# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 26, 2008

**Project# 1003828**
08DRB-70142 SIDEWALK WAIVER

WILLIAM T CANIGCIA agent(s) for CANDALARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) 23-P1, **CANDALARIA VILLAGE** zoned R-1, located on VALLE AND CANDELARIA (G-13)

At the March 26, 2008 Development Review Board meeting, a sidewalk variance for waiver of the sidewalk was approved as shown on Exhibit C in the Planning file.

Jack Cloud, AICP, DRB Chair

Cc: William T. Caniglia/Candelaria Village – 2707 Campbell Rd NW # 18
Marilyn Maldonado
File

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

## March 26, 2008 9:00AM
## MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development**

**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA**

**Christina Sandoval, Parks/Municipal Development**

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

**1.** **Project# 1007137**
08DRB-70097 VACATION OF PUBLIC RIGHT-OF-WAY

ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**

**2.** **Project# 1004036**
08DRB-70104 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MAX and VICTORIA CONTRERAS request(s) the above/ referenced action(s) for all or a portion of **MAX REPLAT** zoned RA-2 and R-1, located on the west side of RIO GRANDE BLVD NW BETWEEN LOS ANAYAS RD NW AND ZICKERT RD NW containing approximately 1.0661 acre(s). (H-12, H-13) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

**3.** **Project# 1000965**
08DRB-70109 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above/ referenced action(s) for all or a portion of **ANDALUCIA AT LA LUZ,** zoned SU-1, located on the east side of COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 84.7 acre(s). (F-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

**4. Project# 1004739**
08DRB-70110 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for SIERRA AT THE TRAILS, INC request(s) the above/ referenced action(s) for all or a portion of **SANTA FE 3 AT THE TRAILS UNIT 2** zoned SU-2/ RD, located on the NORTHWEST CORNER OF TREELINE AVE NW AND OAKRIDGE ST NW, containing approximately 19.3591 acre(s). (C-9) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

**5. Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER
08DRB-70138 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29,** zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) *[Deferred from 2/27/08 & 3/12/08].* **DEFERRED TO 4/2/08 AT THE AGENT'S REQUEST.**

**6. Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07,11/14/07, 12/12/07, 1/30/08 & 2/27/08]* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

**7. Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08,3/5/08, 3/12/08 & 3/19/08.]* **DEFERRED TO 4/2/08 AT THE AGENT'S REQUEST.**

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

**8.** **Project# 1006865**
08DRB-70117 EPC APPROVED SDP FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR DR NE containing approximately 15.701 acre(s). (G-16) *[Deferred from 3/12/08]* **WITH THE SIGNING OF THE INFRASTUCTURE LIST DATED 3/26/08, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND EASMENTS, AND TO TRANSPORTATION FOR EASEMENT AND COMMENTS – A PLAT MAY BE NEEDED FOR DEDICATION OF RIGHT-OF-WAY.**

**9.** **Project# 1006973**
08DRB-70119 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70120 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 3/12/08]* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

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

**10.** ~~**Project# 1003828**~~
08DRB-70142 SIDEWALK WAIVER

WILLIAM T CANIGCIA agent(s) for CANDALARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) 23-P1, **CANDALARIA VILLAGE** zoned R-1, located on VALLE AND CANDELARIA (G-13) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**11.** **Project# 1003857**
08DRB-70141 MAJOR - FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for MICHAEL GONZALES request(s) the above action(s) for all or a portion of Tract(s) B TBK LOTS 1-12 & TRACT A, **BARELAS COFFEE HOUSE To Be Known As BARELAS TOWN HOMES,** zoned SU-2 & SU-2 R-T, located on SIMPIER LANE SW BETWEEN 8TH ST SW AND 4TH ST SW containing approximately 1.0618 acre(s). (L-14) **THE FINAL PLAT WAS APPROVED. AGENT MUST PROVIDE 3 COPIES OF RECORDED PLAT TO PLANNING.**

**12. Project# 1006940**
08DRB-70139 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORPOTATION agent(s) for FABIAN IBARRA request(s) the above action(s) for all or a portion of Lot(s) 17-20, **ORIGINAL TOWNSITE OF WESTLAND** zoned C-2, located on BRIDGE BLVD SW BETWEEN 86TH ST SW AND 90TH ST SW containing approximately 1.1941 acre(s). (K-09) **WITH THE SIGNING OF THE INFRASTUCTURE LIST DATED 3/26/08, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

**13. Project# 1005513**
08DRB-70035 MINOR - FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW,** zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION AND TO PLANNING TO RECORD AND FOR 3 COPIES.**

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

**14. Project# 1001970**
08DRB-70140 SKETCH PLAT REVIEW AND COMMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL JR request(s) the above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST** zoned RL-T, located on ST JOSEPH AVE NW BETWEEN UNSER BLVD NW AND LADERA DR NW containing approximately 2.7 acre(s). (G-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

**15.** Approval of the Development Review Board Minutes for October 31, 2007.

**16.** Other Matters: None

ADJOURNED: 10:35

# CITY OF ALBUQUERQUE

## CITY OF ALBUQUERQUE
### PLANNING DEPARTMENT
#### HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828** **AGENDA ITEM NO: 10**

**SUBJECT:**

Sidewalk Variance

**ACTION REQUESTED:**

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the subject request.

**RESOLUTION:**

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

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

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

FOR:

**SIGNED**: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

**DATE**: March 26, 2008

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**March 26, 2008**
**DRB Comments**

**ITEM # 10**

**PROJECT # 1003828** **APPLICATION # 08-70142**

**RE: Candelaria Village**

Consideration of a “materials” variance is recommended, to allow paver stones or similar ‘soft’ pedestrian way.

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

October 17, 2007 9:00 AM
MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant
Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, ABCWUA
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 ANGELA GOMEZ, 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: Changes and/or Additions to the Agenda
B. New or Old Business

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

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

1. **Project# 1002848**
   07DRB-70267 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

   TIERRA WEST LLC agent(s) for LARRY MILLER ANERICAN TOYOTA request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA,** zoned SU-2,SU-1 FOR AUTO SALES, located on ALAMEDA BLVD NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 5 acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1005236**
07DRB-70268 VACATION OF PUBLIC EASEMENT
07DRB-70269 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for ZIA PARK TOWNEHOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION,** zoned SU-1/TOWNHOMES, located on ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA RD NE containing approximately 2.9788 acre(s). (K-22) **DEFERRED TO 10/24/07 AT THE AGENTS REQUEST**

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

3. **Project# 1004873**
07DRB-70283 EPC APPROVED SDP FOR BUILD PERMIT

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK,** zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) *[Deferred from 10/10/07]* (R-16, R-17) *[Catalina Lehner, EPC Planner]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR CORRECTIONS TO NOTES 2, 9,10 AND 11 ON UTILITY PLAN, AND FOR 3 COPIES.**

4. **Project# 1000771**
07DRB-70281 EPC APPROVED SDP FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments,** zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) *[Deferred from 10/10/07] [Carol Toffaletti, EPC Planner]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/17/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, AND FOR EASEMENT TAPER, AND TO PLANNING FOR 3 COPIES.**

5. **Project# 1005132**
07DRB-70305 MINOR - SDP FOR BUILDING PERMIT

THE DESIGN GROUP agent(s) for DR BERNITSKY request(s) the above action(s) for all or a portion of Tract(s) B-1, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2 FOR O1, located on HOLLY AVENUE NE BETWEEN SAN PEDRO NE AND LOUISANNA NE containing approximately 0.76 acre(s). (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR SIDEWALK EASEMENT ON HOLLY AVE, FOR PARTICIPATION IN TRAFFIC SIGNAL AT HOLLY NE AND SAN PEDRO NE, AND TO PLANNING FOR 3 COPIES.**

07DRB-70306 MINOR - SDP FOR BUILDING PERMIT

THE DESIGN GROUP agent(s) for ZIA RISING request(s) the above action(s) for all or a portion of Tract(s) C-1, **NORTH ALBUQUERQUE ACRES,** zoned SU-2 FOR O1, located on HOLLY PLACE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.27 acre(s). (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR SIDEWALK EASEMENT ON HOLLY AVE, FOR PARTICIPATION IN TRAFFIC SIGNAL AT HOLLY NE AND SAN PEDRO NE, AND TO PLANNING FOR 3 COPIES.**

