

**Project # 1003813**

05DRB-00590 Major-Preliminary Plat Approval  
05DRB-00591 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (J-9)

AMAFCA

AMAFCA does not approve the development for Preliminary Plat. This subdivision will discharge to the Endee storm drain, which will connect to the AMAFCA West I-40 Channel when it is extended to the west. The Board of Directors has mandated a lump sum contribution from all property owners whose development will discharge to the channel. The owner must enter into a Funding Agreement with AMAFCA for construction of the West I-40 Channel.

COG For information, Ladera Dr is identified as having on street bike lanes on the LRBS map. Coordination with the City's DMD should be pursued to accommodate these improvements as appropriate.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Tierra Oeste NA (R) and Parkway NA (R).

APS No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, burglaries- residential 8-5pm M-F, speeding violations, higher probability or crimes during evening/weekend hours, auto burglary, need for a neighborhood association.

Fire Department Fire Department is not approving street width less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas Approves.

Comcast No comments received.

QWEST No comments received.

Environmental Health Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

#### Transportation Development

No objection to deferral of sidewalk per exhibit. What is the status of the TIS update that is to include these lots? Where is Crimson Ave. on the infrastructure list? Where is the remainder of Kipuka Drive on the infrastructure list? Where is the sidewalk along Ladera? Why doesn't this extend to the east boundary? Why are there to Molten Drives on the infrastructure list? Where are the improvements to Endee Road? Where are the improvements to Colima Ave.?

#### Parks & Recreation

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

#### Parks & Recreation

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 105 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.

After June 10<sup>th</sup> impact fees will replace park dedication and development requirements. Fees will be paid at building permit. No objection to the temporary deferral of sidewalks.

## Utilities Development

The grading plan shows pad elevations in both 3WR and 2W water pressure zones. The infrastructure list does not reflect this. Provide a Utility Plan for review and approval. I have comments on preliminary plat and infrastructure list. No objection to Sidewalk Deferral.

## Planning Department

At sketch plat review, Planning stated that the minimum lot size should be placed on the preliminary plat under subdivision data along with the zoning. The zoning is on the plat submitted but the lot size is not. Be sure Planning receives a corrected preliminary plat by Monday May 2, 2005 at noon with this information to avoid possible deferral.

→ Where are the pedestrian connections to other subdivisions, ~~the the varied front yard setbacks, and the varied placement of garages called out in the Westland Master Plan?~~ Even though plats don't visually show the varied setbacks and the varied placement & orientation of garages, the wording should be included on the plat.

*Need  
Scopes*

*KNOW*  
The perimeter wall submittal ~~should be a new submittal without previous approval stamps.~~ In addition, the perimeter walls for side yards that front streets must have an approved perimeter wall design as well. The location map does not include the lots subject to this regulation. ~~It is doubtful that the landscaping will be part of the design for these side yards. So, a modified wall design is needed if this is the case.~~

Planning has no objection to the temporary deferral of sidewalks as shown on the sidewalk Exhibit.

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

cc: Dragonfly Development Inc., 12809 Donette Court NE, 87112

Thompson Engineering Consultants Inc., 4800 Juan Tabo Blvd NE, Suite #C, 87111



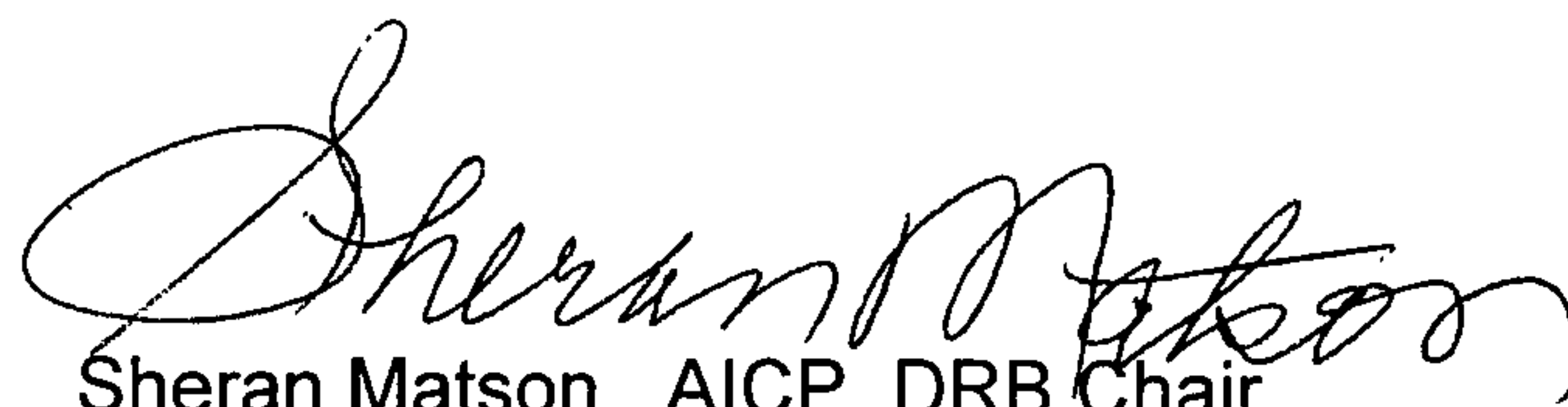
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

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, May 4, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project #1003813** →  
05DRB-00590 Major-Preliminary Plat  
Approval  
05DRB-00591 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 15 acre(s).  
[REF: 04DRB01869] (J-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this 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, APRIL 18, 2005.**

**F Y I**

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

April 18, 2005

**TO: Frank Brisceno and Bernadine Chavez, Tierra Oeste Neighborhood Association  
Carol Cunningham and Mary Loughran, Parkway Neighborhood Association**

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately fifteen (15) acre(s): Major Preliminary Plat Approval and Minor Temporary Deferral for Sidewalks for the Sundoro South Unit 8 Subdivision for 105 single family residential lots.**

*Proposed by:* Thompson Engineering and Consulting, Inc. at 271-2199  
*Agent for:* Dragonfly Development Inc.

*For property located:* On or near Ladera Drive NW between 98<sup>th</sup> Street NW and Gavin Road NW.

*The case number(s) assigned is:* 05DRB-00590 and 00591, Project # 1003813.

City Planning accepted application for this request on April 8, 2005.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, May 4, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**

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

**Meeting Date:** MAY 4, 2005  
**Zone Atlas Page:** J-9-Z  
**Notification Radius:** 100 Ft.

**Project# 1003813**  
**App# 05DRB-00590**  
**App# 05DRB-00591**

**Cross Reference and Location:**

**Applicant:** DRAGONFLY DEVELOPMENT, INC  
**Address:** 12809 DONETTE COURT NE  
ALBUQUERQUE NM 87112

**Agent:** THOMPSON ENGINEERING CONSULTANTS, INC.  
**Address:** 4800 JUAN TABO BLVD NE, STE# C  
ALBUQUERQUE NM 87111

**Special Instructions:**

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

**Date Mailed:** APRIL 15, 2005

**Signature:** KYLE TSEHLIKAI



PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 Of 2

| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address                       |
|-----------------|--------------|---------------|-----------------|--------------------------------------|
| D-9             | 1009058      | 132-209       | 305-10          | ✓ 1009058                            |
|                 |              | 150-140       | 15              | ✓ 180-116                            |
|                 |              | 112-190       | 01              | ✓ 181-112                            |
|                 |              | 104-190       | 03              | ✓ 182-107                            |
|                 |              | 087-192       | 02              | ✓ <sup>184</sup> <del>180</del> -098 |
|                 |              | 069-193       | 04              | ✓ 202-102                            |
|                 |              | 100-092       | 303-02          | ✓ m <sup>n</sup> 200-107             |
|                 |              | 120-095       | 03              | ✓ m <sup>n</sup> 197-111             |
|                 |              | 140-095       | 04              | ✓ m <sup>n</sup> 196-116             |
|                 |              | 160-106       | 05              | ✓ m <sup>n</sup> 195-120             |
|                 |              | 135-070       | 06              | ✓ 194-124                            |
|                 |              | 170-155       | 307-93          | ✓ m <sup>n</sup> 192-129             |
|                 |              | 171-151       | 92              | ✓ 191-133                            |
|                 |              | 172-147       | 91              | ✓ 190-137                            |
|                 |              | 173-142       | 90              | ✓ 189-142                            |
|                 |              | 175-138       | 89              | ✓ 188-146                            |
|                 |              | 176-134       | 88              | ✓ 186-151                            |
|                 |              | 177-130       | 87              | ✓ 185-155                            |
|                 |              | 178-125       | 86              | ✓ 184-159                            |

Handwritten notes on the right side of the table, including "m<sup>n</sup>" and "m<sup>n</sup>" written vertically next to several rows.

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 2 Of 2

| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address                    |
|-----------------|--------------|---------------|-----------------|-----------------------------------|
| J-9             | 1009058      | 1104-1107     | 304-01          | ✓ 1009058                         |
|                 |              | 1109-1109     | 02              | ✓ m <sup>pl</sup>                 |
|                 |              | 1174-1170     | 03              | ✓                                 |
|                 |              | 1179-1171     | 04              | ✓ m <sup>pl</sup>                 |
|                 |              | 1179-1182     | 11              | ✓ m <sup>pl</sup>                 |
|                 |              | 1174-1181     | 12              | ✓ pp                              |
|                 |              | 1169-1179     | 13              | ✓                                 |
|                 |              | 1102-1182     | 14              | ✓                                 |
|                 |              | 1101-1189     | 15              | ✓                                 |
|                 |              | 1100-1194     | 16              | ✓                                 |
|                 |              | 1159-1199     | 17              | ✓                                 |
|                 |              | 1157-203      | 18              | ✓                                 |
|                 |              | 1156-208      | 19              | ✓ m <sup>pl</sup>                 |
|                 |              | 1155-213      | 20              | ✓                                 |
|                 |              | 1154-218      | 21              | ✓                                 |
|                 |              | 1152-222      | 22              | ✓                                 |
|                 |              | 1150-228      | 23              | ✓ m <sup>pl</sup>                 |
|                 |              | 1106-221      | 24              | ✓ m <sup>pl</sup>                 |
|                 |              | 1106-232      | 27              | ✓ pp                              |
|                 |              |               |                 | 1008058                           |
|                 |              |               |                 | 1102-234 304 28 ✓ m <sup>pl</sup> |
|                 |              |               |                 | 157-236 29 ✓                      |
|                 |              |               |                 | 151-237 30 ✓                      |
|                 |              |               |                 | 146-239 31 ✓                      |
|                 |              |               |                 | 142-247 32 ✓                      |
|                 |              |               |                 | 146-255 33 ✓                      |
|                 |              |               |                 | 155-259 34 ✓                      |
|                 |              |               |                 | 1100-254 35 ✓                     |
|                 |              |               |                 | 1105-251 36 ✓                     |
|                 |              |               |                 | 1109-248 37 ✓                     |
|                 |              |               |                 | 121-246 305 09 ✓                  |
|                 |              |               |                 | 170-207 311 12 ✓                  |
|                 |              |               |                 | 172-198 01 ✓                      |
|                 |              |               |                 | 483-393 101 01 ✓                  |



<mainframe@coa1mp3.cabq.gov>

04/11/2005 01:46 PM

To:
cc:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01009058 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905813220930510 LEGAL: TR 1 GUR ULE ESTATES CONT 3.9994 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GONZALES JAMES A & PRISCILLA
OWNER ADDR: 02028 NANCY SW
ALBUQUERQUE NM 87105
0100905815014030515 LEGAL: TR 2 GUR ULE ESTATES CONT 1.00 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SANCHEZ ALAN & RICHARD
OWNER ADDR: 01525 PAISANO NE
ALBUQUERQUE NM 87112
0100905811219030501 LEGAL: PORT N1/ 2 SW1/4 ATRISCO GRANT T10N R2E SEC 16
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VIGIL ROBERT & ARLENE
OWNER ADDR: 02053 ISLETA BL SW
ALBUQUERQUE NM 87105
0100905810419030503 LEGAL: TR I N TO WN OF ATRISCO GRANT T10N R2E SEC 16
CONT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HERNANDEZ ALBINA ETAL
OWNER ADDR: 01729 RICHMOND NE
ALBUQUERQUE NM 87106
0100905808719230502 LEGAL: TR I N TO WN OF ATRISCO GRANT T10N R2E SEC 16
CONT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEV CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
0100905806919330504 LEGAL: TR I N TO WN OF ATRISCO GRANT SEC 16 T10N R2E
CONT 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MYRICK EUNICE L
OWNER ADDR: 02112 ALVARADO NE
ALBUQUERQUE NM 87110
0100905810009230302 LEGAL: NORT HERL Y PORTION OF TRACT B-27 UNIT 5 TOWN OF
ATR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS NW
ALBUQUERQUE NM 87121
0100905812009530303 LEGAL: NORT HERL Y PORTION OF TRACT B-26 UNIT 5 TOWN OF
ATR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS NW
ALBUQUERQUE NM 87121

|                         |   |                  |       |
|-------------------------|---|------------------|-------|
| 0100905814009530304     | LEGAL: NORT HERL Y PORTION OF TRACT B-25 UNIT 5 TOWN OF |                  |       |
| ATR LAND USE:           |   |                  |       |
|                         | PROPERTY ADDR: 00000                                    | N/A              |       |
|                         | OWNER NAME: WESTLAND DEVELOPMENT CO INC                 |                  |       |
|                         | OWNER ADDR: 00401                                       | COORS            | NW    |
| ALBUQUERQUE NM          | 87121   |                  |       |
| 0100905816010630305     | LEGAL: NORT HERL Y PORTION OF TRACT B-24 UNIT 5 TOWN OF |                  |       |
| ATR LAND USE:           |   |                  |       |
|                         | PROPERTY ADDR: 00000                                    | N/A              |       |
|                         | OWNER NAME: WESTLAND DEVELOPMENT CO INC                 |                  |       |
|                         | OWNER ADDR: 00401                                       | COORS            | NW    |
| ALBUQUERQUE NM          | 87121   |                  |       |
| 0100905813507030306     | LEGAL: S'LY POR TS TRS B-24 THRU B-28 UNIT 5 TOWN OF    |                  |       |
| ATRIS LAND USE:         |   |                  |       |
|                         | PROPERTY ADDR: 00000                                    |                  |       |
|                         | OWNER NAME: A.M.A.F.C.A                                 |                  |       |
|                         | OWNER ADDR: 02600                                       | PROSPECT         | NE    |
| ALBUQUERQUE NM          | 87107   |                  |       |
| 0100905817015530793     | LEGAL: LT 1 21-P 1 BLK 2 PLAT FOR PAINTED SKY           |                  |       |
| SUBDIVISION U LAND USE: |   |                  |       |
|                         | PROPERTY ADDR: 00000                                    |                  |       |
|                         | OWNER NAME: WESTLAND DEVELOPMENT CO INC                 |                  |       |
|                         | OWNER ADDR: 00401                                       | COORS            | BL NW |
| ALBUQUERQUE NM          | 87105   |                  |       |
| 0100905817115130792     | LEGAL: LT 1 20-P 1 BLK 2 PLAT FOR PAINTED SKY           |                  |       |
| SUBDIVISION U LAND USE: |   |                  |       |
|                         | PROPERTY ADDR: 00000                                    |                  |       |
|                         | OWNER NAME: PHELPS RICHARD K & JESSIE L WA              |                  |       |
|                         | OWNER ADDR: 00651                                       | VERMILLION       | CT NW |
| ALBUQUERQUE NM          | 87120   |                  |       |
| 0100905817214730791     | LEGAL: LT 1 19-P 1 BLK 2 PLAT FOR PAINTED SKY           |                  |       |
| SUBDIVISION U LAND USE: |   |                  |       |
|                         | PROPERTY ADDR: 00000                                    |                  |       |
|                         | OWNER NAME: VALLEJOS ESQUIVEL LINDA                     |                  |       |
|                         | OWNER ADDR: 00647                                       | VERMILLION       | CT NW |
| ALBUQUERQUE NM          | 87120   |                  |       |
| 0100905817314230790     | LEGAL: LT 1 18-P 1 BLK 2 PLAT FOR PAINTED SKY           |                  |       |
| SUBDIVISION U LAND USE: |   |                  |       |
|                         | PROPERTY ADDR: 00000                                    |                  |       |
|                         | OWNER NAME: SUAZO MANUEL                                |                  |       |
|                         | OWNER ADDR: 00643                                       | VERMILLION       | CT NW |
| ALBUQUERQUE NM          | 87120   |                  |       |
| 0100905817513830789     | LEGAL: LT 1 17-P 1 BLK 2 PLAT FOR PAINTED SKY           |                  |       |
| SUBDIVISION U LAND USE: |   |                  |       |
|                         | PROPERTY ADDR: 00000                                    |                  |       |
|                         | OWNER NAME: MASCARENAS LARRY M & CYNTHIA S              |                  |       |
|                         | OWNER ADDR: 00639                                       | VERMILLION       | CT NW |
| ALBUQUERQUE NM          | 87120   |                  |       |
| 0100905817613430788     | LEGAL: LT 1 16-P 1 BLK 2 PLAT FOR PAINTED SKY           |                  |       |
| SUBDIVISION U LAND USE: |   |                  |       |
|                         | PROPERTY ADDR: 00000                                    |                  |       |
|                         | OWNER NAME: HUBER KIRK G & SHARON M                     |                  |       |
|                         | OWNER ADDR: 00643                                       | VERMILLION       | CT NW |
| ALBUQUERQUE NM          | 87120   |                  |       |
|                         |   | <del>00643</del> |       |
|                         |   | 635              |       |