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

6. **Project# 1003238**
07DRB-70295 SIDEWALK WAIVER

EVERGREEN DURANES LTD CO request(s) the above acion(s) for all or a portion of Lot(s) 29 P-1, **FLORAL MEADOWS,** zoned R-LT, located on ON SARITA AVE containing approximately 0.25 acre(s). (H-13) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project# 1005539**
07DRB-70279 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as TIERRA BUENA ESTATES)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) *[Deferred from 10/03/07]* **DEFERRED TO 10/24/07 AT THE AGENTS REQUEST.**

8. **Project# 1005182**
07DRB-70309 MAJOR - FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION Unit(s) 2,** zoned SU2-SRSL, located on ROSA PARKS ROAD NW BETWEEN ALOE ROAD NW AND KIMMICK DRIVE containing approximately 35.4714 acre(s). (C-10 C-11) **DEFERRED TO 10/24/07 AT THE AGENTS REQUEST.**

9. **Project# 1005271**
07DRB-70303 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for WALDO GRIEGO request(s) the above action(s) for all or a portion of Lot(s) 31, **WEAKS ADDITION,** zoned R-1, located on 47TH STREET NW BETWEEN CENTRAL AVE NW AND GLENDALE PL NW containing approximately .1802 acre(s). (R-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITY SIGNATURES.**

10. **Project# 1006890**
07DRB-70308 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Lot(s) 5-11 AND PORTION OF 12 & 13-15, Block(s) 17, Tract(s) 15-A, **MONKBRIDGE ADDITION (TBK TRACTS A & B, NEW MEXICO BANK & TRUST),** zoned P, C-1 & C-3, located on CANDELARIA NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately 1.9616 acre(s). (G-14) **DEFERRED TO 10/24/07.**

11. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07].* (C-9) **DEFERRED TO 4/16/08 AT THE AGENTS REQUEST.**

12. **Project# 1005465**
07DRB-70277 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or a portion of Tract(s) C, **SOUTH BROADWAY INDUSTRIAL ACRES,** zoned SU-2 HM, located on WOODWARD RD SE BETWEEN BROADWAY BLVD SE AND 2ND ST SE containing approximately 3.52 acre(s). (M-14) *[Deferred from 10/03/07]* **DEFERRED TO 10/24/07 AT THE AGENTS REQUEST.**

13. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07, 7/11/07 & 08/22/07 ]* (G-13) **WITHDRAWN AT AGENTS REQUEST.**

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

14. **Project# 1006882**
07DRB-70304 SKETCH PLAT REVIEW AND COMMENT

MONICA MONTOYA - BARELAS CPC agent(s) for VERA M MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 4, **SANTA FE ADDITION,** zoned SU2-R1, located on SANTA FE SW BETWEEN 9TH ST SW AND 8TH ST SW containing approximately .1 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

15. Approval of the Development Review Board Minutes for August 22nd and August 29th 2007.

Other Matters: **Project # 1003102**
**Application # 06DRB-00935 ( Soft Lofts)**
**Application # 06DRB-00936 (Soft Lofts)**
**was withdrawn at the Agent's request.**

ADJOURNED: 9:59 AM

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

August 22, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

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

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A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project# 1003859**
   07DRB-70161 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

   BOHANNAN HUSTON INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-9, **NORTH ANDALUCIA AT LA LUZ,** zoned SU-1 for C-2, O-1 & PRD, located on COORS BLVD NW BETWEEN MONTANO RD NW AND LEARNING RD NW containing approximately 50.77 acre(s). (E-12 & F-12) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project# 1004355**
07DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of **VISTA VIEJA, UNIT 2,** zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW. (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

3. **Project# 1004607**
07DRB-70147 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 12 & 14, 20, **VISTA VIEJA, UNITS 3 & 4,** zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1002739**
07DRB-70148 VACATION OF PUBLIC EASEMENT
07DRB-70149 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70150 MINOR - SDP FOR SUBDIVISION
07DRB-70151 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
07DRB-70152 SIDEWALK WAIVER
07DRB-70153 MINOR - TEMP DEFR SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Parcel(s) 4 & 6, **ANDERSON HEIGHTS, UNIT 4 & 6,** zoned R-D, located on 118th ST NW BETWEEN COLONEL AVE NW AND AMOLE MESA NW containing approximately 56.8675 acre(s). *[Deferred from 08/15/07]* (N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 07/20/07, THE PRELIMINARY PLAT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND FOR 3 COPIES OF THE PLAN. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE SIDEWALK WAIVER AND THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WERE APPROVED AS SHOWN OF EXHIBIT C.**

5. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07, 07/25/07, 07/22/07 & 08/22/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

6. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/22/07]* (C-9) **Deferred at the agent's request to 09/05/07.**

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

7. **Project# 1004622**
07DRB-70197 EPC APPROVED SDP FOR BUILD PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18, PARCELS K, M & N, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, Unit(s) A,** zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NE AND WYOMING BLVD NE containing approximately 1.45 acre(s). *[Deferred from 08/22/07]* **[Anna DiMambro, EPC Planner]** (D-19) **DEFERRED AT THE AGENT'S REQUEST TO 08/29/07.**

8. **Project# 1005484**
07DRB-70196 EPC APPROVED SDP FOR BUILD PERMIT

MULLEN HELLER ARCHITECTURE agent(s) for CAT STEVENS LLC request(s) the above action(s) for all or a portion of Tract(s) H-6A6A2A1, **RIVERVIEW PARCELS,** zoned SU-1 FOR IP USES, located on GOLF COURSE RD NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROSE NW containing approximately 0.9607 acre(s). **[Carol Toffaleti, EPC Planner]** (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT AND TO PLANNING FOR 3 COPIES.**

9. **Project# 1005389**
07DRB-70189 MINOR - SDP FOR BUILDING PERMIT

SADLER CONSTRUCTION agent(s) for ALTUSA LLC request(s) the above action(s) for all or a portion of Tract(s) 7, **LAS LOMITAS BUSINESS PARK,** zoned SU-1/IP, located on EL PUEBLO NE BETWEEN EDITH NE AND JEFFERSON NE containing approximately 1.7015 acre(s). (D-16) **WITHDRAWN AT THE AGENT'S REQUEST.**

10. **Project# 1005282**
07DRB-70170 EPC APPROVED SDP FOR BUILD PERMIT

ANISSA CONSTRUCTION INC agent(s) for MIKE HOSNI of M & F AUTO PARKING GARAGE request(s) the above action(s) for all or a portion of Lot(s) A-26-B1, CASY SUBDIVISION, zoned SU-1 FOR C-2 USES, located on COORS BETWEEN QUAIL NW AND PHEASANT NW containing approximately 2.4334 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 08/15/07]* (G-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE PLAN.**

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

11. **Project# 1005415**
07DRB-70188 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for LAWRENCE SEGURA request(s) the above action(s) for all or a portion of Tract(s) 43B1 ,43C1 & 43D1, TOWN OF ALBUQUERQUE GRANT (to be known as **LANDS OF JODI AND LAWRENCE SEGURA,** zoned RA-2, located on CARLOTA NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately 0.981 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project# 1003125**
07DRB-70192 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE/AVIATION & ECLIPSE AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK,** zoned SU-1/ AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK RD NW containing approximately 251 acre(s). (F-G/6). **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT**

13. **Project# 1003613**
07DRB-70193 MAJOR - FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for SUNSET VILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 11, 1-4, Tract(s) 34 (to be known as **SUNSET VILLA)** zoned SU-1 for PRD, located on SUNSET GARDENS RD SW BETWEEN ATRISCO RD SW AND SUNSET GARDENS RD SW containing approximately 14.7 acre(s). (K-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MRGCD SIGNATURE, REVISE NOTE 11, SHOW ACCESS EASEMENT TO TRACT 11, DEDICATION ON SUNSET GARDENS TO MOVE MRGCD EASEMENT AND TO PLANNING TO RECORD THE PLAT.**

14. **Project# 1002837**
07DRB-70191 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BARBARA JARVIS request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 3, **BUENA VISTA HEIGHTS,** zoned SU-2/UC, located on LEAD AVE SE BETWEEN SILVER SE AND YALE SE containing approximately 0.326 acre(s). (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ISSUE ON LEAD AVENUE AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

15. **Project# 1006742**
07DRB-70194 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOE OLIVAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 10, Block(s) 14, **EAST CENTRAL BUSINESS ADDITION,** with a portion of vacated Skyline Rd NE, zoned C-2, located on DOROTHY ST NE BETWEEN LINN AVE NE AND MARTHA ST NE containing approximately 0.5527 acre(s). (L-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-FOOT RADIUS ON LINN AND DOROTHY AND COPY OF THE RECORDED PLAT.**

16. **Project# 1006549**
07DRB-70195 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project# 1005160**
07DRB-70178 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2-A & 4-A, Tract(s) 246, **JESUS ROMERO ADDITION, UNIT 2,** and Tract 246, MRGCD Map 38, zoned C-1 W/CONDITIONAL USE FOR DWELLING UNITS, located on RIO GRANDE BLVD NW BETWEEN HOLLYWOOD AVE NW AND SOTO NW containing approximately 0.4309 acre(s). *[Deferred from 08/15/07]* (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CONDITIONAL USE REVISION, AGIS DXF FILE AND COPY OF THE RECORDED PLAT.**

18. **Project # 1004387**
07DRB-00335 Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION,** together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] *[Deferred from 04/11/07, Indef defer 4/18/07]* (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE AND COPY OF THE RECORDED PLAT.**

19. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12$^{TH}$ ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07, 7/11/07 & 08/22/07 ]* (G-13) **Deferred at the agent's request to 10/17/07.**

20. **Project# 1003445**
07DRB-70054 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). *[Defer from 06/20/07]* [REF: 07DRB00261] (C-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SITE PLAN FOR SUBDIVISION AMENDMENT AND TO RECORD THE PLAT.**

21. **Project# 1006715**
07DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC. agent(s) for ALVIN & NANCY ANDERSEN request(s) the above action(s) for all or a portion of Lot(s) 11, **RINCON DEL RIO ADDITION,** zoned RA-2, located on RINCON DEL RIO CT NW BETWEEN TRELLIS DR NW AND GLENWOOD NW containing approximately 0.4719 acre(s). *[Deferred from 08/08/07,08/15/07 & 08/22/07]* (G-12) **Deferred at the agent's request to 08/29/07.**

22. **Project# 1003692**
07DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) *[Deferred from 6/13/07 & 08/22/07. Indef deferred on 06/20/07]* **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

23. **Project# 1006507**
07DRB-70025 MINOR - FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 30, RAYNOLDS ADDITION (to be known as **14TH & COAL SUBDIVISION, UNIT 1)** zoned SU-2/MFR, located on 14TH ST SW BETWEEN IRON SW AND LEAD SW containing approximately 0.33 acre(s). [REF: DRB 1005244] *[Indef deferred on 06/20/07]* (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

24. **Project# 1006509**
07DRB-70026 MINOR - FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 17, 18 AND 19, Block(s) 29, HUNING CASTLE ADDITION (to be known as **14TH & COAL SUBDIVISION, UNIT 2**) zoned SU-2 FOR MFR, located on 14TH ST SW BETWEEN IRON SW AND LEAD SW containing approximately 0.68 acre(s). [REF: 1005244] *[Indef deferred on 06/20/07]* (K-19) ) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

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

25. **Project# 1005094**
07DRB-70190 SKETCH PLAT REVIEW AND COMMENT

ANTONIO BILOTTO request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) A, **GRANDE HEIGHTS SUBDIVISION,** zoned R-1, located on WARD CT NW BETWEEN VISTA GRANDE NW AND SEQUOIA CT NW containing approximately 1.573 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Approval of the Development Review Board Minutes for July 25, 2007. **THE DRB MINUTES FOR JULY 25, 2007 WERE APPROVED BY THE BOARD.**

Other Matters:

ADJOURNED: 11:15 A.M.

# CITY OF ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828** **AGENDA ITEM NO: 19**

**SUBJECT:**

Final Plat
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.
No objection to Sidewalk Waiver or Sidewalk Deferral request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

**10/17/07**

APPROVED ___; DENIED ___; DEFERRED _X_; COMMENTS PROVIDED _; WITHDRAWN ___

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

**SIGNED:** Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

**DATE:** AUGUST 22, 2007

(G-13/D025)

# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 11, 2007

**11. Project# 1003828**
07DRB-70094 SIDEWALK VARIANCE
07DRB-70095 SIDEWALK WAIVER

WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE,** zoned R-1, located on 12TH ST NW BETWEEN VALLE LANE NW (G-13)

At the July 11, 2007, Development Review Board meeting, the sidewalk waiver and the sidewalk variance were approved as shown in the Exhibit C in the Planning file.

07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

Deferred at the agent's request to 08/22/07.

Sheran Matson, AICP, DRB Chair

Cc: William T. Caniglia, Candelaria Village LLC, 2707 Campbell Rd NW #18, Albuquerque NM, 87104
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**July 11, 2007**
**DRB Comments**

**Item # 11**

**Project # 1003828 Application # 07-70094 & 70095**

**RE: Lot 38 Candelaria Village/minor plat & sw & sdv**

As stated previously, a lot size variance is needed.

No objection to the sidewalk requests. Defer to Transportation.

Sheran Matson, AICP
DRB Chair
924-3880 Smatson@cabq.gov

# CITY OF ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828** **AGENDA ITEM NO: 11**

**SUBJECT:**

Final Plat
Preliminary Plat
Sidewalk Deferral
Sidewalk Waiver

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.
No objection to Sidewalk Waiver or Sidewalk Deferral request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

8-22-07
PP/FP

**RESOLUTION:** SW

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

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

**SIGNED:** Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

**DATE:** JULY 11, 2007

(G-13/D025)

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

July 11, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

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

**********

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

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

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

A. Call to Order 9:00 A.M. Adjourned: 12:10 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project# 1002529**
07DRB-70049 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BORDENAVE DESIGNS agent(s) for CAS, LLC / ROBRO, INC request(s) the above action(s) for all or a portion of Lot(s) 1-4, **CAS ADDITION,** zoned SU-1 FOR C-1 & SU-1 FOR O-1, located on COORS BLVD NW BETWEEN WESTSIDE DR NW AND CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC-01840] (B-13 / B-14) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

| | | |
|---|---|---|
| 2. | **Project# 1006539**<br>07DRB-70047 BULK LAND VARIANCE<br>07DRB-70043 VACATION OF PUBLIC EASEMENT<br>07DRB-70045 VACATION OF PUBLIC RIGHT-OF-WAY<br>07DRB-70048 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL<br>07DRB-70046 VACATION OF PRIVATE EASE. | BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.** |
| 3. | **Project # 1004075**<br>06DRB-01537 Major-Vacation of Pub Right-of-Way<br>06DRB-01539 Major-Vacation of Public Easement | BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06, 12/13/06 & 07/11/07 ]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.** |

4. **Project# 1000976**
07DRB-70042 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.,** zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

5. **Project# 1005334**
07DRB-70062 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70063 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION,** zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

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| 6. | **Project# 1006549**<br>07DRB-70061 VACATION OF PUBLIC EASEMENT | SURVEYS SOUTHWEST LTD agent(s) for BENCOR, BRUCE WALKOWSKI, request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** located on MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.** |
| 7. | **Project # 1002371**<br>07DRB-00577 Major-Vacation of Public Easements<br>07DRB-00576 Minor-Prelim&Final Plat Approval | TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07 & 6/6/07 ]* (D-12) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR A 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.** |

**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.

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| **8. Project# 1004246**<br>07DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL | SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.** |
| 07DRB-70093 MINOR - SDP FOR SUBDIVISION | TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.** |
| **9. Project# 1004871**<br>07DRB-70105 MINOR - SDP FOR BUILDING PERMIT | THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE,** zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.** |

**10. Project# 1002329**
07DRB-70099 MINOR - SDP FOR BUILDING PERMIT

RD HABIGER & ASSOCIATES INC. agent(s) for ST STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH,** zoned SU-1 FOR CHURCH AND RELATED USES, located on JUAN TABO NE BETWEEN MONTGOMERY NE AND MANITOBA NE containing approximately 4.5 acre(s). (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

**10 Project# 1005354**

**A.** 07DRB-70078 EPC APPROVED SDP FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA,** zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19$^{TH}$ ST NW containing approximately 9.97 acre(s). *[Deferred from 06/27/07]* **[Carol Toffaleti, EPC Case Planner]** (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI, EPC CASE PLANNER'S INITIALS AND 3 COPIES.**

07DRB-70071 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, DUKE CITY LUMBER ADDITION (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19$^{TH}$ ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] *[Indef deferred from 06/27/07]* (J-13) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

11. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12$^{TH}$ ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07 & 7/11/07 ]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