|                     |  |       |
|---------------------|--|-------|
| 0100905817713030787 | LEGAL: LT 1 15-P 1 BLK 2 PLAT FOR PAINTED SKY            |       |
| SUBDIVISION U       | LAND USE:  |       |
|                     | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: MARQUEZ JEFF C                               |       |
|                     | OWNER ADDR: 00631 VERMILLION                             | CT NW |
| ALBUQUERQUE NM      | 87120  |       |
| 0100905817812530786 | LEGAL: LT 1 14-P 1 BLK 2 PLAT FOR PAINTED SKY            |       |
| SUBDIVISION U       | LAND USE:  |       |
|                     | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: FOSTER BRIGITTE M                            |       |
|                     | OWNER ADDR: 00627 VERMILLION                             | CT NW |
| ALBUQUERQUE NM      | 87120  |       |
| 0100905817912130785 | LEGAL: LT 1 13-P 1 BLK 2 PLAT FOR PAINTED SKY            |       |
| SUBDIVISION U       | LAND USE:  |       |
|                     | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: MALONE MELISSA B                             |       |
|                     | OWNER ADDR: 00623 VERMILLION                             | CT NW |
| ALBUQUERQUE NM      | 87120  |       |
| 0100905818011630784 | LEGAL: LT 1 12-P 1 BLK 2 PLAT FOR PAINTED SKY            |       |
| SUBDIVISION U       | LAND USE:  |       |
|                     | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: VANTAGE BUILDERS INC                         |       |
|                     | OWNER ADDR: PO BOX 1443                                  |       |
| CORRALES NM         | 87048  |       |
| 0100905818111230783 | LEGAL: LT 1 11-P 1 BLK 2 PLAT FOR LOTS 110-P1, 111-P1    |       |
| AND T               | LAND USE:  |       |
|                     | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: WESTLAND DEVELOPMENT CO INC                  |       |
|                     | OWNER ADDR: 00401 COORS                                  | BL NW |
| ALBUQUERQUE NM      | 87105  |       |
| 0100905818210730782 | LEGAL: LT 1 10-P 1 BLK 2 PLAT FOR LOTS 110-P1, 111-P1    |       |
| AND T               | LAND USE:  |       |
|                     | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: WESTLAND DEVELOPMENT CO INC                  |       |
|                     | OWNER ADDR: 00401 COORS                                  | BL NW |
| ALBUQUERQUE NM      | 87105  |       |
| 0100905818409830779 | LEGAL: TR D -1 P LAT FOR LOTS 110-P1, 111-P1 & TRACT D-1 |       |
| BL                  | LAND USE:  |       |
|                     | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: WESTLAND DEVELOPMENT CO INC                  |       |
|                     | OWNER ADDR: 00401 COORS                                  | BL NW |
| ALBUQUERQUE NM      | 87105  |       |
| 0100905820210230778 | LEGAL: LT 1 06-P 1 BLK 2 PLAT FOR PAINTED SKY            |       |
| SUBDIVISION U       | LAND USE:  |       |
|                     | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: GATES ROBERT G & DEVORA                      |       |
|                     | OWNER ADDR: 00600 VERMILLION                             | CT NW |
| ALBUQUERQUE NM      | 87120  |       |
| 0100905820010730777 | LEGAL: LT 1 05-P 1 BLK 2 PLAT FOR PAINTED SKY            |       |
| SUBDIVISION U       | LAND USE:  |       |
|                     | PROPERTY ADDR: 00000                                     |       |
|                     | OWNER NAME: PADILLA MARIA ELENA                          |       |
|                     | OWNER ADDR: 00604 VERMILLION                             | CT NW |
| ALBUQUERQUE NM      | 87120  |       |



0100905818615130767 UN LAND USE: LEGAL: LT 9 5-P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: ACOSTA ERASMO & AURORA  
 OWNER ADDR: 00644 VERMILLION CT NW  
 ALBUQUERQUE NM 87120

0100905818515530766 UN LAND USE: LEGAL: LT 9 4-P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: SMITH ANDREW T & SHELLEY D GON  
 OWNER ADDR: 00648 VERMILION CT NW  
 ALBUQUERQUE NM 87120

0100905818415930765 UN LAND USE: LEGAL: LT 9 3-P1 BLK 2 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: FIASEU GAUFUA & SAIFOLAU  
 OWNER ADDR: 00652 VERMILLION CT NW  
 ALBUQUERQUE NM 87120

0100905816416730401 UN LAND USE: LEGAL: LT 4 2-P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: CARROLL DAVID & TURZA  
 OWNER ADDR: 8427 CRIMSON AVE NW  
 ALBUQUERQUE NM 87120

0100905816916930402 UN LAND USE: LEGAL: LT 4 1-P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: VINTAGE BUILDERS INC  
 OWNER ADDR: PO BOX 1443  
 CORRALES NM 87048

0100905817417030403 UN LAND USE: LEGAL: LT 4 0-P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: MARTINEZ ANDREW J  
 OWNER ADDR: 8419 CRIMSON AVE NW  
 ALBUQUERQUE NM 87120

0100905817917130404 UN LAND USE: LEGAL: LT 3 9-P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: WESTLAND DEVELOPMENT CO INC  
 OWNER ADDR: 00401 COORS BL NW  
 ALBUQUERQUE NM 87121

0100905817918230411 UN LAND USE: LEGAL: LT 3 2-P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: WESTLAND DEVELOPMENT CO INC  
 OWNER ADDR: 00401 COORS BL NW  
 ALBUQUERQUE NM 87105

0100905817418130412 UN LAND USE: LEGAL: LT 3 1-P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: RAYLEE HOMES INC  
 OWNER ADDR: PO BOX 1443  
 CORRALES NM 87048







0100905814625530433 UN LAND USE: LEGAL: LT 1 0-P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: MENA JESUS L & AUDRA Y  
 OWNER ADDR: 08439 SCARLET CT NW  
 ALBUQUERQUE NM 87120

0100905815525930434 UN LAND USE: LEGAL: LT 9 -P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: WALKER JAMES & DEBORAH  
 OWNER ADDR: 08435 SCARLET CT NW  
 ALBUQUERQUE NM 87120

0100905816025430435 UN LAND USE: LEGAL: LT 8 -P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: JARAMILLO RICHARD J  
 OWNER ADDR: 08431 SCARLET CT NW  
 ALBUQUERQUE NM 87120

0100905816525130436 UN LAND USE: LEGAL: LT 7 -P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: ANAYA ROBERT M & ANDRIA  
 OWNER ADDR: 08427 SCARLET CT NW  
 ALBUQUERQUE NM 87120

0100905816924830437 UN LAND USE: LEGAL: LT 6 -P1 BLK 7 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: RAYLEE HOMES INC  
 OWNER ADDR: PO BOX 1443  
 ALBUQUERQUE NM 87120

CORRALES NM 87048  
 0100905812124630509 SUBDIVISION LAND USE: LEGAL: TRAC T B CORRECTION PLAT OF PAINTED SKY  
 PROPERTY ADDR: 00000  
 OWNER NAME: WESTLAND DEVELOPMENT CO INC  
 OWNER ADDR: 00401 COORS BL NW

ALBUQUERQUE NM 87105  
 0100905817020731112 UN LAND USE: LEGAL: LT 7 -P1 BLK 8 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: JARAMILLO DANIEL J & MICKEY R  
 OWNER ADDR: 08424 MAGENTA RD NW

ALBUQUERQUE NM 87120  
 0100905817219831101 UN LAND USE: LEGAL: LT 8 -P1 BLK 8 PLAT FOR PAINTED SKY SUBDIVISION  
 PROPERTY ADDR: 00000  
 OWNER NAME: KAHN KEVIN M  
 OWNER ADDR: 08419 BLUSH RD NW

ALBUQUERQUE NM 87120  
 0100805848339310101 LAND USE: LEGAL: PARC EL I BULK LAND PLAT OF WESTLAND NORTH  
 PROPERTY ADDR: 00000  
 OWNER NAME: WESTLAND DEVELOPMENT CO INC  
 OWNER ADDR: 00401 COORS BL NW

ALBUQUERQUE NM 87121

# "Attachment A"

4/7/05

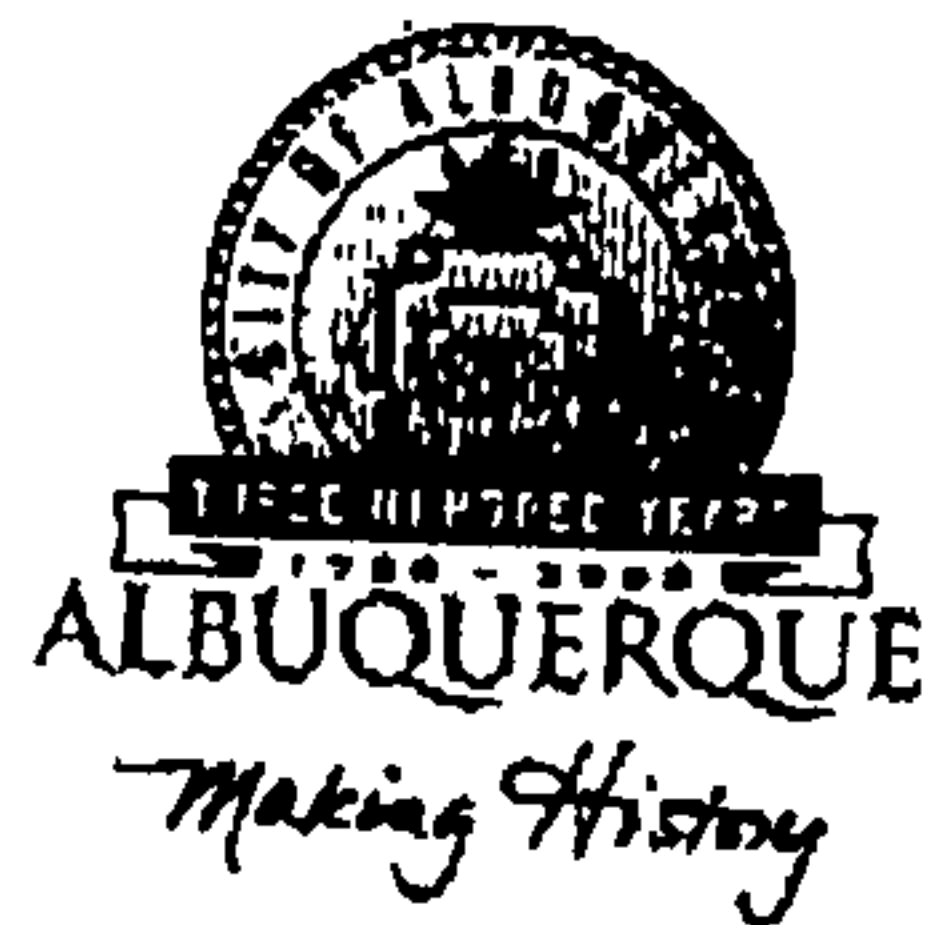
DAVID THOMPSON  
THOMPSON ENGINEERING CONSULTANTS, INC.  
4800 JUAN TABO NE, SUITE C / 87111  
PHONE: 271-2199 CELL: 459-6933 FAX: 237-8422  
ZONE PAGE: J-9

Tierra Oeste NA (R)  
\*Frank Briceno  
8615 Casa de Luz Ct. NW / 87120 883-7171 (h)  
Bernadine Chavez  
1601 Casa Florida NW / 87120 352-0876 (h)

Parkway NA (R)  
Carol Cunningham  
8012 Bridgewater Pl. NW / 87120 831-7187 (h)  
Mary Loughran  
8015 Fallbrook NW / 87120 836-7841 (h)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY 0-92,**  
you are most welcomed to notify the following "*Unrecognized*" neighborhood  
associations of this project.

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



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

April 7, 2005

David Thompson  
Thompson Engineering Consultants, Inc.  
4800 Juan Tabo NE, Suite C / 87111  
Phone: 271-2199 Cell: 459-6933 Fax: 237-8422

Thank you for your inquiry of April 7, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at LOTS 1 AND 2, GURULE ESTATES; LOTS 24 AND 25, TOWN OF ATRISCO GRANT; TRACT O, SANDORO SOUTH, UNIT 5, LOCATED ON LADERA DRIVE NW BETWEEN UNSER BLVD. NW AND 98TH STREET NW, Zone Map J-9.

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

## SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at [juliaking@cabq.gov](mailto:juliaking@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Julia King*

Julia King  
Senior Office Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningmaform(10/27/04)

**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.

Project# 1003813

DRAGONFLY DEVELOPMENT, INC  
12809 DONETTE CT. NE  
ALBUQUERQUE NM 87112

Thompson Engineering Consultants, Inc.  
4800 Juan Tabo Blvd NE, Ste# C  
Albuquerque NM 87111

FRANK BRICENO  
Tierra Oeste Neigh. Assoc.  
8615 CASA DE LUZ CT. NW  
ALBUQUERQUE NM 87120

BERNADINE CHAVEZ  
Tierra Oeste Neigh. Assoc.  
1601 CASA FLORIDA NW  
ALBUQUERQUE NM 87120

CAROL CUNNINGHAM  
Parkway Neigh. Assoc.  
8012 BRIDGEWATER PL. NW  
ALBUQUERQUE NM 87120