07DRB-70094 SIDEWALK VARIANCE
07DRB-70095 SIDEWALK WAIVER

WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE,** zoned R-1, located on 12$^{TH}$ ST NW BETWEEN VALLE LANE NW (G-13) **THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1005251**
07DRB-70091 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, **PARIS ADDITION,** zoned M-2, located on 1$^{ST}$ ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.**

13. **Project# 1005219**
07DRB-70086 VACATION OF PRIVATE EASEMENT
07DRB-70087 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **WAGGOMAN - DENISON ADDITION,** zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 acre(s). (K-20) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.**

14. **Project# 1002017**
07DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, **M-T INVESTMENT NORTH,** zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). *[Defer from 7/11/07]* (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1003359**
07DRB-70089 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). *[Defer from 7/11/07 ]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project# 1005197**
07DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **LANDS OF RAYCO,** zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] *[Defer from 7/11/07]* (M-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project# 1006596**
07DRB-70106 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA,** zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). *[Defer from 7/11/07 ]* (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1003105**
07DRB-70104 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, **THE PLAZA AT PASEO DEL NORTE,** zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project# 1000195**
07DRB-70103 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ASSOC. BUILDERS CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on CLAREMONT AVE NE AND BROADWAY BLVD NE containing approximately 2.2412 acre(s). (H-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.**

20. **Project# 1004361**
07DRB-70097 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, **TULANE TOWNHOMES,** zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

21. **Project# 1004715**
07DRB-70098 EXT OF MAJOR PRELIMINARY PLAT

MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS, UNIT 2,** zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.**

22. **Project# 1005586**
07DRB-70108 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately 7.7621 acre(s). *[Defer from 7/11/07 ]* (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004976**
07DRB-00303 Minor- Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM,** zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] *[Deferred from 3/21/07 & Indef def 03/28/07]* (A-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

24. **Project # 1003794**
07DRB-00183 Minor- Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07/ 07 & Indef def from 03/14/07]* (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.**

25. **Project# 1005141**
07DRB-70037 MINOR - FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS,** zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s).*[Indef def 06/13/07]* (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.**

26. **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

27. **Project # 1005363**
07DRB-00346 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07 ]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**

28. **Project # 1004932**
06DRB-01654 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION,** zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11-FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

29. **Project # 1004354**
07DRB-00032 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98$^{TH}$ ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07 ]* (K-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

30. **Project# 1001317**
07DRB-70088 SKETCH PLAT REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RINCON DEL RIO,** zoned RA-2, located on TRELLIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for June 27, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**July 11, 2007**
**DRB Comments**

**Item # 11**

**Project # 1003828** **Application # 07-70094 & 70095**

**RE: Lot 38 Candelaria Village/minor plat & sw & sdv**

As stated previously, a lot size variance is needed.

No objection to the sidewalk requests. Defer to Transportation.

Sheran Matson, AICP
DRB Chair
924-3880 Smatson@cabq.gov

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

June 20, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Kristal Metro, 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: 11:10 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project# 1004178**
   07DRB-70020 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

   GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20) **THE TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1003857**
07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project# 1005343**
07DRB-70016 VACATION OF PUBLIC RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006502**
07DRB-70015 VACATION OF PUBLIC EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project# 1006503**
07DRB-70019 MAJOR - SDP FOR BUILDING PERMIT

CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2,** zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF THE ENCROACHMENTS IN THE 20-FOOT WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR ADA RAMP, SMALL CAR SPACE PAINTING, PARKING COUNTS, CITY STANDARD DRAWING NOTES, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

6. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS)** zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] *[Deferred from 06/06/07 & 06/20/07]* (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**

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

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

8. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

**9. Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07, 05/02/07 & 5/30/07 & 6/20/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

**10. Project # 1005564**
07DRB-00619 Major-Preliminary Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION,** zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 6/20/07]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/25/07.**

**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.

**11. Project# 1000762**
07DRB-70053 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on PASEO DEL NORTE NW BETWEEN PARADISE BLVD NW AND EAGLE RANCH RD NW containing approximately 21 acre(s). **[Carmen Marrone for Stephanie Shumsky, EPC Case Planner]** (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SEVERAL COMMENTS AND TO PLANNIG FOR 3 COPIES.**

**12. Project# 1005482**
07DRB-70059 EPC APPROVED SDP FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES,** zoned C-2 SC, located on HANOVER RD NW BETWEEN 64$^{th}$ ST NW AND 68$^{th}$ ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner]** [Deferred from 6/20/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

**13. Project# 1006505**
07DRB-70021 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). *[Deferred from 06/06/07 & 6/13/07]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70055 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B,** zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/21/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

**14. Project# 1004878**
07DRB-70050 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 9-A, 9-B, 9-C & 9-D, Block(s) A, **SOUTH BROADWAY ACRES, Unit(s) 1,** zoned SU-2 MR, located on BETHEL DR SE AND TOPEKA ST SE containing approximately 1.2413 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

**15. Project# 1005240**
07DRB-70056 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ROBIN HENDREXSON request(s) the above action(s) for all or a portion of Tract(s) H-1 & K-1, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 FOR PLANNED IND DEVELOP, located on BROADWAY BLVD NE BETWEEN CLAREMONT AVE NE AND MENAUL BLVD NE containing approximately 4.3249 acre(s). (H-14/15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

**16. Project# 1004161**
07DRB-70040 MAJOR - FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA,** zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**

**17. Project# 1000072**
07DRB-70041 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION,** zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). *[Indef Def from 6/20/07]*(C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

**18. Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12$^{TH}$ ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

**19. Project# 1003445**
07DRB-70054 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

**20. Project# 1003364**
07DRB-70003 EPC APPROVED SDP FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** *[Indef deferred from 5/30/07] [Defer from 06/20/07]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

**21. Project# 1003692**
07DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) *[Deferred from 6/13/07 & Indef Deferred on 06/20/07]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

**22. Project# 1006543**
07DRB-70058 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for ALBERTSON'S INC request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**23. Project# 1006541**
07DRB-70057 SKETCH PLAT REVIEW AND COMMENT

HOWARD KARNES & BARBARA REDISH agent(s) request(s) the above action(s) for all or a portion of Lot(s) 11 & 10, Block(s) D, **CHIMNEY RIDGE TOWNHOUSES, A BURNSIDE ENTERPRISE UNIT 6,** zoned SU-1 PUD, located on DEL CAMPO PL NE BETWEEN SAN PEDRO NE AND OSUNA NE. (F-8)
**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**24.** Approval of the Development Review Board Minutes for June 13, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 13, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

# CITY OF ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828** **AGENDA ITEM NO: 18**

**SUBJECT:**

Final Plat
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The plat must have City Surveyor and property owner signature.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:** 7-11-07

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

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

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

**DATE:** JUNE 20, 2007

0

#9

Submitted 10/27/05

# 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-01583 (FP)** Project # **1003828**

Project Name: **CANDELARIA VILLAGE**

Agent: Jeff Mortensen & Associates Inc. Phone No.: 345-4250

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): AGIS dxf _____
- ☐ _____ Planning record the Plat
- ☐ _____

- ☐ _____

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

Project Number 1003828

#9

# 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-01583 (FP)** Project # **1003828**

Project Name: **CANDELARIA VILLAGE**

Agent: Jeff Mortensen & Associates Inc. Phone No.: 345-4250

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): AGIS dxf
- ☐ _____ Planning record the Plat
- ☐ _____
- ☐ _____

☒ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

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

Project Number 1003828

3828

# DXF Electronic Approval Form

DRB Project Case #: 1003828

Subdivision Name: CANDELARIA VILLAGE LOTS 1-P1 THRU 38-P1 & PARCEL A

Surveyor: CHARLES G CALA JR

Contact Person: DEBIE TRUJILLO

Contact Information: 345-4250

DXF Received: 10/20/2005 Hard Copy Received: 10/20/2005

Coordinate System: NMSP Grid (NAD 27)

Approved

10-20-2005

Date

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

## AGIS Use Only

Copied fc **3828** to agiscov on **10/20/2005** Contact person notified on **10/20/2005**

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

October 19, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:36 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 # 1003238**
   05DRB-01489 Major-Preliminary Plat Approval

   TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13) **PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1000788**
05DRB-01491 Major-Vacation of Pub Right-of-Way

RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9,** zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB-00508] (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL CONDITION.**

3. **Project # 1004454**
05DRB-01499 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