MARY LOUGHRAN  
Parkway Neigh. Assoc.  
8015 FALLBROOK NW  
ALBUQUERQUE NM 87120

100905813220930510

100905815014030515

100905811219030501

GONZALES JAMES A & PRISCILLA  
2028 NANCY SW  
ALBUQUERQUE NM 87105

SANCHEZ ALAN & RICHARD  
1525 PAISANO NE  
ALBUQUERQUE NM 87112

VIGIL ROBERT & ARLENE  
2053 ISLETA BL SW  
ALBUQUERQUE NM 87105

100905810419030503

100905808719230502

100905806919330504

HERNANDEZ ALBINA ETAL  
1729 RICHMOND NE  
ALBUQUERQUE NM 87106

WESTLAND DEV CO INC  
401 COORS BL NW  
ALBUQUERQUE NM 87121

MYRICK EUNICE L  
2112 ALVARADO NE  
ALBUQUERQUE NM 87110

100905813507030306

100905817115130792

100905817214730791

A.M.A.F.C.A  
2600 PROSPECT NE  
ALBUQUERQUE NM 87107

PHELPS RICHARD K & JESSIE L W  
651 VERMILLION CT NW  
ALBUQUERQUE NM 87120

VALLEJOS ESQUIVEL LINDA  
647 VERMILLION CT. NW  
ALBUQUERQUE NM 87120

100905817314230790

100905817513830789

100905817613430788

SUAZO MANUEL  
643 VERMILLION CT NW  
ALBUQUERQUE NM 87120

MASCARENAS LARRY M & CYNTHIA  
639 VERMILLION CT NW  
ALBUQUERQUE NM 87120

HUBER KIRK G & SHARON M  
635 VERMILLION CT NW  
ALBUQUERQUE NM 87120

100905817713030787

100905817812530786

100905817912130785

MARQUEZ JEFF C  
631 VERMILLION CT NW  
ALBUQUERQUE NM 87120

FOSTER BRIGITTE  
627 VERMILLION CT NW  
ALBUQUERQUE NM 87120

MALONE MELISSA B  
623 VERMILLION CT NW  
ALBUQUERQUE NM 87120

100905818011630784

100905820210230778

100905820010730777

VINTAGE HOMES INC  
PO BOX 1443  
CORRALES NM 87048

GATES ROBERT G & DEVORA  
600 VERMILLION CT NW  
ALBUQUERQUE NM 87120

PADILLA MARIA ELENA  
604 VERMILLION CT NW  
ALBUQUERQUE NM 87120

100905819512030774

100905819412430773

100905819212930772

COAKLEY DEBORAH  
616 VERMILLION CT NW  
ALBUQUERQUE NM 87120

TOVAR VERONICA R  
620 VERMILLION CT NW  
ALBUQUERQUE NM 87120

ARCHER GIBSON L  
624 VERMILLION CT NW  
ALBUQUERQUE NM 87120

100905819113330771

100905819013730770

100905818914230769

SEDILLO ANNA MARIE  
628 VERMILLION CT NW  
ALBUQUERQUE NM 87120

BULLOCK PAUL B & CONNIE E  
632 VERMILLION CT NW  
ALBUQUERQUE NM 87120

ROYBAL MATTHEW P & TOBY L  
636 VERMILLION CT NW  
ALBUQUERQUE NM 87120

100905818814630768

ALFERO GLORIA  
640 VERMILLION CT NW  
ALBUQUERQUE NM 87120

100905818415930765

FIASEU GAUFUA & SAIFOLAU  
652 VERMILLION CT NW  
ALBUQUERQUE NM 87120

100905817418130412

RAYLEE HOMES INC  
PO BOX 1443  
CORRALES NM 87048

100905816118930415

ESQUIVEL JOHNNY L  
605 SIENNA ST NW  
ALBUQUERQUE NM 87120

100905815720330418

CABOT MICHAEL B & ELIZABETH R  
619 SIENNA ST NW  
ALBUQUERQUE NM 87120

100905815222230422

CANDELARIA NATHAN A & JENNIFE  
635 SIENNA ST NW  
ALBUQUERQUE NM 87120

100905814224730432

MARQUEZ FERNANDO & PAULINE  
8442 SCARLET CT. NW  
ALBUQUERQUE NM 87120

100905816025430435

JARAMILLO RICHARD J  
8431 SCARLET CT NW  
ALBUQUERQUE NM 87120

100905817219831101

KAHN KEVIN M  
8419 BLUSH RD NW  
ALBUQUERQUE NM 87120

100905818615130767

ACOSTA ERASMO & AURORA  
644 VERMILLION CT NW  
ALBUQUERQUE NM 87120

100905816416730401

CARROLL DAVID & TURZA  
8427 CRIMSON AVE NW  
ALBUQUERQUE NM 87120

100905816917930413

TELLEZ HERNESTO & PRISCILLA  
8420 BLUSH RD NW  
ALBUQUERQUE NM 87120

100905816019430416

TORREZ ADRIAN & CHRISTAL ARCH  
609 SIENNA ST NW  
ALBUQUERQUE NM 87120

100905815521330420

VIGIL TOBY M & PAUL F  
627 SIENNA ST NW  
ALBUQUERQUE NM 87120

100905815723630429

SHIRK MICHAEL J  
8428 SCARLET CT NW  
ALBUQUERQUE NM 87120

100905814625530433

MENA JESUS L & AUDRA Y  
8439 SCARLET CT. NW  
ALBUQUERQUE NM 87120

100905816525130436

ANAYA ROBERT M & ANDRIA  
8427 SCARLET CT NW  
ALBUQUERQUE NM 87120

100905818515530766

SMITH ANDREW T & SHELLEY D GO  
648 VERMILION CT NW  
ALBUQUERQUE NM 87120

100905817417030403

MARTINEZ ANDREW J  
8419 CRIMSON AVE NW  
ALBUQUERQUE NM 87120

100905816218230414

MITCELL JEFFREY B & LANA L  
601 SIENNA ST NW  
ALBUQUERQUE NM 87120

100905815919930417

NATHANSON PHYLLIS E  
615 SIENNA ST NW  
ALBUQUERQUE NM 87120

100905815421830421

HANSEN JEREMIAH J  
631 SIENNA ST NW  
ALBUQUERQUE NM 87120

100905814623930431

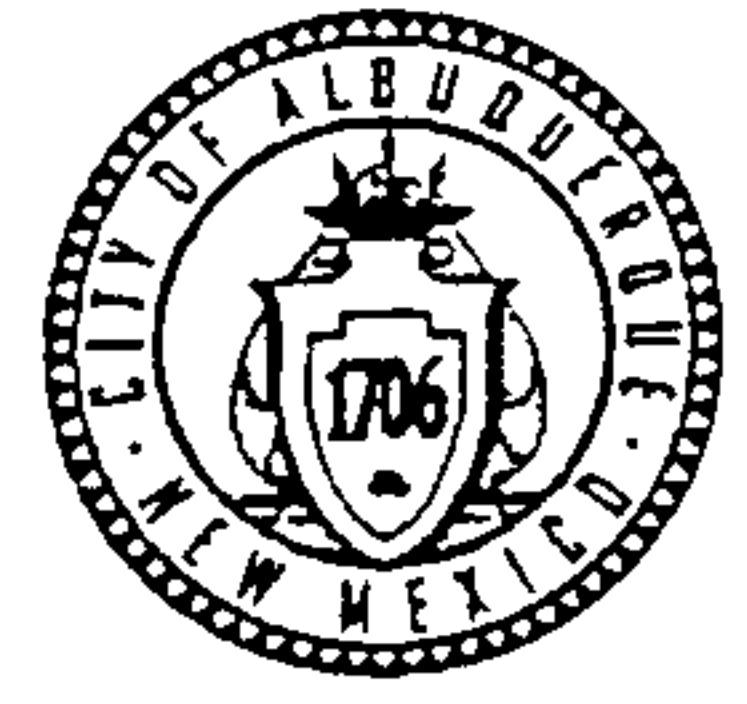
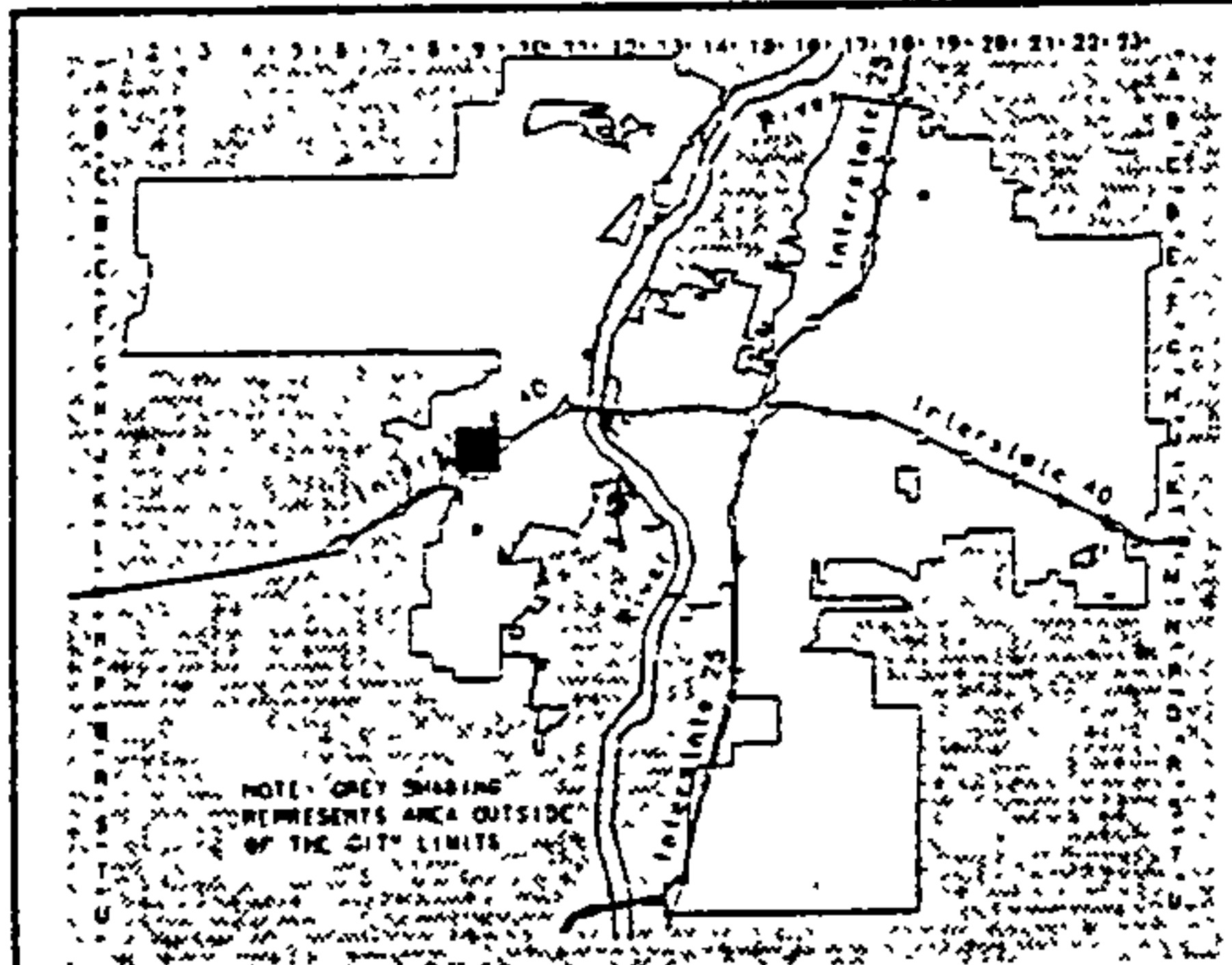
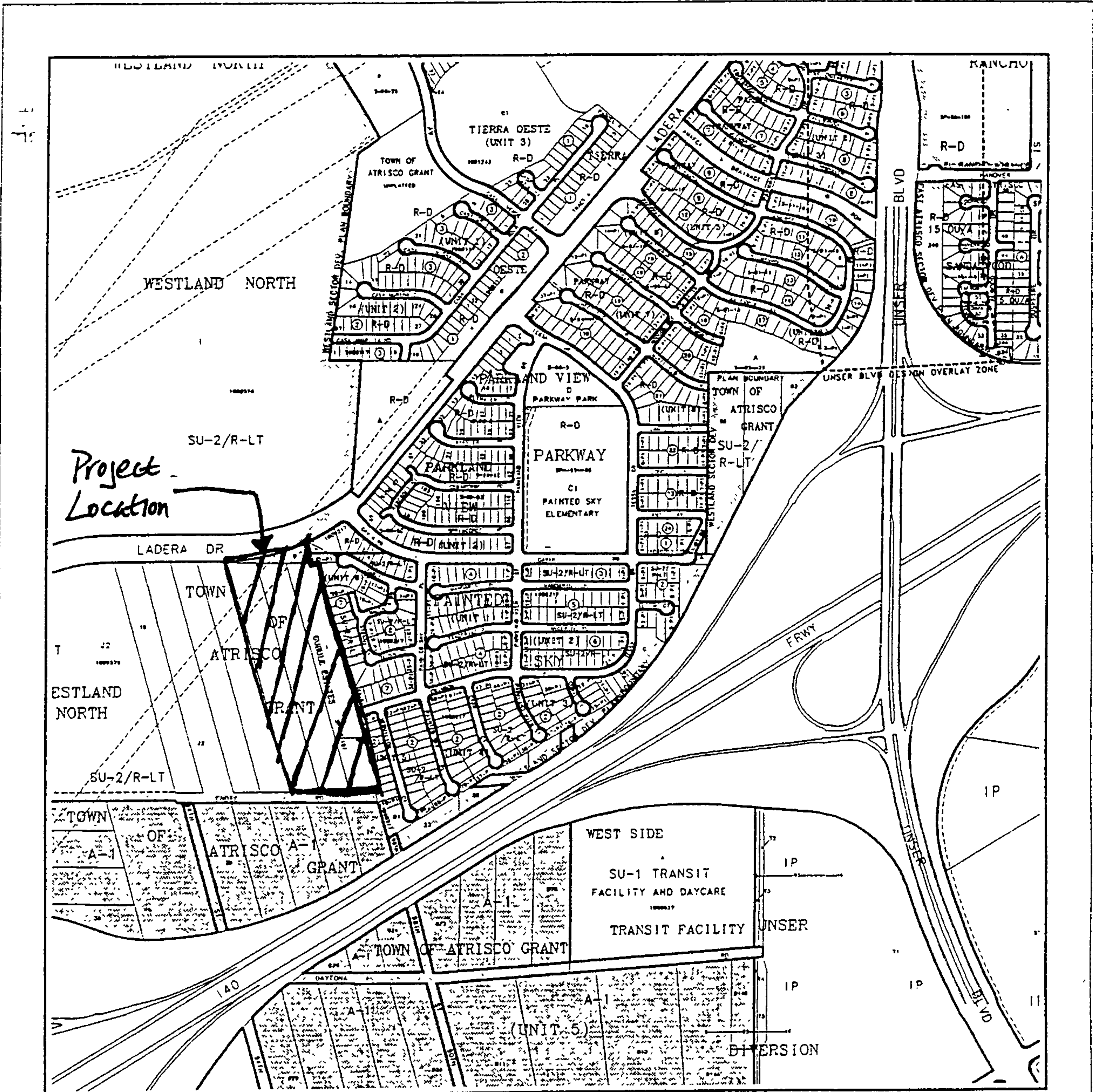
SALAZAR STEVEN & HELEN M  
8436 SCARLET CT. NW  
ALBUQUERQUE NM 87120

100905815525930434

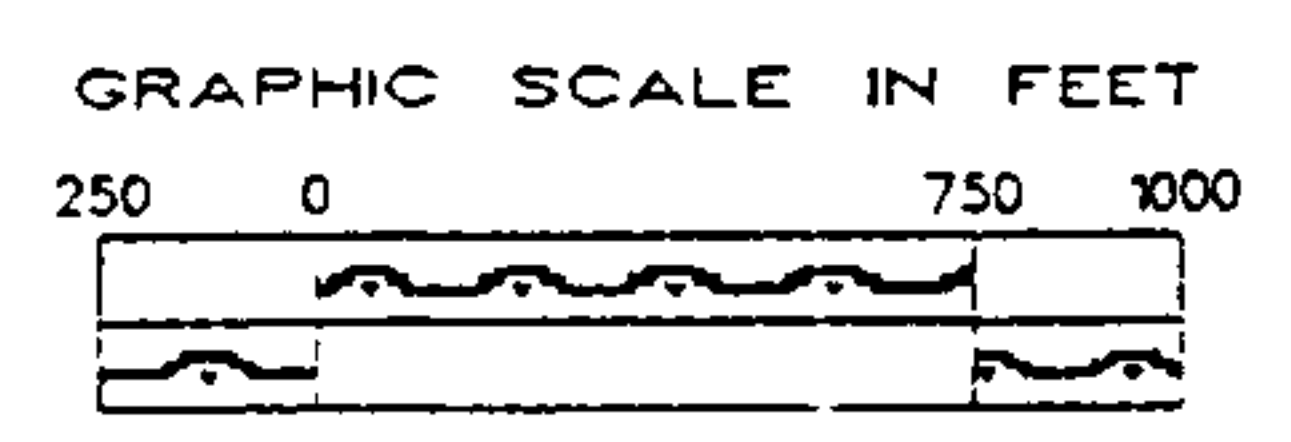
WALKER JAMES & DEBORAH  
8435 SCARLET CT. NW  
ALBUQUERQUE NM 87120

100905817020731112

JARAMILLO DANIEL J & MICKEY R  
8424 MAGENTA RD NW  
ALBUQUERQUE NM 87120



**A G I S**  
 Albuquerque Geographic Information System  
 PLANNING DEPARTMENT  
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**Zone Atlas Page**

**J-9-Z**

Map Amended through October 01, 2003

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 Sundero South Unit 8

AGIS MAP # T-9

LEGAL DESCRIPTION Lots 1+2, Gurule Estates; Lots 24+25, Town of Arisco Grant

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 March 4, 2005 [date]

Brad Blum 4-7-05  
Applicant / Agent Date

Brad Blum  
Hydrology Division Representative Date

X 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 December 1, 2004 [date]

Brad Blum 4-7-05  
Applicant / Agent Date

Dan King 4/7/05  
Utilities Division Representative Date

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





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 8, 2012

**Project# 1003813**

12DRB-70019 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) SEE ATTACHED PAPERWORK, **SUNDORO SOUTH** zoned SU-2/RLT, located on MOTEN & KAPUKA BETWEEN LADERA & ENDEE (J-9)

At the February 8, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by February 23, 2012, 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).



Jack Cloud, DRB Chair

Cc: Garcia/Kraemer & Associates  
Marilyn Maldonado  
file



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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, Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): GARCIA/KRAEMER + ASSOC PHONE: 505 242 5566  
 ADDRESS: 600 1<sup>st</sup> St NW #211 FAX: 505 242 9028  
 CITY: ALBUQ STATE NM ZIP 87102 E-MAIL: bilybomon@netnet.com

APPLICANT: DRAGONFLY DEVELOPMENT INC PHONE: 505 450 4388  
 ADDRESS: 12809 DONNETTE COURT NE FAX: \_\_\_\_\_  
 CITY: ALBUQ STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (16 of 105 original lots)

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. SEE ATTACHED Block: SEE ATTACHED Unit: 8  
 Subdiv/Addn/TBKA: SUNDORO SOUTH  
 Existing Zoning: SU-2 RLT Proposed zoning: NO CHANGE MRGCD Map No N/A  
 Zone Atlas page(s): J 09 UPC Code: SEE ATTACHED

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project 1003813  
05 DRB 01912, 05 DRB 00591, 09 DRB 70382

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 105 TOTAL No. of proposed lots: NO CHANGE Total site area (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: MOLTEN + KAPOKA  
 Between: LADERA DR NW and JENDEE RD NW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE William Z Kraemer DATE 1/24/12  
 (Print Name) WILLIAM KRAEMER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

| INTERNAL ROUTING   | Application case numbers | Action      | S.F.  | Fees            |
|--|--------------------------|-------------|-------|-----------------|
| <input checked="" type="checkbox"/> All checklists are complete  | <u>12DRB - 70019</u>     | <u>ESIA</u> | _____ | \$ <u>50.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____                    | <u>CMF</u>  | _____ | \$ <u>20.00</u> |
| <input checked="" type="checkbox"/> All case #s are assigned     | _____                    | _____       | _____ | \$ _____        |
| <input type="checkbox"/> AGIS copy has been sent                 | _____                    | _____       | _____ | \$ _____        |
| <input type="checkbox"/> Case history #s are listed              | _____                    | _____       | _____ | \$ _____        |
| <input type="checkbox"/> Site is within 1000ft of a landfill     | _____                    | _____       | _____ | \$ _____        |
| <input type="checkbox"/> F.H.D.P. density bonus                  | _____                    | _____       | _____ | \$ _____        |
| <input type="checkbox"/> F.H.D.P. fee rebate                     | _____                    | _____       | _____ | \$ _____        |
|  |                          |             |       | Total           |
|  |                          |             |       | \$ <u>70.00</u> |

Hearing date Feb. 8, 2012

[Signature]  
 Staff signature & Date 1-25-12

Project # 1003813

**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.

WILLIAM KRAEMER  
Applicant name (print)

William J Kraemer  
Applicant signature / date



[Signature]  
Planner signature / date

Form revised 4/07

Project # 1003813

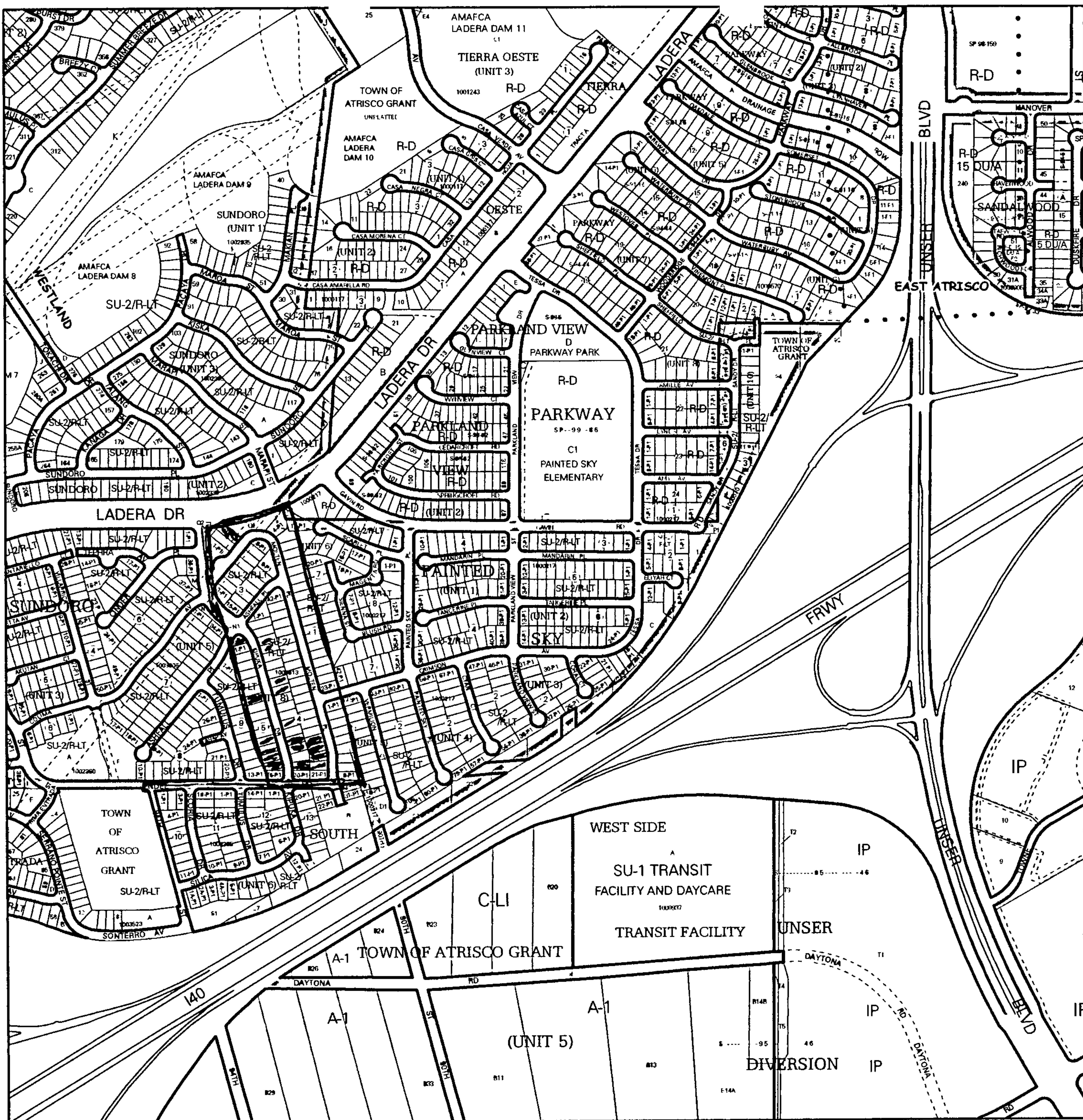
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
12 - DRB - 70019

\_\_\_\_\_

\_\_\_\_\_

1-25-12



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

105 lots  
18 lots

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-09-Z**

Selected Symbols

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

0 750 1,500 Feet

PROJECT  
100 3813

05 DRB-00591  
590  
01912

4/28/05  
sidewalk deferral  
prelim plat  
FINAL Plat  
1/6/06

**GARCIA/KRAEMER&ASSOCIATES**

600 First St. N.W., Suite 211  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

January 23, 2012

Jack Cloud, Chair  
DRB  
City of Albuquerque

RE: Extension of SIA for  
Temporary Deferral of Sidewalk Construction  
Sundoro South Unit 8

Dear Mr. Cloud:

The purpose of this letter is to explain and justify this request. The original sidewalk deferral for this subdivision was approved by the DRB in 05DRB-00591 on or about April 28, 2005. The Final Plat was approved in 05DRB-01912 on or about January 6, 2006. The last Sidewalk extension was approved in 09DRB70382.

The developer and builders have diligently pursued the build out of this subdivision. All of the other infrastructure has been built and is in place. The economy is still painfully slow and only two more units have been constructed in the last two years. Of the original 105 lots in the subdivision, 16 remain undeveloped and without sidewalks.

We are filing this request in order to be allowed to enter into an additional extension agreement to allow for the orderly completion of the development.

Sincerely,

  
WILLIAM L. KRAEMER

Sidewalks not built as of ~~1/10/09~~

1/24/11

| Address                      | Lot/Block         |
|------------------------------|-------------------|
| ✓836 Kipuka Dr. NW           | 19-P1/4           |
| ✓839 Kipuka Dr. NW           | 15-P1/5           |
| ✓843 Kipuka Dr. NW           | 14-P1/5           |
| ✓844 Kipuka Dr. NW           | 17-P1/4           |
| ✓847 Kipuka Dr. NW           | 13-P1/5           |
| ✓848 Kipuka Dr. NW           | 16-P1/4           |
| ✓851 Kipuka Dr. NW           | 12-P1/5           |
| ✓856 Kipuka Dr. NW           | 14-P1/4           |
| ✓904 Kipuka Dr. NW           | 10-P1/4           |
| ✓905 Kipuka Dr. NW           | 7-P1/5            |
| <del>908 Kipuka Dr. NW</del> | <del>9-P1/4</del> |
| <del>924 Kipuka Dr. NW</del> | <del>5-P1/4</del> |
| ✓928 Kipuka Dr. NW           | 4-P1/4            |
| ✓835 Molten Pl. NW           | 22-P1/4           |
| ✓839 Molten Pl. NW           | 23-P1/4           |
| ✓843 Molten Pl. NW           | 24-P1/4           |
| ✓847 Molten Pl. NW           | 25-P1/4           |
| ✓980 Molten Pl. NW           | 3-P1/1            |

12/05

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z

### ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- D
- L A
- APPEAL / PROTEST of...
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICATION INFORMATION:

Professional/Agent (if any): GARCIA/KRAEMER + ASSOC PHONE: 242 5566  
 ADDRESS: 200 LOMAS NW #111 FAX: BILYBOMAN@HOTMAIL.COM  
 CITY: ALBUQ STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

APPLICANT: DRAGONFLY DEVELOPMENT INC PHONE: 450 4388  
 ADDRESS: 12809 DONNETTE COURT NE FAX: \_\_\_\_\_  
 CITY: ALBUQ STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_

Proprietary interest in site OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: EXTENSION OF SIA FOR TEMPORARY DEFERRAL ON 19 of 105 original lots

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. SEE ATTACHED Block: SEE ATTACHED Unit: UNIT 8  
 Subdiv/Addn/TBKA: SUNDORO SOUTH  
 Existing Zoning: SU-2 RL Proposed zoning: NO CHANGE MRGCD Map No N/A  
 Zone Atlas page(s): J-09-Z UPC Code: SEE ATTACHED

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.). FINAL PLAT 05 DRB 01912 ; TEMPORARY DEFERRAL OF SIDEWALK CONST. 05 DRB00591

### CASE INFORMATION:

Within city limits?  Yes  No Within 1000FT of a landfill? NO  
 No. of existing lots: 105 TOTAL No. of proposed lots: \_\_\_\_\_ Total area of site (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS. On or Near. MOLTEN & KAPUKA  
 Between: LADERA DR NW and ENDEE RD NW

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

SIGNATURE William Kraemer DATE 12/10/09  
 (Print) WILLIAM KRAEMER 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

DRB - 70382

Action

ESD

S.F.

Fees

\$50.00

\$20.00

\$

\$

\$

\$

Total

\$70.00

Hearing date December 23 2009

Kraemer 12-11-09  
 Planner signature / date

Project # 1003813



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.)  
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 \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined  
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 \_\_\_ Sign Posting Agreement  
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 **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.

WILLIAM KAMMER  
 \_\_\_\_\_  
 Applicant name (print)  
 William Kammer  
 \_\_\_\_\_  
 Applicant signature / date

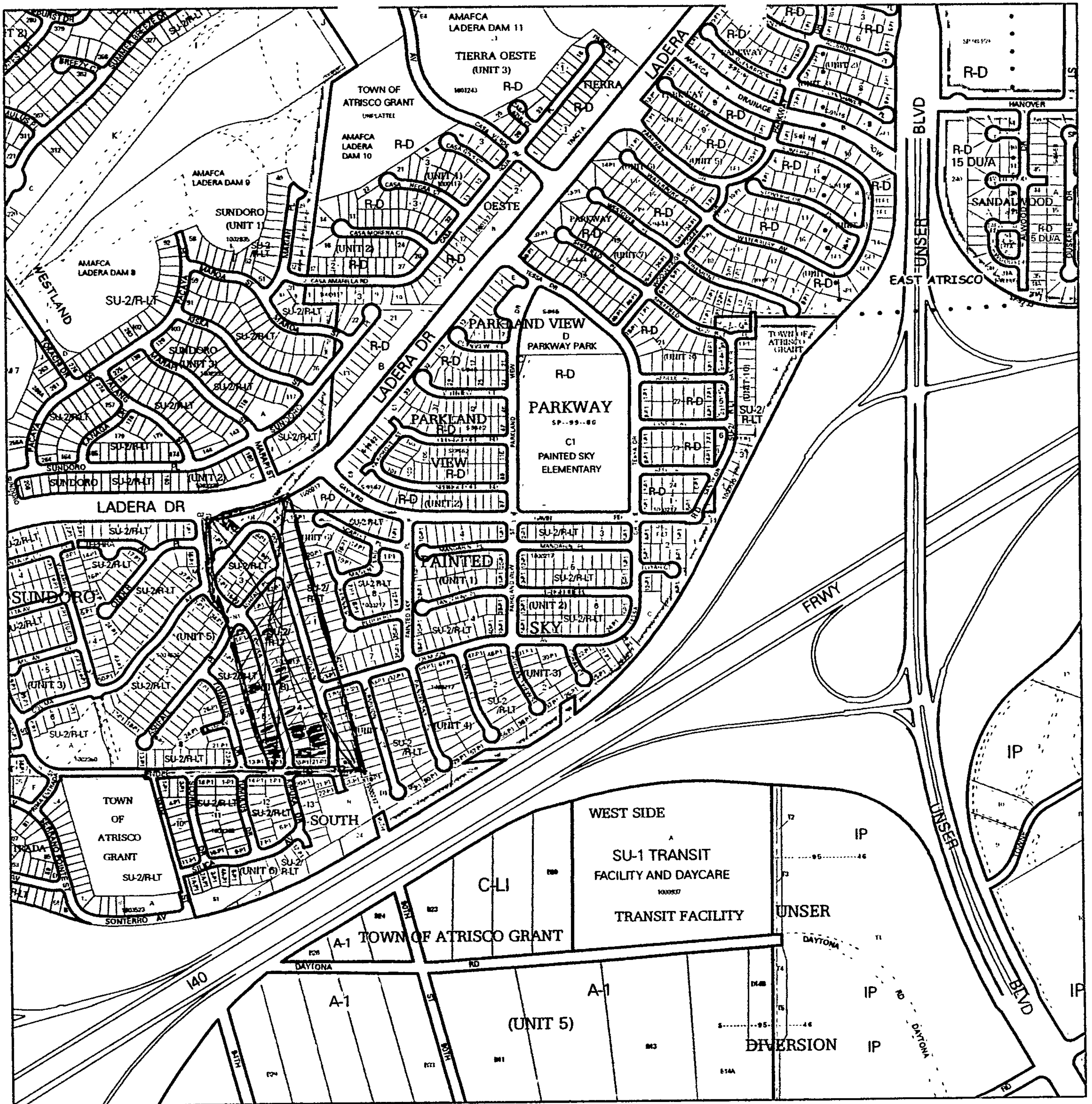


Form revised 4/07

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

Application case numbers  
 09DRB - 70382  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ 12-11-09  
 Planner signature / date  
 Project # 1003813



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

125 Lots  
18 Lots

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-09-Z**

Selected Symbols

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

0 750 1,500 Feet

**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

December 10, 2009

Jack Cloud, Chair  
DRB  
City of Albuquerque

RE: Extension of SIA for  
Temporary Deferral of Sidewalk Construction  
Sundoro South Unit 8

Dear Mr. Cloud:

The purpose of this letter is to explain and justify this request. The original sidewalk deferral for this subdivision was approved by the DRB in 05DRB-00591 on or about April 28, 2005. The Final Plat was approved in 05DRB-01912 on or about January 6, 2006.