4. **Project # 1004478**
05DRB-01581 Minor-SiteDev Plan BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for JON MITOVICH request(s) the above action(s) for all or a portion of Tract(s) 59, **ALAMEDA BUSINESS PARK,** zoned SU-2, IP-EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1001831**
05DRB-01588 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for WRANGLER PROPERTIES request(s) the above action(s) for all or a portion of Block(s) OOO, Tract(s) G-1A-2C, **SEVEN BAR RANCH,** zoned SU-1 FOR C-2 USES, located on COTTONWOOD PARK NW, between ELLISON DR NW and SEVEN BAR LOOP NW containing approximately 2 acre(s). [REF: 02DRB-00879] (A-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, SMALL CAR STALLS AND CROSS ACCESS AND TO PLANNING FOR REPLACEMENT OF TAM JUNIPER WITH ALTERNATE GROUND COVER & 3 COPIES OF THE SITE PLAN.**

6. **Project # 1004364**
05DRB-01585 Minor-SiteDev Plan Subd/EPC
05DRB-01586 Minor-SiteDev Plan BldPermit/EPC
05DRB-01587 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ INC agent(s) for VALUE PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, CANYON ACRES SUBDIVISION, (to be known as **VALUE PLACE HOTEL**) zoned C-2 (SC), located on CENTRAL NE, between DORADO NE and TRAMWAY NE containing approximately 4 acre(s). [REF: 05EPC-01252, 05EPC-01253] **[David Stallworth, EPC Case Planner]** (L-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

| | | |
|---|---|---|
| 7. | **Project # 1004097**<br>05DRB-01590 Minor-SiteDev Plan Subd/EPC | MYERS, OLIVER & PRICE PC agent(s) for FOREST CITY COVINGTON NM, LLC and THE REGENTS OF UNM request(s) the above action(s) for Section(s) 15, 16, 21 and 22, **MESA DEL SOL,** zoned SU-1 FOR IP, located on UNIVERSITY BLVD SE, between LA SEMILLA WAY SE and LOS PICAROS RD SE containing approximately 208 acre(s). [REF: 05EPC-00576, 05EPC-00579] **[Russell Brito, EPC Case Planner]** (R-16/Q-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR EPC STAFF COMMENTS, FOR A PLAT TO COME BEFORE DRB AND 3 COPIES OF THE SITE PLAN.** |
| 8. | **Project # 1001685**<br>05DRB01349 Minor-SiteDev Plan Subd/EPC<br>05DRB01350 Minor-SiteDev Plan BldPermit/EPC | GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1 for IP, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 23.4 acre(s). [REF: Z-85-19, 04EPC-01348, 04EPC-01349, 04EPC-01590] **[Carmen Marrone, EPC Case Planner]** *[Was Indef deferred 8/31/05 for platting action]* (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/95 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.** |
| | 05DRB-01582 Minor-Prelim&Final Plat Approval | WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE, ANNETTE MONTOYA and GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 23.4acre(s).[REF:04DRB-01566,04DRB-01741](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT 1B-2 THRU 1B-5, AMAFCA'S SIGNATURE, STORM** |

**DRAIN EASEMENT (1B-1) AND RECORDING INFORMATION FOR CROSS ACCESS AGREEMENT AND TO PLANNING TO RECORD.**

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

**9. Project # 1003828**
05DRB-01583 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for Tract(s) 70A, 71A,113 & 114A (to be known as **CANDELARIA VILLAGE**) zoned R-1 residential zone, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 05DRB-00687, 00688, 00689, 00690] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

**10. Project # 1004162**
05DRB-01584 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, VISTA DEL NORTE and Lot(s) 1-P1 THRU Lot 31-P1, (to be known as **AGAVE SUBDIVISION**) zoned SU-1 special use zone PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742, 05DRB-01139, 05DRB-01140, 05DRB-01193, 05DRB-01195, 05DRB-01197, 05DRB-01198, 05DRB-01275] (E-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

**11. Project # 1003610**
05DRB-01570 Minor-Extension of Preliminary Plat

WILSON & COMPANY, INC agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JS HANNETT (to be known as **ARROWWOOD HILLS, UNIT 1**) zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00261, 04DRB-00262, 04DRB-00263] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

**12. Project # 1000469**
05DRB-01556 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK,** zoned IP, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

**13. Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] *[Deferred from 10/5/05 & 10/12/05 & 10/19/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

**14. Project # 1002567**
05DRB-01575 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A &5-B, **COLEMAN ADDITION,** zoned R-2, located on 12TH ST NW, between the MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). [REF: 1002279, 02DRB-01535, DRB-98-264] (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

**15. Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER,** zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] *[Was Indef Deferred on 2/23/05]* (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE LICENSE AGREEMENT.**

**16. Project # 1004468**
05DRB-01553 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] *[Deferred from 10/12/05]* (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05]* (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER SERVICE EASEMENT.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL,** zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00168] [*Deferred from 10/12/05]* (A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004479**
05DRB-01591 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS, LLC agent(s) for REGINA AVILA & MARY LUCERO request(s) the above action(s) for Tract(s) 133B1A1A & 133A2A1A, **M.R.G.C.D. MAP #39**, zoned R-1, located on 47$^{TH}$ ST NW, between BLUEWATER NW and RINCON RD NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF A SIDEWALK AND A GAS LINE EASEMENT.**

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

| | | |
|---|---|---|
| **20.** | **Project # 1004480**<br>05DRB-01592 Minor-Sketch Plat or Plan | PHIL MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 125A,126A-1, **M.R.G.C.D. MAP #39**, zoned R-1 residential zone, located on 47TH ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 2 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.** |
| **21.** | **Project # 1004475**<br>05DRB-01576 Minor-Sketch Plat or Plan | SHIRLEY SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARMS ESTATES,** zoned RA-2 residential and agricultural zone, located on INDIAN FARMS LN NW, between CANDELARIA RD NW and GRIEGOS DRAIN containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.** |

**22.** Approval of the Development Review Board Minutes for October 5, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:36 A.M.

**City Of Albuquerque**
**PLANNING DEPARTMENT**
**October 19, 2005**
**DRB Comments**

**Item # 9**

**Project # 1003828** **Application # 05-01583**

**RE: Candelaria Village/fp**

**Has anything changed from the preliminary plat?**

**Wall design is ok.**

**AGIS dxf is not on file.**

Andrew Garcia, DRB Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov

# CITY OF ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828** **AGENDA ITEM NO: 9**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Minor comment on plat.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE**: October 19, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 18, 2005

**4. Project # 1003828**
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12$^{TH}$ STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

At the May 18, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 5/18/05 and approval of the grading plan engineer stamp dated 5/12/05 the preliminary plat was approved.

A subdivision design variance from minimum DPM design standards was approved as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. 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 June 2, 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.)

Sheran Matson, AICP, DRB Chair

Cc: William Caniglia, 2707 Campbell Road NW, #18, 87104
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Karen Marcotte, 1323 Camino Amparo NW, 87107
Ray Gutierrez, 819 Apache NW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

# CITY OF ALBUQUERQUE


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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov


ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828**

**AGENDA ITEM NO: 4**

**SUBJECT:**

DPM Variance
Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 5-12-05 is on file for Preliminary Plat approval.

**RESOLUTION:** signed I.L.

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

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

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

FOR:

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

**DATE**: May 18, 2005

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003828 AGENDA#: 4 DATE: 5/18/05

✓1. Name: Karen Marcotte Address: 1323 Camino Ampano NW Zip: 87107

Debie Trujillo ;
2. Name: Graeme Means Address: JMA 6010-B MIOWAY PARK NE Zip: 87109

✓3. Name: BILL GANGUA Address: 2707 Campbell Rd NW #18 Zip: 87104

✓4. Name: RAY Gutierrez Address: 819 Apache NW Zip: 87102

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 18, 2005

**Project # 1003828**
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12$^{TH}$ STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

AMAFCA — No adverse comments.

COG — The LRBS identifies this section of Candelaria Road as having on-street bike lanes. Coordination with the City's DMD should be pursued to incorporate these improvements as appropriate.

Transit — No adverse comments.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Los Griegos NA (R), Near North Valley NA (R) and Matthew Meadow HOA.

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.

Police Department

Traffic Control devices, waiving on sidewalk construction eliminated to space between public and semi-public/ private property which would reduce the ability to detect suspicious behavior/activity recommend not waiving. Also, reducing the site of the street at a turn-around or otherwise will reduce space for emergency vehicles. Other: No crime prevention comments concerning Temp. Deferral of sidewalk construction preliminary plat approval and grading plan approval at this time.

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

PNM Electric & Gas

Northeast corner has guy and anchor PNM will need to retain easement or developer will have to pay for re-location.

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 design variances. However the wall heights at lots 23-P1 and 12-P1 will need to consider sight distance.

Parks & Recreation

Parks and Recreation Impact Fees will be paid at building permit for the 38 lots being created. Defer to Transportation regarding the Subdivision Design Variance. No objection to the sidewalk requests.

Utilities Development

Water line size can be 6" instead of 8". Label Force Mains as Sanitary Sewer w/ private grinder pumps. City of Albuquerque references to Public water/sewer easements should be changed to ABCWUA. No objection to Design Variance and Sidewalk Waiver/Deferral.

Planning Department

An irrigation meter for the landscaping along Candelaria should be added to the Infrastructure List.

Agent should schedule a meeting with the DRB Chair to discuss the perimeter wall design submittal.

Because the lots are less than 6,000 square feet, applicant must prove to Planning that lot sizes less than 5,000 square feet are a pattern in this area. Just one isolated subdivision is not considered a pattern.

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

cc: Mr. William T Caniglia, 2707 Campbell Rd NW, #18, 87104
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109

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

**Meeting Date:** MAY 18, 2005
**Zone Atlas Page:** G-13-Z
**Notification Radius:** 100 Ft.

**Project# 1003828**
**App#** 05DRB-00687
**App#** 05DRB-00688
**App#** 05DRB-00689
**App#** 05DRB-00690

**Cross Reference and Location:**

**Applicant:** MR. WILLIAM T. CANIGILA
**Address:** 2707 CAMPBELL RD NW, #18
ALBUQUERQUE NM 87104

**Agent:** JEFF MORTENSEN & ASSOCIATES, INC
**Address:** 6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109

**Special Instructions:**

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

**Date Mailed:** APRIL 29, 2005

**Signature:** KYLE TSETHLIKAI

| | | | | | |
|---|---|---|---|---|---|
| 101306039732010123 | LEGAL: MAP 34 T RACT 52 | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: BOARD OF EDUCATION | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87125 |
| 101306045526410201 | LEGAL: TRAC T 68 A 1 MAP 34 | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: BOARD OF EDUCATION | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87125 |
| 101306046426610202 | LEGAL: TRAC T 68 A 2 MAP 34 | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: BOARD OF EDUCATION | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87125 |
| 101306048126410204 | LEGAL: TRAC T 68 A 4 A MAP 34 | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: TYSON RAYEN L & IRENE M | | | | |
| | OWNER ADDR: 01355 CANDELARIA | RD NW | ALBUQUERQUE NM | | 87107 |
| 101306048725810205 | LEGAL: MAP 34 T RS 68A4B & 69A1A CONT 0.50 AC | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: GONZALES ESTANISLAO | | | | |
| | OWNER ADDR: 01351 CANDELARIA | RD NW | ALBUQUERQUE NM | | 87107 |
| 101406000724330803 | LEGAL: TRAC T A LANDS OF ROBINSON AND TRAUB M R G C D MAP | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: CITY OF ALBUQUERQUE | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87103 |
| 101306047424210203 | LEGAL: LOT 1 PL AT OF LOTS 1 AND 2 LANDS OF OAKEY BEING A | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: HEYECK LARRY | | | | |
| | OWNER ADDR: 01411 CANDELARIA | RD NW | ALBUQUERQUE NM | | 87107 |
| 101306041824441026 | LEGAL: MRGC D MA P 34 TRACT 73 | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: CHAVEZ PRISCILLA MARY | | | | |
| | OWNER ADDR: 03506 12TH | ST NW | ALBUQUERQUE NM | | 87107 |
| 101306042224441025 | LEGAL: MRGC D MA P 34 TRACT 72B | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: SANCHEZ LEENA M | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87197 |
| 101306042523841024 | LEGAL: TR 7 2-A MRGCD MAP 34 EXECPT NLY POR TO R/W CONT 0. | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: OSELIO MARTY F & BEVERLY A | | | | |
| | OWNER ADDR: 01504 CANDELARIA | RD NE | ALBUQUERQUE NM | | 87107 |
| 101306047223240706 | LEGAL: MAP 34 T R 70A CONT 2.420 AC | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: DAVIS WALKER ANNE & WALKER GAL | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87125 |



| | | | | | |
|---|---|---|---|---|---|
| 101306039723041032 | LEGAL: LOT 2 PL AT OF LOTS 1, 2, 3 & 4 LANDS OF SATURNINO | | | LAND USE: | |
| | PROPERTY ADDR: 00000 LUA'S | | | | |
| | OWNER NAME: GARCIA SATURNINO C | | | | |
| | OWNER ADDR: 00090 32ND | AV. | JACKSON HEIGNY | | 11369 |
| 101306047022540705 | LEGAL: MAP 34 T R 71A CONT 1.300 AC | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: DAVIS WALKER ANNE & WALKER GAL | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87125 |
| 101306052022340707 | LEGAL: MRGC D MA P 34 TRACTS 70B1A & 71B & 114B1 CONT 2.774 | | | LAND USE: | |
| | PROPERTY ADDR: 00000 N/A | | | | |
| | OWNER NAME: CITY OF ALBUQUERQUE | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87103 |
| 101306047021240704 | LEGAL: MAP 34 T R 114A CONT 2.300 AC | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: DAVIS WALKER ANNE & WALKER GAL | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87125 |
| 101306040121741003 | LEGAL: 3 7 AMEN DED MATTHEW MEADOW SUBD. BEING A REPLAT OF | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: COGBURN LORNA MARIA & | | | | |
| | OWNER ADDR: 01411 CAMINO AMPARO | | NW ALBUQUERQUE NM | | 87107 |
| 101306041121441004 | LEGAL: 4 7 AMEN DED MATTHEW MEADOW SUBD. BEING A REPLAT OF | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CAMINO AMPARRO | | | | |
| | OWNER NAME: FRISSE DARRELL J & NANCY J | | | | |
| | OWNER ADDR: 01407 CAMINO AMPARO | | NW ALBUQUERQUE NM | | 87107 |
| 101306041520941005 | LEGAL: TRAC T D AMENDED MATTHEW MEADOW SUBD. BEING A REPLA | | | LAND USE: | |
| | PROPERTY ADDR: 00000 N/A | | | | |
| | OWNER NAME: CITY OF ALBUQUERQUE | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87103 |
| 101306047220540703 | LEGAL: MAP 34 T R 113 CONT .840 AC | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CANDELARIA | | | | |
| | OWNER NAME: DAVIS WALKER ANNE & WALKER GAL | | | | |
| | OWNER ADDR: 00000 | | ALBUQUERQUE NM | | 87125 |
| 101306042020340557 | LEGAL: 1 8 AMEN DED MATTHEW MEADOW SUBD. BEING A REPLAT OF | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: BEEBE CLAYTON R ETUX | | | | |
| | OWNER ADDR: 01401 CAMINO AMPARO | | NW ALBUQUERQUE NM | | 87107 |
| 101306043020240556 | LEGAL: 2 8 AMEN DED MATTHEW MEADOW SUBD. BEING A REPLAT OF | | | LAND USE: | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: ARELLANO GUSTAVO O & MARY E | | | | |
| | OWNER ADDR: 01331 CAMINO AMPARO | | NW ALBUQUERQUE NM | | 87107 |
| 101306052821040708 | LEGAL: LOT 9 DO N FRANCISCO COMPOUND A REPL OF REEVE'S ADD | | | LAND USE: | |
| | PROPERTY ADDR: 00000 DON FRANCISCO | | | | |
| | OWNER NAME: HARTNETT ROSE M | | | | |
| | OWNER ADDR: 01249 DON FRANCISCO | PL | NW ALBUQUERQUE NM | | 87107 |