The developer and builders have diligently pursued the build out of this subdivision. All of the other infrastructure has been built and is in place. There are 105 lots in the subdivision and all but 18 of those lots have been developed with dwelling units. Unforeseen market conditions have delayed the buildout of homes in this development.

We have been notified by the City of the upcoming deadline for construction of all remaining sidewalks and the City's intent to call the financial guaranty. We are filing this request in order to be allowed to enter into an additional extension agreement to allow for the orderly completion of the development.

Sincerely,



WILLIAM L. KRAEMER



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

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

**APPLICANT INFORMATION:**

NAME: Dragonfly Development, Inc. PHONE: 291-0353  
 ADDRESS: 12809 Donette Court NE FAX: 293-3580  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Developer  
 AGENT (if any): Thompson Engineering Consultants, Inc. PHONE: 271-2199  
 ADDRESS: 4800 Juan Tabo NE, Suite C FAX: 237-8422  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: tecnm@yahoo.com

**DESCRIPTION OF REQUEST:** Final Plat Review of 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. Tracts 1 & 2; Lots 24 & 25; Tract B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Gurule Estates; Town of Atrisco Grant; Painted Sky Subdivision, Unit 1 SUNDORA south unit 1  
 Current Zoning: SU-2/RLT Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): J-9 No. of existing lots: 4 No. of proposed lots: 105  
 Total area of site (acres): 14.98 Density if applicable: dwellings per gross acre: 7 dwellings per net acre: 11  
 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. 100905813220930510,100905815014030515,100905811219030501, MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Ladera Drive NW  
 Between: 98<sup>th</sup> Street NW and Gavin Road NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB 1003813

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 12-15-04

SIGNATURE David B. Thompson DATE 12-20-05  
 (Print) David B. Thompson  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

| <input checked="" type="checkbox"/> INTERNAL ROUTING                    | Application case numbers        | Action     | S.F.        | Fees            |
|---|---------------------------------|------------|-------------|-----------------|
| <input checked="" type="checkbox"/> All checklists are complete         | <u>05023</u> - <u>01912</u>     | <u>FP</u>  | <u>5(3)</u> | \$ <u>0</u>     |
| <input checked="" type="checkbox"/> All fees have been collected        |                                 | <u>CMF</u> |             | \$ <u>20.00</u> |
| <input type="checkbox"/> All case #s are assigned                       |                                 |            |             | \$ _____        |
| <input checked="" type="checkbox"/> AGIS copy has been sent             |                                 |            |             | \$ _____        |
| <input checked="" type="checkbox"/> Case history #s are listed          |                                 |            |             | \$ _____        |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill |                                 |            |             | \$ _____        |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              |                                 |            |             | Total           |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 | Hearing date <u>1/4/06</u>      |            |             | \$ <u>20.00</u> |
| <u>KE Sus</u> <u>12/20/06</u>   |                                 |            |             |                 |
| Planner signature / date  | <b>Project #</b> <u>1003813</u> |            |             |                 |

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

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

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

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

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

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

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

DAVID THOMPSON  
Applicant name (print)

[Signature]  
Applicant signature / date



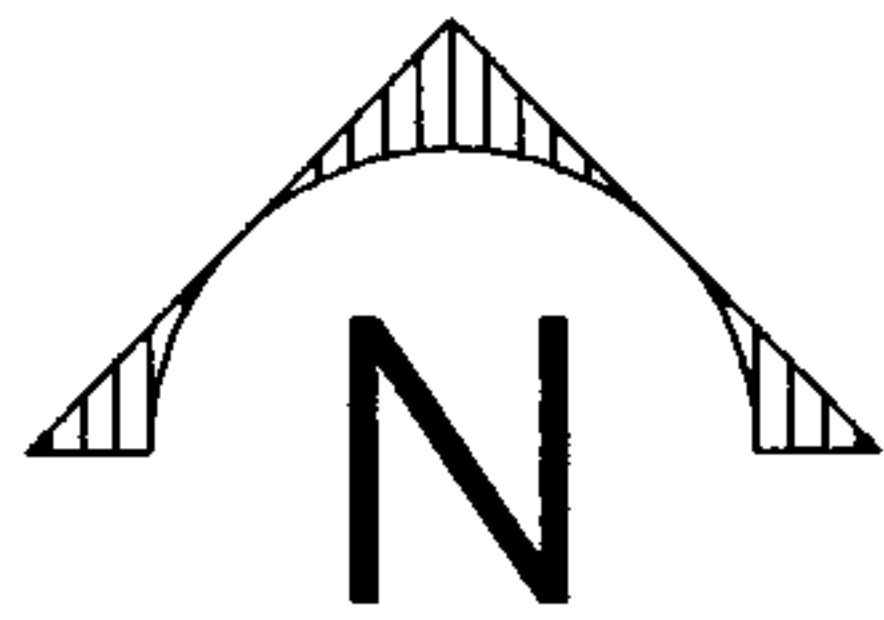
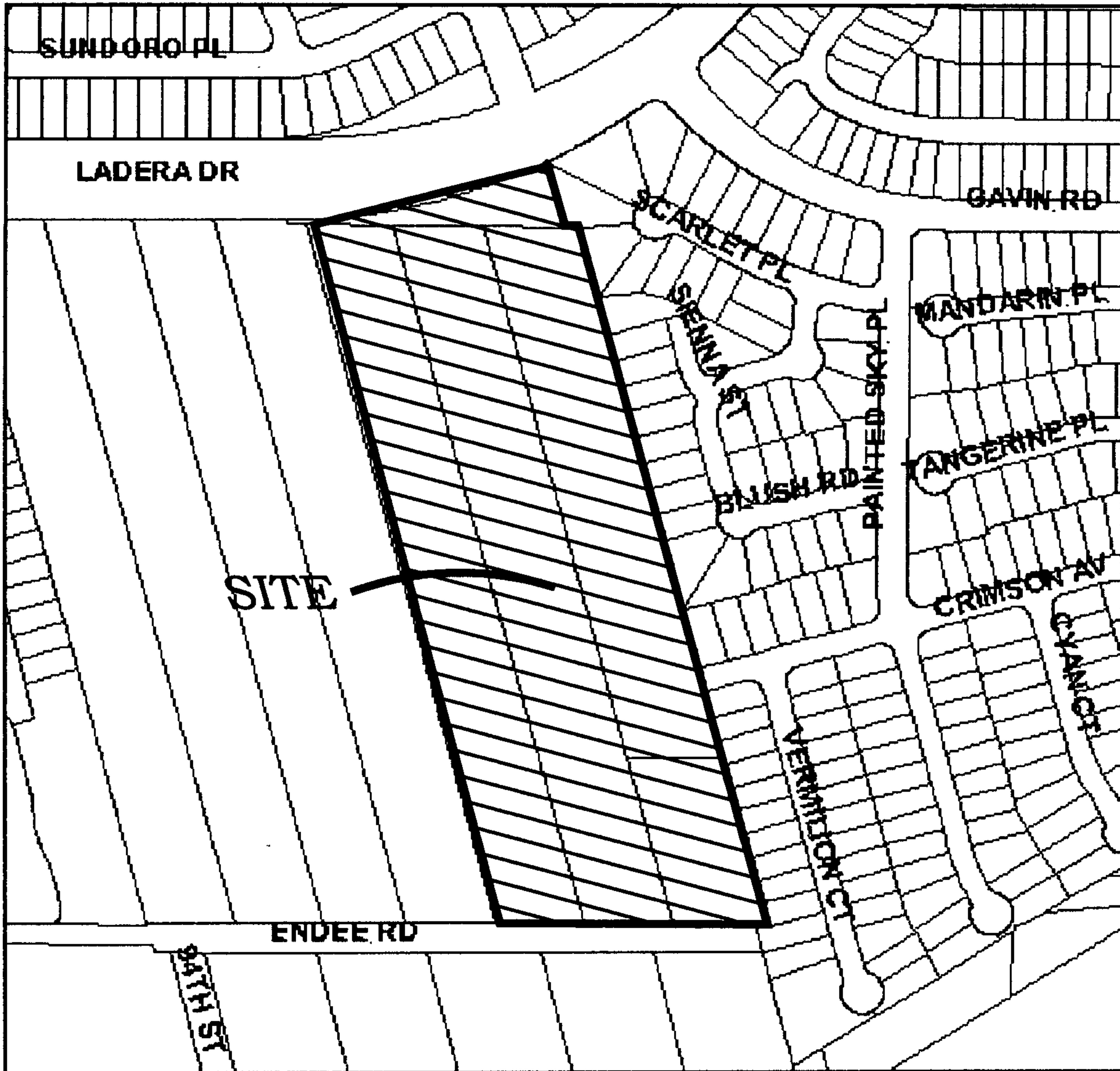
Form revised February 2003

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

Application case numbers  
05DRB - - 01912  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 12/20/05  
Planner signature / date

**Project #** 1003813



ZONE ATLAS MAP J-9-Z

10/1

B-2, offsite

No. of Lots: 105  
Nearest Major Streets  
Ladera + 98th Street

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 5<sup>th</sup> day of December, 2005, 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 Dragonfly Development, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 12809 Donette Court NE, Albuquerque, NM 87112 and whose telephone number is 291-0353, 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:] Lots 1 & 2, Grande Estates, recorded on May 17, 1976 in the records of the Bernalillo County Clerk at Book C11, pages 60 through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Dragonfly Development, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Sundoro South Unit B 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 30 day of November 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 727079.

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



No. of Lots: 105  
Nearest Major Streets  
Ladera + 98th Street

3-1  
onsite

**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 5<sup>th</sup> day of December, 2005, 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 Dragonfly Development, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 12909 Don He Court NE, Albuq, NM 87112 and whose telephone number is 291-0353, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

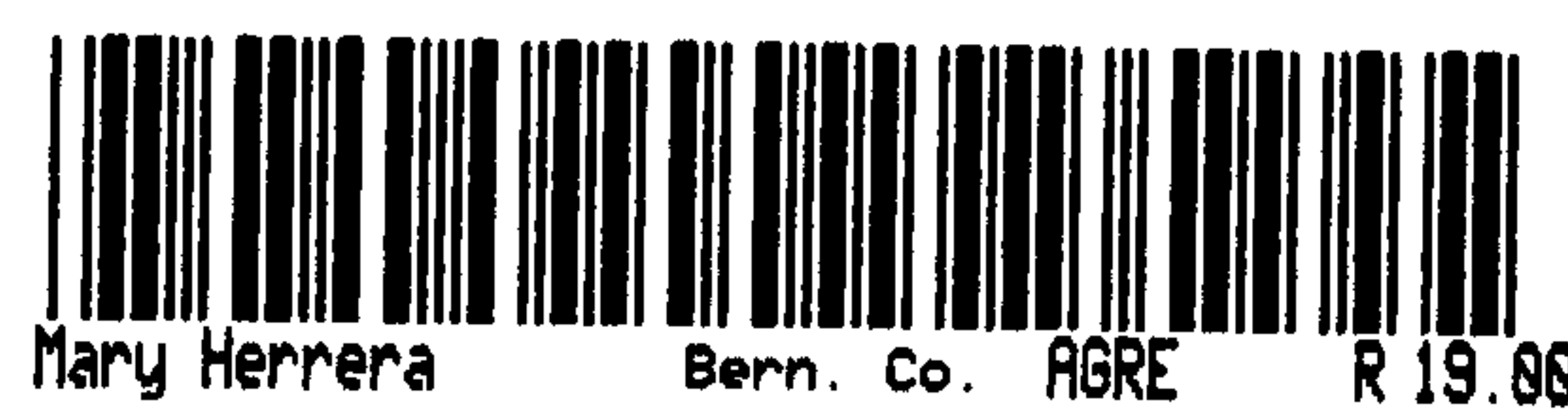
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1+2, Gurule Estates, recorded on May 17, 1976 in the records of the Bernalillo County Clerk at Book C11, pages 60 through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Dragonfly Development, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Sundora South Unit B 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 30 day of November, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 727079.

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





TS

David Higgins  
271-2199

No. of Lots: 105 12-13-05  
Nearest Major Streets  
Ladera + 98th Street

FIGURE 19  
SIDEWALK DEFERRAL AGREEMENT  
PROJECT NO. 727079

THIS AGREEMENT is made this 5<sup>th</sup> day of December, 2005, 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 Dragonfly Development, Inc ("Developer"), whose address is 12809 Donette Court NE, Albuquerque NM 87112 and whose telephone number is 21-0353, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): New Mexico Corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) lots 1 & 2, Gaurule Estates (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:): Sundero South Unit 8; 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 November 30, 2007 ("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.



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

PAID RECEIPT

APPLICANT NAME \_\_\_\_\_  
AGENT Thompson Engineering  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1003813 / 01912  
PROJECT NAME Sun Dozo Unit 8

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
\$ 0 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.<sup>50</sup> TOTAL AMOUNT DUE

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

THOMPSON ENGINEERING CONSULTANTS, INC. 1131  
505-271-2199  
P.O. BOX 65760  
ALBUQUERQUE, NM 87193

PAY TO THE ORDER OF City of Albuquerque DATE 12-20-05 95-654/1070  
Twenty & No/100 \*\*\*DUPLICATE\*\*\*  
City of Albuquerque \$ 20.00  
Treasury Division

NEW MEXICO BANK & TRUST P.O. Box 1048 Albuquerque, NM 87103 505-830-8100  
12/20/2005 11:10AM LOC: ANN  
RECEIPT# 012453/0 WSH 008 TRANSH 0009  
Activity 5424000 Fund 0110  
Activity 5424000 \$20.00

FOR \_\_\_\_\_

⑈001131⑈ ⑆107006541⑆ 614 408 an 3⑈nt \$20.00

Claire

Current DRC  
Project Number: \_\_\_\_\_

Figure 12

Date Submitted: 5-10-05  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 5/11/05  
 Date Preliminary Plat Expires: 5/11/06  
 DRB Project No.: 1003813  
 DRB Application No.: 05-00590

**ORIGINAL**

INFRASTRUCTURE LIST


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

SUNDORO SOUTH UNIT 8 SUBDIVISION  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
LOTS 1 & 2, GURULE ESTATES; LOTS 24 & 25, TOWN OF ATRISCO GRANT  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| SIA Sequence # | COA DRC Project # | Size        | Type of Improvement  | Location     | From             | To                       | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|-------------|--|--------------|------------------|--------------------------|-------------------|----------------|--------------------|
|                |                   | 30' wide    | Arterial paving w/curb and gutter both sides, 6' sidewalk south side   | Ladera Drive | Kipuka Drive     | 300 feet east            |                   |                |                    |
|                |                   | 50' wide    | Residential Paving wcurb and gutter south side, 6' sidewalk both sides | Kipuka Drive | Ladera Drive     | Tract M, Block 6, Unit 5 |                   |                |                    |
|                |                   | 50-54' wide | Residential Paving w/curb and gutter, 6' sidewalk both sides           | Kipuka Drive | Tract M, Block 6 | Colima Avenue            |                   |                |                    |
|                |                   | 54' wide    | Residential Paving wcurb and gutter, 6' sidewalk both sides            | Kipuka Drive | Colima Avenue    | Ashfall Place            |                   |                |                    |