| | | | | | |
|---|---|---|---|---|---|
| 101306043920240555 | LEGAL: 3 8 AMEN DED MA[illegible]W MEADOW SUBD. BEING A REPLAT OF | LAND USE: | | | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: GENTRY RICHARD R | | | | |
| | OWNER ADDR: 01327 CAMINO AMPARO | | NW | ALBUQUERQUE NM | 87107 |
| 101406000219230429 | LEGAL: LOT 8 DO N FRANCISCO COMPOUND A REPL OF REEVE'S ADD | LAND USE: | | | |
| | PROPERTY ADDR: 00000 DON FRANCISCO | | | | |
| | OWNER NAME: MALDONADO KATHLEEN C | | | | |
| | OWNER ADDR: 01245 DON FRANCISCO | | NW | ALBUQUERQUE NM | 87107 |
| 101406000519130428 | LEGAL: LOT 7 DO N FRANCISCO COMPOUND A REPL OF REEVE'S ADD | LAND USE: | | | |
| | PROPERTY ADDR: 00000 DON GRANCISCO | | | | |
| | OWNER NAME: TORRES DINA S | | | | |
| | OWNER ADDR: 01241 DON FRANCISCO | | PL NW | ALBUQUERQUE NM | 87107 |
| 101306044819940554 | LEGAL: 4 8 AMEN DED MATTHEW MEADOW SUBD. BEING A REPLAT OF | LAND USE: | | | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: MYERS JONATHAN & | | | | |
| | OWNER ADDR: 01323 CAMINO AMPARO | | NW | ALBUQUERQUE NM | 87107 |
| 101306045619840553 | LEGAL: 5 8 AMEN DED MATTHEW MEADOW SUBD. BEING A REPLAT OF | LAND USE: | | | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: MELNICK PHILIP A & PAULA REBER | | | | |
| | OWNER ADDR: 01319 CAMINO AMPARO | | NW | ALBUQUERQUE NM | 87107 |
| 101306046419740552 | LEGAL: 6 8 AMEN DED MATTHEW MEADOW SUBD. BEING A REPLAT OF | LAND USE: | | | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: WARD PHILLIP C | | | | |
| | OWNER ADDR: 01315 CAMINO AMPARO | | NW | ALBUQUERQUE NM | 87107 |
| 101306047219540551 | LEGAL: 7 8 AMEN DED MATTHEW MEADOW SUBD. BEING A REPLAT OF | LAND USE: | | | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: MARTIN PETER A & DOLORES M | | | | |
| | OWNER ADDR: 01311 CAMINO AMPARO | | PL NW | ALBUQUERQUE NM | 87107 |
| 101306048219440550 | LEGAL: 8 8 AMEN DED MATTHEW MEADOW SUBD. BEING A REPLAT OF | LAND USE: | | | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: CORDERO JOHN & DARLENE | | | | |
| | OWNER ADDR: 01307 CAMINO AMPARO | | NW | ALBUQUERQUE NM | 87107 |
| 101306049619040549 | LEGAL: 9 8 AMEN DED MATTHEW MEADOW SUBD. BEING A REPLAT OF | LAND USE: | | | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: DARLING WILLIAM J ETUX | | | | |
| | OWNER ADDR: 01301 CAMINO AMPARO | | NW | ALBUQUERQUE NM | 87107 |
| 101306052019840709 | LEGAL: LOT 10 D ON FRANCISCO COMPOUND A REPL OF REEVE'S AD | LAND USE: | | | |
| | PROPERTY ADDR: 00000 DON FRANCISCO | | | | |
| | OWNER NAME: WHITLINGER DAVID L | | | | |
| | OWNER ADDR: 00555 SW MEADOW | | DR | BEAVERTON OR | 97006 |
| 101306052119440710 | LEGAL: LOT 11 D ON FRANCISCO COMPOUND A REPL OF REEVE'S AD | LAND USE: | | | |
| | PROPERTY ADDR: 00000 DON FRANCISCO | | | | |
| | OWNER NAME: SUTTON JAMES L & CLARETTA L | | | | |
| | OWNER ADDR: 01252 DON FRANCISCO | | PL NW | ALBUQUERQUE NM | 87107 |



| | | | | | |
|---|---|---|---|---|---|
| 101406000117830430 | LEGAL: LOT 14 D ON FRANCISCO COMPOUND A REPL OF REEVE'S AD | LAND USE: | | | |
| | PROPERTY ADDR: 00000 DON FRANCISCO | | | | |
| | OWNER NAME: MOUND K MARIE | | | | |
| | OWNER ADDR: 01240 DON FRANCISCO | | PL NW | ALBUQUERQUE NM | 87107 |
| 101306052219040711 | LEGAL: LOT 12 D ON FRANCISCO COMPOUND A REPL OF REEVE'S AD | LAND USE: | | | |
| | PROPERTY ADDR: 00000 DON FRANCISCO | | | | |
| | OWNER NAME: BUESCHEL FAE B | | | | |
| | OWNER ADDR: 01248 DON FRANCISCO | | PL NW | ALBUQUERQUE NM | 87107 |
| 101306052718940712 | LEGAL: LOT 13 D ON FRANCISCO COMPOUND A REPL OF REEVE'S AD | LAND USE: | | | |
| | PROPERTY ADDR: 00000 DON FRANCISCO | | | | |
| | OWNER NAME: UTAS NICHOLAS & VENCZEL ANTHON | | | | |
| | OWNER ADDR: 01244 DON FRANCISCO | | PL NW | ALBUQUERQUE NM | 87107 |
| 101406001716330411 | LEGAL: MRGC D MA P 33 TRACT 87 CONT 3.94 AC | LAND USE: | | | |
| | PROPERTY ADDR: 00000 12TH | | | | |
| | OWNER NAME: REEVES GEORGE J INTER VIVOCS T | | | | |
| | OWNER ADDR: 03541 12TH | | ST NW | ALBUQUERQUE NM | 87107 |
| 101306049717840548 | LEGAL: 10 8 AME NDED MATTHEW MEADOW SUBD. BEING A REPLAT O | LAND USE: | | | |
| | PROPERTY ADDR: 00000 CAMINO AMPARO | | | | |
| | OWNER NAME: BERLIN IRVING N & DEANE C | | | | |
| | OWNER ADDR: 01300 CAMINO AMPARO | | NW | ALBUQUERQUE NM | 87107 |

# "Attachment A"

Debie LeBlanc Trujillo, Jeff Mortensen and Associates, Inc.
Zone Map: G-13

**LOS GRIEGOS N.A. (LGS)** "R"
***Ida Kelly**
1854 Griegos Rd. NW/87107 343-8072 (h)
Joan McDougall
4020 Grande Dr. NW/87107 344-9272 (h)

**NEAR NORTH VALLEY N.A. (NNV)** "R"
Nathan Bush
1920 Indian School Rd. NW/87104 843-8116 (h) 262-6019 (w)
Mary Bilan
P.O. Box 6953/87197 345-2308 (h)

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

**MATTHEW MEADOWS H.O.A. (MMH)**
***Peter D. Robinson**
1804 Llano Ct. NW/87107 343-0526 (h)
Mary Spensley
1517 Camino Amparo NW/87107 344-1442 (h)

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

# 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.

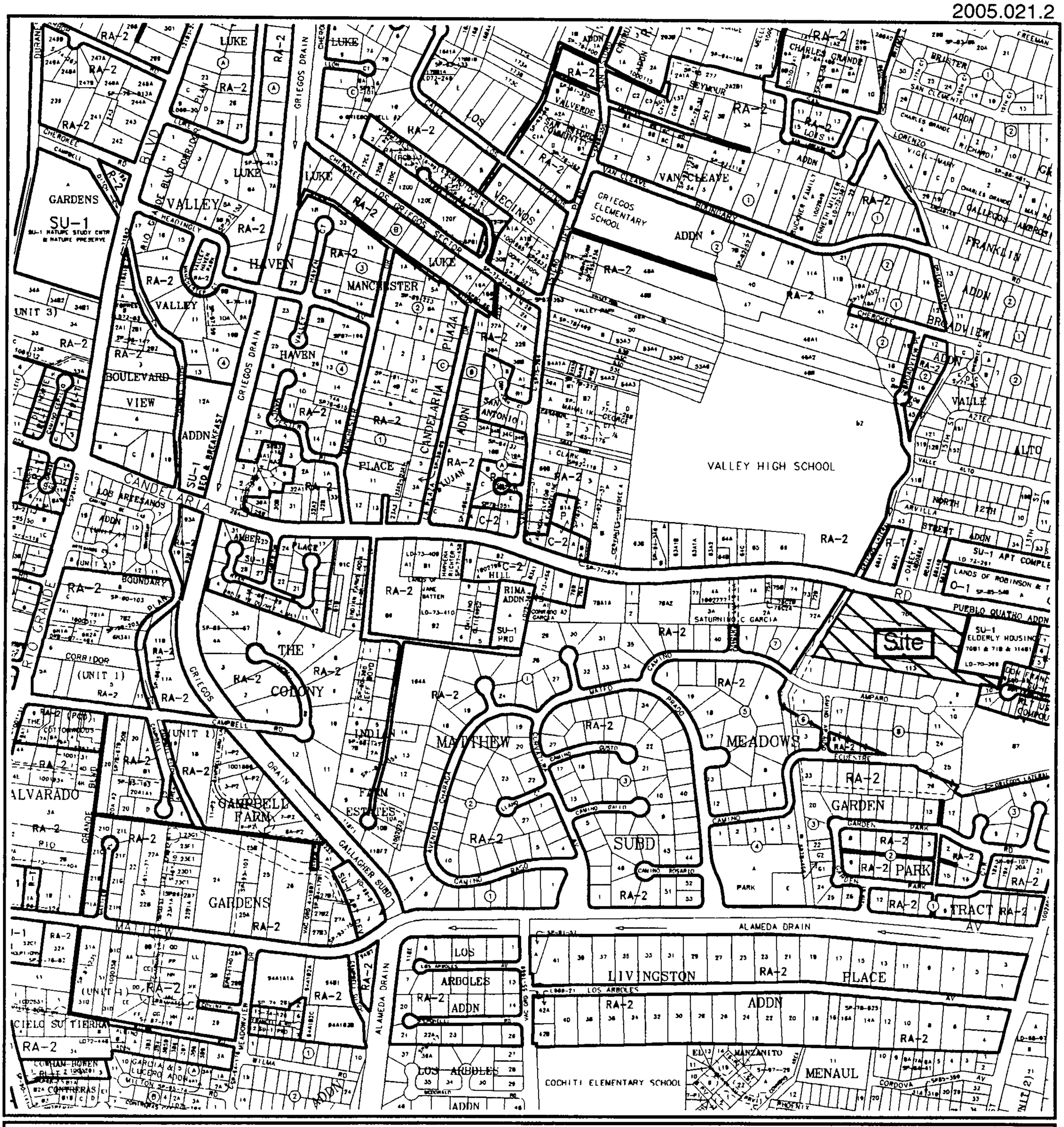
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