ORIGINAL

| SIA Sequence # | COA DRC Project #   | Size  | Type of Improvement  | Location                                       | From   | To   | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|---|---|--|--|--|--|-------------------|----------------|--------------------|
|                |   | 28' wide  | Residential Paving w/curb and gutter, 4' sidewalk both sides*          | Kipuka Drive                                   | Endee Road                                       | Ashfall Place                                    |                   |                |                    |
|                |  | 28' wide<br><i>24' wide</i>                           | Residential Paving w/curb and gutter, 4' sidewalk both sides*<br>" " " | Molten Place<br><i>Molten Place</i>            | Endee Road<br><i>Cul-de-sac</i>                  | Cul-de-Sac<br><i>End</i>                         |                   |                |                    |
|                |   | 28' wide  | Residential Paving w/curb and gutter, 4' sidewalk both sides*          | Ashfall Place                                  | Molten Place                                     | <del>Kipuka Drive</del><br><i>Tract R</i>        |                   |                |                    |
|                |   | 28' wide<br><i>28' wide</i>                           | Residential Paving w/curb and gutter, 4' sidewalk both sides*<br>" " " | Crimson Avenue<br><i>Endee Road</i>            | Molten Place<br><i>16-P1</i>                     | East Subdivision Boundary<br><i>Molten Place</i> |                   |                |                    |
|                |   | <u>Water (2W Zone)</u><br>20"                         | Waterline  | Molten Place                                   | Ladera Drive                                     | Kipuka Drive                                     |                   |                |                    |
|                |   | 20"<br><i>6"</i>                                      | Waterline<br><i>Waterline</i>  | Kipuka Drive<br><i>Crimson Ave</i>             | Molten Place<br><i>Molten Place</i>              | Endee Road<br><i>Painted Sky</i>                 |                   |                |                    |
|                |   | <del>8"</del><br><i>8"</i>                            | Waterline<br><i>Waterline</i>  | Molten Place                                   | <del>Kipuka Drive</del><br><i>Endee Road</i>     | Ashfall Place                                    |                   |                |                    |
|                |   | <del>8"</del><br><i>8"</i>                            | Waterline<br><i>Waterline</i>  | Ashfall Place                                  | Kipuka Drive                                     | Molten Place                                     |                   |                |                    |
|                |   | <u>Water (3WR Zone)</u><br><del>8"</del><br><i>8"</i> | Waterline<br><i>Waterline</i>  | <del>Kipuka Drive</del><br><i>Kipuka Drive</i> | <del>Ashfall Place</del><br><i>Ashfall Place</i> | <del>Endee Road</del><br><i>Endee Road</i>       |                   |                |                    |
|                |   | <del>8"</del><br><i>8"</i>                            | Waterline<br><i>Waterline</i>  | Ashfall Place                                  | Kipuka Drive                                     | Molten Place                                     |                   |                |                    |
|                |   | <del>8"</del><br><i>8"</i>                            | Waterline<br><i>Waterline</i>  | Molten Place                                   | Ashfall Place                                    | <del>Endee Road</del><br><i>Kipuka Drive</i>     |                   |                |                    |
|                |   | <del>8"</del><br><i>8"</i>                            | <del>Waterline</del><br><i>Waterline</i>                               | <del>Kipuka Drive</del><br><i>Kipuka Drive</i> | <del>Endee Road</del><br><i>Endee Road</i>       | <del>Ashfall Place</del><br><i>Ashfall Place</i> |                   |                |                    |

ORIGINAL

| SIA Sequence # | COA DRC Project # | Size   | Type of Improvement                     | Location                              | From  | To                                    | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|--------|---|---------------------------------------|---|---------------------------------------|-------------------|----------------|--------------------|
|                |                   |        | <u>Water (2W Zone)</u>                  |                                       |   |                                       |                   |                |                    |
|                |                   | 6"     | Waterline**                             | Endee Road                            | West Subdivision Boundary                             | Molten Place                          |                   |                |                    |
|                |                   |        | <u>Sanitary Sewer</u>                   |                                       |   |                                       |                   |                |                    |
|                |                   | 8"     | Sanitary Sewer Line                     | Molten Place                          | Endee Road  | Cul-de-Sac                            |                   |                |                    |
|                |                   | 8"     | Sanitary Sewer Line                     | Ashfall Place                         | Molten Place  | Kipuka Drive                          |                   |                |                    |
|                |                   | 8"     | Sanitary Sewer Line                     | Kipuka Drive                          | Endee Road  | Ashfall Place                         |                   |                |                    |
|                |                   | 8"     | Sanitary Sewer Line**                   | Endee Road                            | West Subdivision Boundary                             | Molten Place                          |                   |                |                    |
|                |                   |        | <u>Drainage</u>                         |                                       |   |                                       |                   |                |                    |
|                |                   | 18-30" | Storm Drain                             | Molten Drive                          | Endee Road  | Lot 4, Block 2                        |                   |                |                    |
|                |                   | 18-24" | Storm Drain                             | Kipuka Drive                          | Endee Road  | Lot 16, Block 4                       |                   |                |                    |
|                |                   | 60"    | Storm Drain**                           | Endee Road                            | West Subdivision Boundary                             | Molten Place                          |                   |                |                    |
|                |                   | 66"    | Storm Drain**                           | Molten Place                          | Temporary Retention Pond                              | Endee Road                            |                   |                |                    |
|                |                   |        | 18 Acre-Foot Temporary Retention Pond** | Molten Drive<br><i>Place Terminus</i> | <del>Lots 36-41, Block 13, Sundoro South Unit 5</del> | <del>South Subdivision Boundary</del> |                   |                |                    |

ORIGINAL

NOTES

- 1) Paving Items include Residential street lights per DPM
  - 2) Paving Items include \*Residential sidewalks to be deferred
  - 3) Grading and Drainage Certification is required prior to release of Financial Guarantees
  - 4) Waterlines include valves, fittings and services
  - 5) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
  - 6) Sanitary Sewer Lines include manholes and services
  - 7) Landscape Maintenance Agreement for Landscaping in the public right-of-way
  - 8) Perimeter walls per DRB approved perimeter wall design
  - 9) Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
  - 10) AMAFCA Funding Agreement in the amount of \$40,738.11 required prior to Final Plat or Work Order.
- \*\* These Items ~~are~~ <sup>maybe</sup> Financially Guaranteed by DRB# 1003606 (City Project No. 727084)

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David B. Thompson  
NAME (print)

*[Signature]* 5/11/05  
DRB CHAIR Date

*[Signature]* 5/11/05  
PARKS & GENERAL SERVICES Date

Thompson Engineering Consultants, Inc.  
FIRM

*[Signature]* 5-11-05  
TRANSPORTATION DEVELOPMENT Date

AMAFCA Date

*[Signature]* 5-11-05  
SIGNATURE Date

*[Signature]* 5/11/05  
UTILITY DEVELOPMENT Date

Date

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

*[Signature]* 5/11/05  
CITY ENGINEER Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE     | DRC CHAIR          | USER DEPARTMENT    | AGENT/OWNER        |
|----------|----------|--------------------|--------------------|--------------------|
| 1        | 12/19/05 | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
|          |          |                    |                    |                    |
|          |          |                    |                    |                    |

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

|                |             |          |
|----------------|-------------|----------|
| TX/RX NO       | 3274        |          |
| CONNECTION TEL |             | 92378422 |
| SUBADDRESS     |             |          |
| CONNECTION ID  |             |          |
| ST. TIME       | 04/18 14:05 |          |
| USAGE T        | 00'51       |          |
| PGS.           | 2           |          |
| RESULT         | OK          |          |

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: Dave Thompson FAX # 237-8422

# PAGES (INCLUDING COVER SHEET) 2

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

**COMMENTS:**

#1003813 Planning comments  
only.



**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, May 4, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1003813**  
05DRB-00590 Major-Preliminary Plat  
Approval  
05DRB-00591 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (J-9)

At sketch plat review, Planning stated that the minimum lot size should be placed on the preliminary plat under subdivision data along with the zoning. The zoning is on the plat submitted but the lot size is not. Be sure Planning receives a corrected preliminary plat by Monday May 2, 2005 at noon with this information to avoid possible deferral.

Where are the pedestrian connections to other subdivisions, the the varied front yard setbacks, and the varied placement of garages called out in the Westland Master Plan? ~~Even though plats don't visually show the varied setbacks and the varied placement & orientation of garages, the wording should be included on the plat.~~

The perimeter wall submittal should be a new submittal without previous approval stamps. In addition, the perimeter walls for side yards that front streets must have an approved perimeter wall design as well. The location map does not include the lots subject to this regulation. It is doubtful that the landscaping will be part of the design for these side yards. So, a modified wall design is needed if this is the case.

Planning has no objection to the temporary deferral of sidewalks as shown on the sidewalk Exhibit.



#1003813 C/04/03

John Esquirel

• Back fence secure?



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

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

**APPLICANT INFORMATION:**

|   |                                |
|---|--------------------------------|
| NAME: <u>Dragonfly Development, Inc.</u>                      | PHONE: <u>291-0353</u>         |
| ADDRESS: <u>12809 Donette Court NE</u>                        | FAX: <u>293-3580</u>           |
| CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87112</u>     | E-MAIL: _____                  |
| Proprietary interest in site: <u>Developer</u>                |                                |
| AGENT (if any): <u>Thompson Engineering Consultants, Inc.</u> | PHONE: <u>271-2199</u>         |
| ADDRESS: <u>4800 Juan Tabo NE, Suite C</u>                    | FAX: <u>237-8422</u>           |
| CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87111</u>     | E-MAIL: <u>tecnm@yahoo.com</u> |

**DESCRIPTION OF REQUEST:** Preliminary Plat Review of Subdivision and Sidewalk Defferrel

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

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

Lot or Tract No. Tracts 1 & 2; Lots 24 & 25; Tract B Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Gurule Estates; Town of Atrisco Grant; Painted Sky Subdivision, Unit 1 TBK SANDORA SOUTH UNIT 8

Current Zoning: SU-2/RLT Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): J-9 No. of existing lots: 4 No. of proposed lots: 105

Total area of site (acres): 14.98 Density if applicable: dwellings per gross acre: 7 dwellings per net acre: 11

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. 100905813220930510,100905815014030515,100905811219030501, MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Ladera Drive NW  
Between: 98<sup>th</sup> Street NW and Gavin Road NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB 1003813

04DRB 01869

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 12-15-04

SIGNATURE David B. Thompson DATE 4-08-05  
(Print) David B. Thompson  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

|   |                            |                          |             |                         |
|---|----------------------------|--------------------------|-------------|-------------------------|
| <input type="checkbox"/> INTERNAL ROUTING                               | Application case numbers:  | Action                   | S.F.        | Fees                    |
| <input checked="" type="checkbox"/> All checklists are complete         | <u>05DRB - 00590</u>       | <u>PP</u>                | <u>S(2)</u> | <u>\$ 2520.00</u>       |
| <input checked="" type="checkbox"/> All fees have been collected        | <u>05DRB - 00591</u>       | <u>TDS</u>               |             | <u>\$ 0</u>             |
| <input checked="" type="checkbox"/> All case #s are assigned            |                            | <u>CMF</u>               |             | <u>\$ 75.00</u>         |
| <input checked="" type="checkbox"/> AGIS copy has been sent             |                            | <u>AD Fee</u>            |             | <u>\$ 75.00</u>         |
| <input checked="" type="checkbox"/> Case history #s are listed          |                            |                          |             | <u>\$</u>               |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill |                            |                          |             | <u>\$</u>               |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              |                            |                          |             | <u>\$</u>               |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 |                            |                          |             | <u>\$</u>               |
|   | Hearing date <u>5-4-05</u> |                          |             | Total <u>\$ 2615.00</u> |
|   | <u>4-8-05</u>              | Project # <u>1003813</u> |             |                         |
|   | Planner signature / date   |                          |             |                         |

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 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.

DAVID B THOMPSON  
Applicant name (print)

[Signature]  
Applicant signature / date



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

Application case numbers  
05DRB-00590  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised 11/04

[Signature] 4-8-05  
 Planner signature / date

**Project # 1003813**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

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

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

David B THOMPSON  
Applicant name (print)  
David B. Thompson  
Applicant signature / date  
4-8-05



Form revised 4/03 and October 2003

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

Application case numbers  
05 DRB-00591

[Signature]  
Planner signature / date  
4-8-05  
**Project # 1003813**

**THOMPSON Engineering Consultants, Inc.**

April 8, 2005

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

**Re: SUBMITTAL OF PRELIMINARY PLAT FOR SUNDORO SOUTH UNIT 8  
SUBDIVISION (DRB 1003813)**

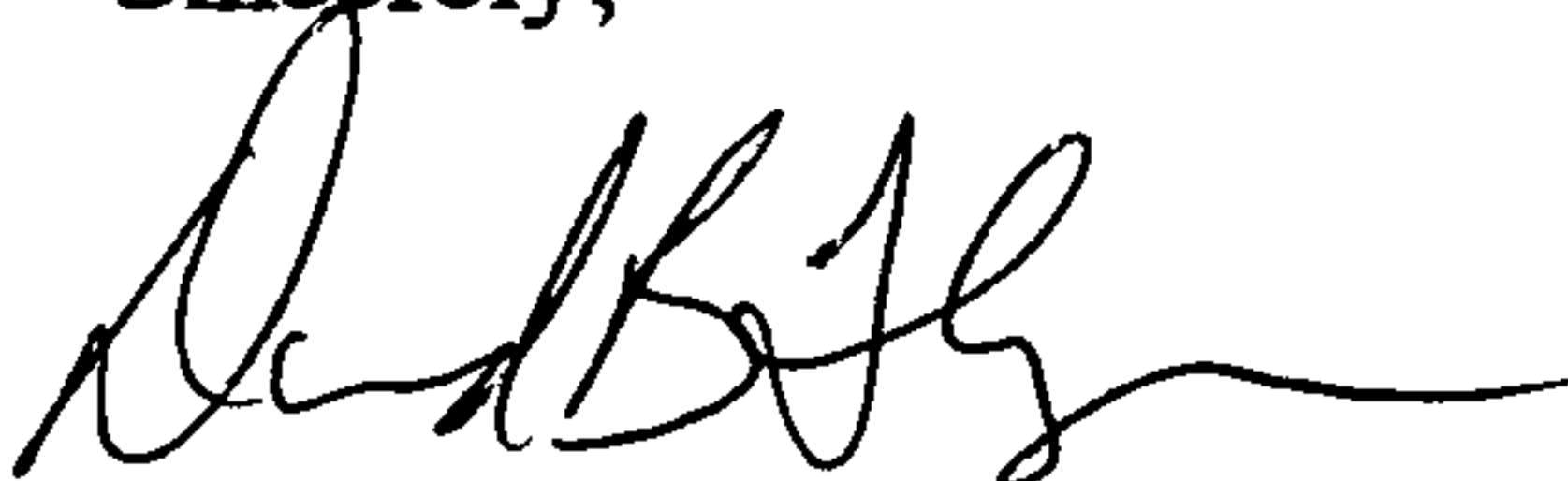
Dear Ms. Matson:

Enclosed please find an application and all required enclosures for Preliminary Plat submittal for the Sundoro South Unit 8 Subdivision. The proposed subdivision will have 105 single family residential lots. The property is currently zoned SU-2/R-LT and is included in the Westland Sector Development Plan.

The submittal also includes a request for deferral of sidewalks within the subdivision. The sidewalk construction deferral will consist of all sidewalks within the subdivision at the front of the lots. The deferral is requested so that the sidewalks are not damaged during the construction of the individual homes.

If you should have any questions, please call me at 271-2199.

Sincerely,



David B. Thompson, P.E.

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 Sundoro South Unit B

AGIS MAP # I-9

LEGAL DESCRIPTION Lots 1+2, Laurele Estates; Lots 24+25, Town of Arisco Grant

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 March 4, 2005 [date]

Brad Blum  
Applicant / Agent

4-7-05  
Date

Brad Blum  
Hydrology Division Representative

\_\_\_\_\_  
Date

X 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 December 1, 2004 [date]

Brad Blum  
Applicant / Agent

4-7-05  
Date

[Signature]  
Utilities Division Representative

4/7/05  
Date

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



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

PAID RECEIPT

APPLICANT NAME Dragonfly  
AGENT Thompson Eng.  
ADDRESS 4800 Juan Tabo  
PROJECT & APP # 1003813  
PROJECT NAME Sundara South un. 78

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 2520.00 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

\$ 2615<sup>00</sup> TOTAL AMOUNT DUE

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

95-673/1070 1267  
502001646

INTERFIRST PROPERTIES INC.  
12809 DONETTE CT. NE 505-291-0353  
ALBUQUERQUE, NM 87112

DATE 4/8/05

PAY TO THE ORDER OF City of Albuquerque \$ 2,615<sup>00</sup>

Two Thousand Six Hundred Fifteen & 00/100 DOLLARS

SUNRISE BANK OF ALBUQUERQUE  
225 GOLD SW, ALBUQUERQUE, NM 87102

MEMO \_\_\_\_\_

410700673212670502001646

MP



11111111

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

4/8/2005 12:25PM LOC: ANNX  
RECEIPT# 00038938 WSH# 008 TRANS# 0003  
Account 441032 Fund 0110  
Activity 3424000 TRSKAL  
Trans Amt \$2,615.00  
J24 Misc \$20.00

Thank You

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

4/8/2005 12:25PM LOC: ANNX  
RECEIPT# 00038939 WSH# 008 TRANS# 0003  
Account 441006 Fund 0110  
Activity 4983000 TRSKAL  
Trans Amt \$2,615.00  
J24 Misc \$2,520.00

Thank You

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

4/8/2005 12:25PM LOC: ANNX  
RECEIPT# 00038940 WSH# 008 TRANS# 0003  
Account 441018 Fund 0110  
Activity 4971000 TRSKAL  
Trans Amt \$2,615.00  
J24 Misc \$75.00  
CK \$2,615.00  
CHANGE \$0.00

Thank You

# CITY OF ALBUQUERQUE

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

APPLICANT: Dragonfly Development, Inc DATE OF REQUEST: 4/8/05 ZONE ATLAS PAGE(S): J-9

CURRENT:

ZONING SH-2/RLT

PARCEL SIZE (AC/SQ. FT.) 15.5 Acres

LEGAL DESCRIPTION:

LOT OR TRACT # 182, 24, 25 BLOCK # \_\_\_\_\_

SUBDIVISION NAME Conrude Estates; Town of Aersco Grant

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

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

# OF UNITS: 105  
BUILDING SIZE: 2500 (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 4-8-05  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER)

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

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

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

Notes: UPDATED PETROLUMPHS MASTER PLAN/SUNDORO DEV. TIS

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

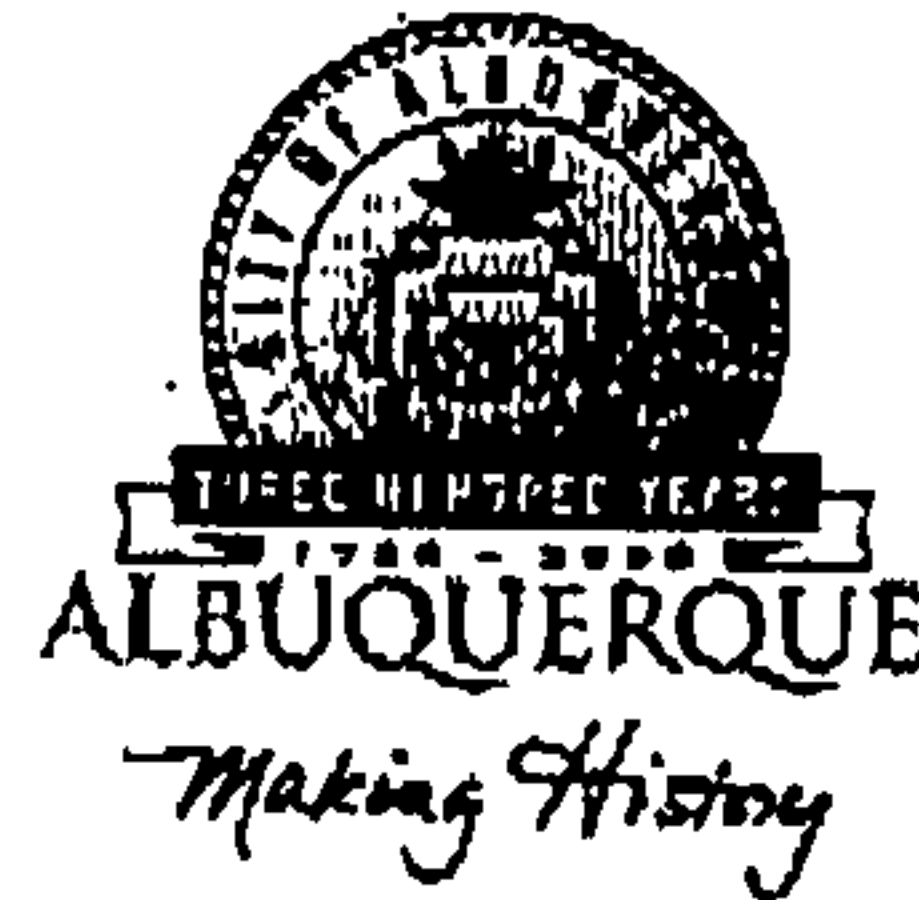
[Signature] 4-8-05  
TRAFFIC ENGINEER DATE

Environmental Health Department

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 3/29/05 [Signature] 4-8-05  
-FINALIZED 1/1/ TRAFFIC ENGINEER DATE



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

April 7, 2005

David Thompson  
Thompson Engineering Consultants, Inc.  
4800 Juan Tabo NE, Suite C / 87111  
Phone: 271-2199 Cell: 459-6933 Fax: 237-8422

Thank you for your inquiry of April 7, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1 AND 2, GURULE ESTATES; LOTS 24 AND 25, TOWN OF ATRISCO GRANT; TRACT O, SANDORO SOUTH, UNIT 5, LOCATED ON LADERA DRIVE NW BETWEEN UNSER BLVD. NW AND 98TH STREET NW, Zone Map J-9.**

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

## **SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at [juliaking@cabq.gov](mailto:juliaking@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Julia King*

Julia King  
Senior Office Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningmaform(10/27/04)

**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.

✂  
✂  
✂  
✂

# "Attachment A"

4/7/05

DAVID THOMPSON

THOMPSON ENGINEERING CONSULTANTS, INC.

4800 JUAN TABO NE, SUITE C / 87111

PHONE: 271-2199 CELL: 459-6933 FAX: 237-8422

ZONE PAGE: J-9

**Tierra Oeste NA (R)**

**\*Frank Briceno**

8615 Casa de Luz Ct. NW / 87120 883-7171 (h)

Bernadine Chavez

1601 Casa Florida NW / 87120 352-0876 (h)

**Parkway NA (R)**

**Carol Cunningham**

8012 Bridgewater Pl. NW / 87120 831-7187 (h)

Mary Loughran

8015 Fallbrook NW / 87120 836-7841 (h)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY 0-92,**  
**you are most welcomed to notify the following "*Unrecognized*" neighborhood**  
**associations of this project.**

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

44  
44  
44  
44  
44

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

\*\*\*\*\*

*(Below this line for ONC use only)*

Date of Inquiry: 4/07/05 Time Entered: 10:20AM ONC Rep. Initials: JK

THOMPSON Engineering Consultants, Inc.

April 8, 2005

Ms. Mary Loughran  
Parkway Neighborhood Association  
8015 Fallbrook NW  
Albuquerque, NM 87120

**RE: SUNDORO SOUTH UNIT 8 SUBDIVISION PRELIMINARY PLAT REVIEW**

Dear Ms. Loughran:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 105 lot subdivision. The location of the site is between Ladera Drive NW and Endee Road NW just west of Painted Skies Subdivision (please refer to enclosed vicinity map). The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, May 4, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE

THOMPSON Engineering Consultants, Inc.

April 8, 2005

Mr. Frank Briceno  
Tierra Oeste Neighborhood Association  
8615 Casa de Luz Court NW  
Albuquerque, NM 87120

**RE: SUNDORO SOUTH UNIT 8 SUBDIVISION PRELIMINARY PLAT REVIEW**

Dear Mr. Briceno:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 105 lot subdivision. The location of the site is between Ladera Drive NW and Endee Road NW just west of Painted Skies Subdivision (please refer to enclosed vicinity map). The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, May 4, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE

THOMPSON Engineering Consultants, Inc.

April 8, 2005

Ms. Bernadine Chavez  
Tierra Oeste Neighborhood Association  
1601 Casa Florida NW  
Albuquerque, NM 87120

**RE: SUNDORO SOUTH UNIT 8 SUBDIVISION PRELIMINARY PLAT REVIEW**

Dear Ms. Chavez:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 105 lot subdivision. The location of the site is between Ladera Drive NW and Endee Road NW just west of Painted Skies Subdivision (please refer to enclosed vicinity map). The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, May 4, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE



THOMPSON Engineering Consultants, Inc.

April 8, 2005

Ms. Carol Cunningham  
Parkway Neighborhood Association  
8012 Bridgewater Place NW  
Albuquerque, NM 87120

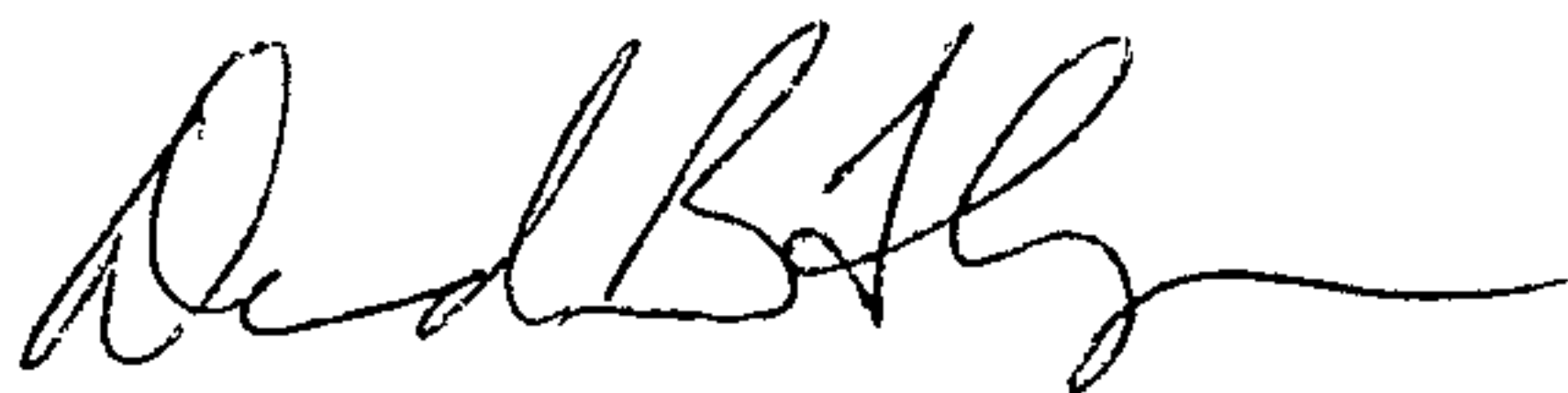
**RE: SUNDORO SOUTH UNIT 8 SUBDIVISION PRELIMINARY PLAT REVIEW**

Dear Ms. Cunningham:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 105 lot subdivision. The location of the site is between Ladera Drive NW and Endee Road NW just west of Painted Skies Subdivision (please refer to enclosed vicinity map). The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, May 4, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE

7003 2260 0007 2297 4630

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 City, State, ZIP+4 Albuquerque, NM 87120

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 City, State, ZIP+4 Albuquerque, NM 87120

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 or PO Box No. 8015 Fallbrook NW  
 City, State, ZIP+4 Albuquerque NM 87120

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Albuquerque, NM 87120  
 PS Form 3800, June 2002 See Reverse for Instructions

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| Total Postage & Fees                              | \$ |                  |

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 or PO Box No. 8105 Casa de Luz Court NW  
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Albuquerque, NM 87120  
 PS Form 3800, June 2002 See Reverse for Instructions

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| Restricted Delivery Fee<br>(Endorsement Required) |    |                  |
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 or PO Box No. 1101 Casa Florida NW  
 City, State, ZIP+4  
Albuquerque, NM 87120  
 PS Form 3800, June 2002 See Reverse for Instructions

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 or PO Box No. 8015 Fallbrook NW  
 City, State, ZIP+4  
Albuquerque, NM 87120  
 PS Form 3800, June 2002 See Reverse for Instructions

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from 4-19-05 To 5-4-05

#### 5. REMOVAL

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

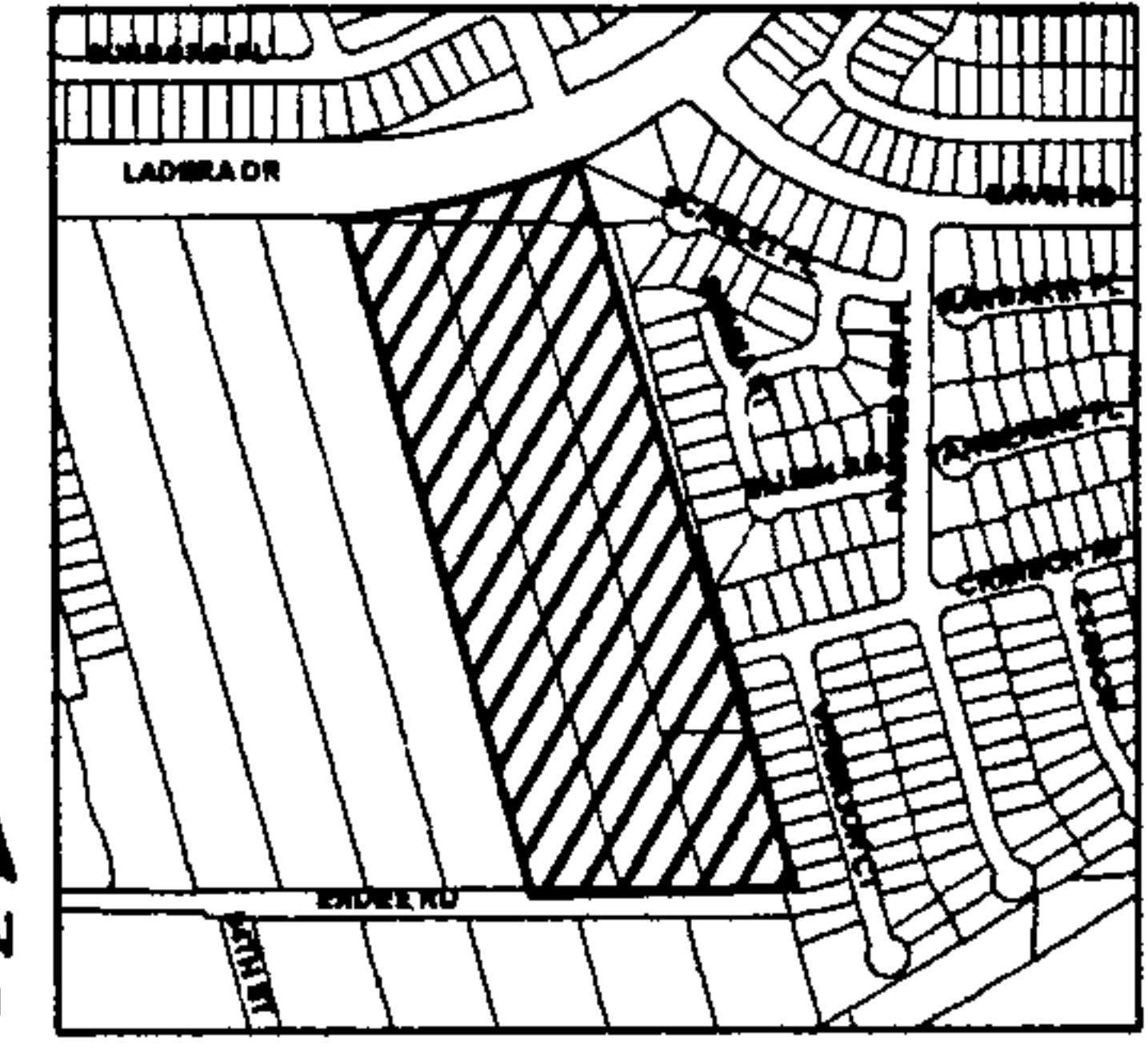
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent) 4-8-05 (Date)

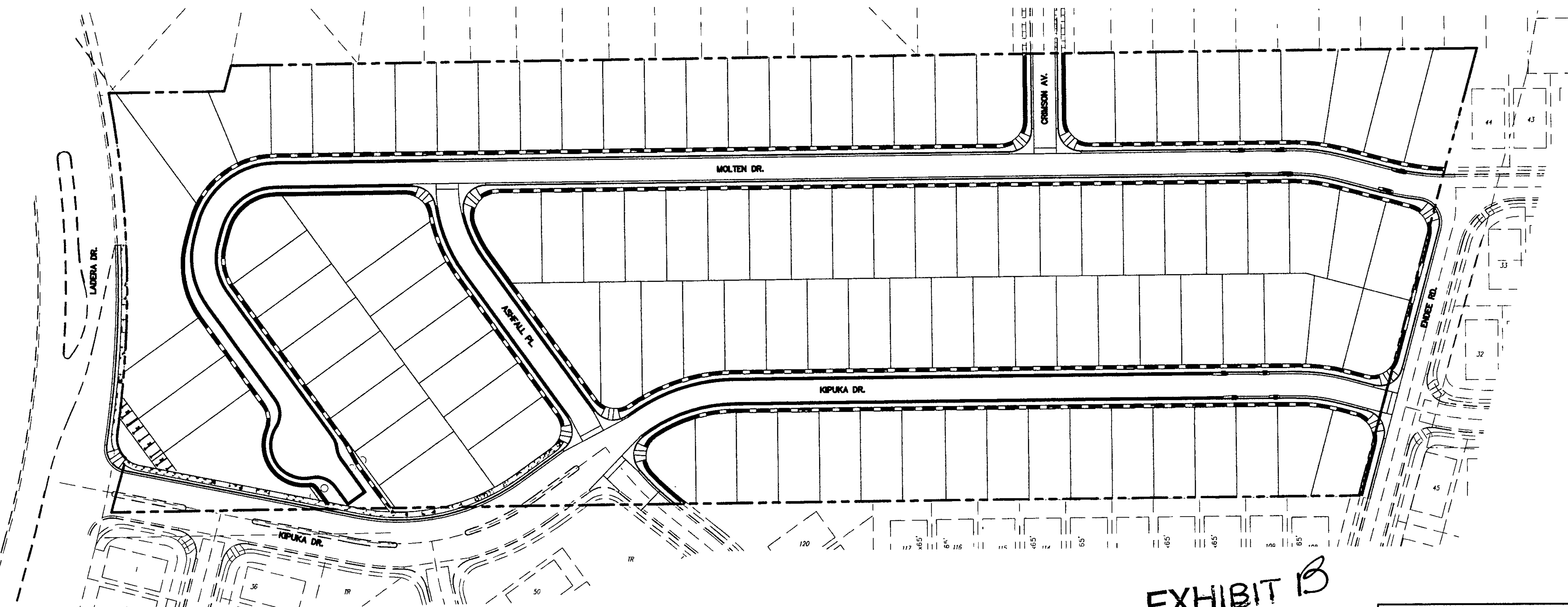
I issued 2 signs for this application, 4-8-05 (Date), [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003813

**LEGAL DESCRIPTION**  
 TRACTS 1 & 2, GURULE ESTATES  
 LOTS 24 & 25, TOWN OF ATRISCO GRANT  
 TRACT B, PAINTED SKY UNIT 1



| AS-BUILT INFORMATION       |      |
|----------------------------|------|
| CONTRACTOR                 | DATE |
| WORK STAKED BY             | DATE |
| INSPECTOR'S FIELD CHECK BY | DATE |
| VERIFICATION BY            | DATE |
| CORRECTED BY               | DATE |
| MICRO-FILM INFORMATION     |      |
| RECORDED BY                | DATE |
| NO.                        |      |



| BENCH MARK |      |
|------------|------|
| NO.        | DATE |

| SURVEY INFORMATION |      |
|--------------------|------|
| NO.                | DATE |
| BY                 |      |

| ENGINEER'S SEAL |      |
|-----------------|------|
| NO.             | DATE |

| NO. | DATE | REMARKS         | BY     |
|-----|------|-----------------|--------|
|     |      | DESIGN          |        |
|     |      | DESIGNED BY DBT | DATE : |
|     |      | DRAWN BY DEM    | DATE : |
|     |      | CHECKED BY DBT  | DATE : |

**EXHIBIT B**  
 Date 5/04/05

**LEGEND**

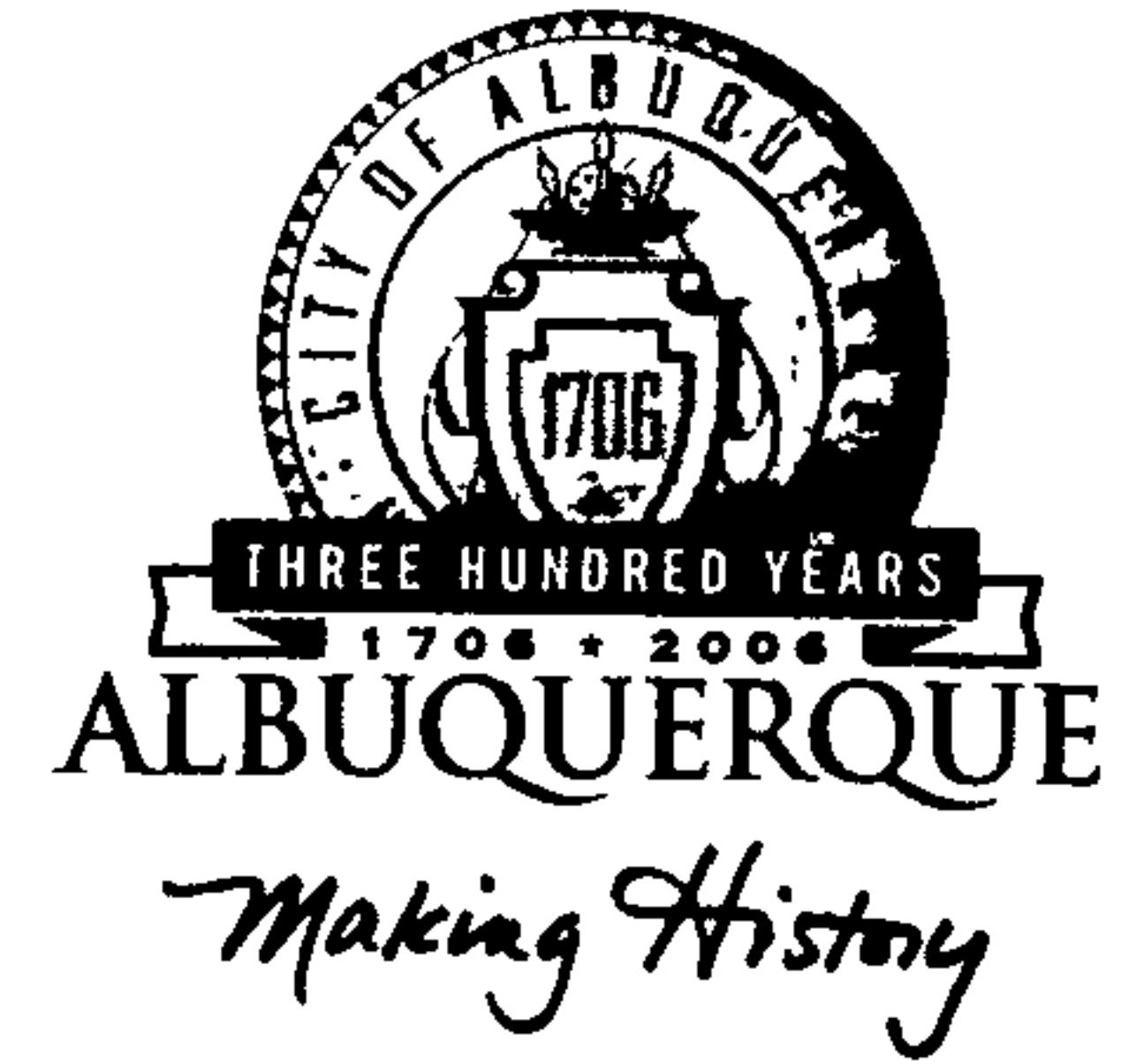
|      |                      |
|------|----------------------|
| ==== | PROPOSED 6' SIDEWALK |
| ---- | PROPOSED 4' SIDEWALK |
| ---- | DEFERRED 4' SIDEWALK |

SCALE:  
 1"=120'

**Thompson Engineering Consultants, Inc.**  
 4500 JUAN TABO NE, SUITE C ALBUQUERQUE, NEW MEXICO 87111  
 PHONE: (505) 271-2199 FAX: (505) 257-5422

| CITY OF ALBUQUERQUE<br>PUBLIC WORKS DEPARTMENT<br>TRANSPORTATION DEVELOPMENT |                        |
|--|------------------------|
| SIDEWALK EXHIBIT<br>SUNDORO UNIT 8   |                        |
| DESIGN REVIEW COMMITTEE  | CITY ENGINEER APPROVAL |
| MO./DAY/YR.  | MO./DAY/YR.            |
|  |                        |
|  |                        |
| City Project No. XXXX.XX   | Zone Map No. J-9-Z     |
| Sheet 1  | Of 1                   |

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003813**

**AGENDA ITEM NO: 24**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report is required for Preliminary Plat approval.

An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

Development projects with land area of 1 acre or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

An executed Subdivision Improvements Agreement with financial guarantees and a special agreement with AMAFCA is required for Final Plat sign-off.

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN

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

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

FOR:

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

**DATE:** December 15, 2004



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

Development Review Board Comments

**Project Number:** 1003813  
**Application Number:** 04DRB-01869

**DRB Date:** 12/15/04  
**Item Number:** 24

**Subdivision:** Sundoro South, Unit 8  
 Tracts 1-2, Lots 24 & 25, Town of Atrisco Grant

**Request for:**

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

**Zoning:** SU-2 RLT

**Zone Page:** J-09


**New Lots (or units) :** 106

**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 106 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:** 

Christina Sandoval, (DMD)

Phone: 768-3808





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DECEMBER 15, 2004  
DRB Comments

**ITEM # 23 & 24**

**PROJECT # 1003612 & 1003813 APPLICATION # 04-01868 & 01869**

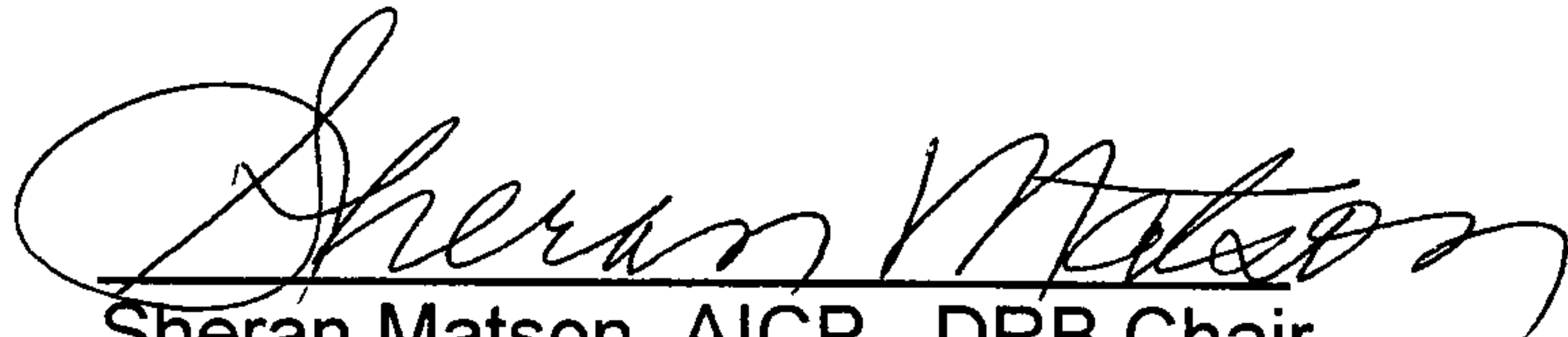
**RE: Sundoro Units 8 & 9/ sketch**

How about some landscaping tracts or open space or a park??

Be sure the zoning & minimum lot size is on the preliminary plat.

An approved perimeter wall design is required at preliminary plat application.

*Must have final Notice of Decision before making further DRB app.*



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

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

|   |                                |
|---|--------------------------------|
| NAME: <u>Dragonfly Development, Inc.</u>                      | PHONE: <u>291-0353</u>         |
| ADDRESS: <u>12809 Donette Court NE</u>                        | FAX: <u>293-3580</u>           |
| CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87112</u>     | E-MAIL: _____                  |
| Proprietary interest in site: <u>Developer</u>                |                                |
| AGENT (if any): <u>Thompson Engineering Consultants, Inc.</u> | PHONE: <u>271-2199</u>         |
| ADDRESS: <u>4800 Juan Tabo NE, Suite C</u>                    | FAX: <u>237-8422</u>           |
| CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87111</u>     | E-MAIL: <u>tecnm@yahoo.com</u> |

**DESCRIPTION OF REQUEST:** Sketch Plat Review of 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. Tracts 1 & 2; Lots 24 & 25 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Gurule Estates; Town of Atrisco Grant (TBK Surodoro Unit 8)  
 Current Zoning: SU-2/RLT Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): J-9 No. of existing lots: 4 No. of proposed lots: 106  
 Total area of site (acres): 14.98 Density if applicable: dwellings per gross acre: 7 dwellings per net acre: 11  
 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. 100905813220930510, 100905815014030515, 100905811219030501, 100905810419030503 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Ladera Drive NW  
 Between: 98<sup>th</sup> Street NW and Gavin Road NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 100570

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

SIGNATURE David B. Thompson DATE 12-07-04  
 (Print) David B. Thompson  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

|  |                              |                          |            |             |
|--|------------------------------|--------------------------|------------|-------------|
| <input type="checkbox"/> INTERNAL ROUTING                    | Application case numbers     | Action                   | S.F.       | Fees        |
| <input type="checkbox"/> All checklists are complete         | <u>04DRB - 01869</u>         | <u>SK</u>                | <u>SL3</u> | \$ <u>0</u> |
| <input type="checkbox"/> All fees have been collected        | _____                        | _____                    | _____      | \$ _____    |
| <input type="checkbox"/> All case #s are assigned            | _____                        | _____                    | _____      | \$ _____    |
| <input type="checkbox"/> AGIS copy has been sent             | _____                        | _____                    | _____      | \$ _____    |
| <input type="checkbox"/> Case history #s are listed          | _____                        | _____                    | _____      | \$ _____    |
| <input type="checkbox"/> Site is within 1000ft of a landfill | _____                        | _____                    | _____      | \$ _____    |
| <input type="checkbox"/> F.H.D.P. density bonus              | _____                        | _____                    | _____      | Total       |
| <input type="checkbox"/> F.H.D.P. fee rebate                 | Hearing date <u>12-15-04</u> | _____                    | _____      | \$ <u>0</u> |
| <u>David B. Thompson</u> <u>12-7-04</u>                      |                              | Project # <u>1003813</u> |            |             |
| Planner signature / date                                     |                              |                          |            |             |

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year.

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

DAVID THOMPSON  
Applicant name (print)

David B. Flynn 12-7-07  
Applicant signature / date

Form revised February 2003



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

Application case numbers  
04DRB - 01869  
 \_\_\_\_\_  
 \_\_\_\_\_

Christina 12-7-07  
Planner signature / date

**Project # 1003813**



December 7, 2004

Ms. Claire Senova  
DRB Administrative assistant  
Land Development Coordination Division/Planning  
Plaza del Sol – 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: REQUEST FOR SKETCH PLAT REVIEW FOR SUNDORO UNIT 8**

Dear Ms. Senova:

Please schedule a Sketch Plat Review at DRB for the above referenced subdivision. Enclosed are a DRB application, a zone atlas page with project area identified, and six copies of the conceptual layout for the proposed subdivision. Also enclosed for your information are six copies of a layout of both Sundoro Units 8 & 9 to show their relationship to each other. The subdivision is proposed to have 106 single family residential lots with a minimum width of 45 feet. The property is currently zoned SU-2/RLT. We are working with Westland Development to coordinate our infrastructure. This subdivision will become part of the Sundoro Development following all development standards as required by Westland Development.

If you should have any questions please call me at 271-2199.

Sincerely,

  
David B. Thompson, PE