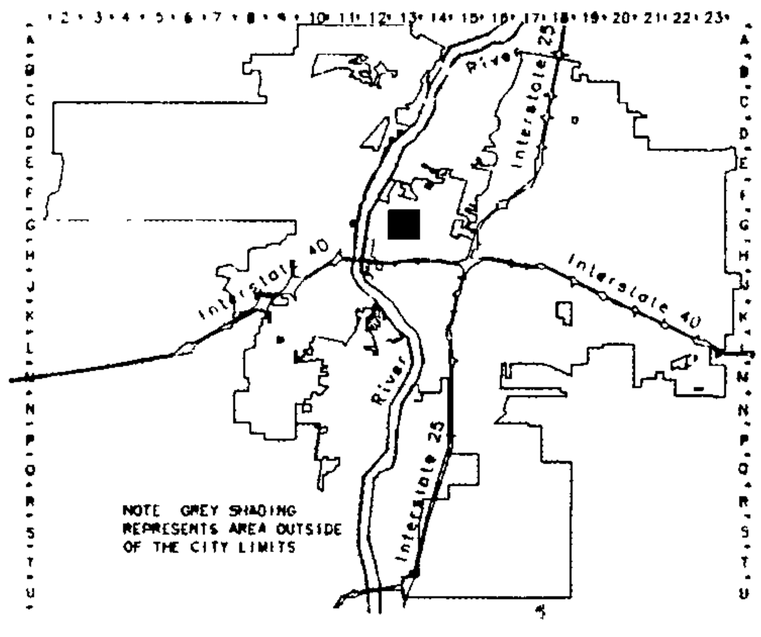
* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

*(below this line for ONC use only)*

Date of Inquiry: **04/19/05** Time Entered: **4:45 p.m.** ONC Rep. Initials: **SW**

2005.021.2




CITY OF ALBUQUERQUE · NEW MEXICO · 1706

GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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# Zone Atlas Page

# G-13-Z

Map Amended through December 03, 2004

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William Caniglia

FYI

# NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 29, 2005

**TO:** Ida Kelly and Joan McDougall, Los Griegos Neighborhood Association
Nathan Bush and Mary Bilan, Near North Valley 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 seven (7) acre(s): Major Preliminary Plat Approval; Minor Subdivision Design (DPM) Variance; Minor Sidewalk Waiver; Minor Temporary Deferral of Sidewalks for thirty-eight (38) residential lots along with the dedication of three (3) feet of additional right-of-way to Candelaria Road NW.**

*Proposed by:* **Jeff Mortensen and Associates, Inc. at 345-425**
*Agent for:* **Mr. William T. Caniglia**

*For property located:* **On or Candelaria Road NW between 12th Street NW and Rio Grande Boulevard NW.**

*The case number(s) assigned is:* **05DRB-00687, 00688, 00689, 00690, Project # 1003828.**

City Planning accepted application for this request on **April 22, 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 18, 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.

Sincerely,

*Stephani I. Winklepleck*

*Stephani I. Winklepleck*
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

FYI

# NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 29, 2005

**TO:** Mary Spensley and Rick Levis, Matthew Meadow Homeowners Association

This letter is a ***COURTESY NOTIFICATION*** from the City of Albuquerque pertaining to a request for: **Requests the following for approximately seven (7) acre(s): Major Preliminary Plat Approval; Minor Subdivision Design (DPM) Variance; Minor Sidewalk Waiver; Minor Temporary Deferral of Sidewalks for thirty-eight (38) residential lots along with the dedication of three (3) feet of additional right-of-way to Candelaria Road NW.**

*Proposed by:* **Jeff Mortensen and Associates, Inc. at 345-425**
*Agent for:* **Mr. William T. Caniglia**

*For property located:* **On or Candelaria Road NW between 12th Street NW and Rio Grande Boulevard NW.**

*The case number(s) assigned is:* **05DRB-00687, 00688, 00689, 00690, Project # 1003828.**

City Planning accepted application for this request on **April 22, 2005**.

The owner, applicant, and/or agent **WAS NOT** required notifying 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 at **9 a.m.** on **Wednesday, May 18, 2005** at 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, please call Stephani Winklepleck at **924-3902** or by e-mail at 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

**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 18, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000560**
05DRB-00680 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES. request(s) the above action(s) for all or a portion of Tract(s) 1A2A, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028](D-17)

**Project # 1002739**
05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118$^{TH}$ ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8)

**Project # 1003749**
05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

**Project # 1003828**
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12$^{TH}$ STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

**SEE PAGE 2 . . .**

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

## PAGE 2

**Project # 1002855**
05DRB-00692 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 & 25, **EAST END ADDITION,** zoned SU-1, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511] (J-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

for Claire Senova
Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 2, 2005.**

# CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
LBUQUERQUE
*Making History*

DRB

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0004329277 APR 29 2005
MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101306039723041032

GARCIA SATURNINO C
90 32ND
JACKSON HEIGNY

NSF

AV
1369

SATU090 110 0 1 N C 01 05/08/05
RETURN TO SENDER

NO FORWARD ORDER ON FILE
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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD**
**CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 18, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000560**
05DRB-00680 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES. request(s) the above action(s) for all or a portion of Tract(s) 1A2A, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028](D-17)

**Project # 1002739**
05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118$^{TH}$ ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8)

**Project # 1003749**
05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

**Project # 1003828**
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12$^{TH}$ STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

**SEE PAGE 2 . . .**

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

**PAGE 2**

**Project # 1002855**
05DRB-00692 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 & 25, **EAST END ADDITION,** zoned SU-1, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511] (J-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

for Claire Senova
Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 2, 2005.**

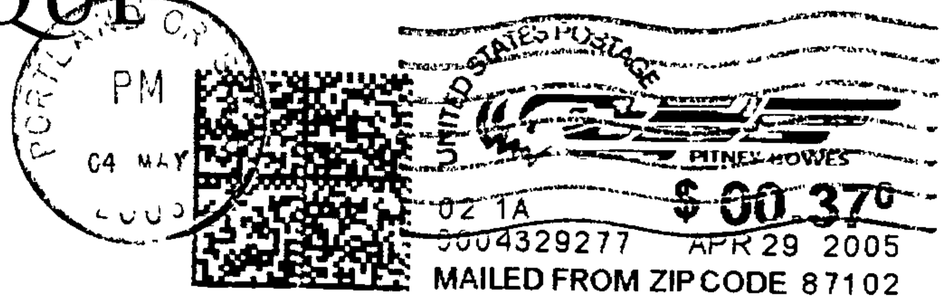
# CITY OF ALBUQUERQUE

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

DRB




10130605201984070 9

WHITLINGER DAVID L
555 SW MEADOW DR
BEAVERTON OR 97006

Not at
this address

NIXIE 970 1 01 05/19/05
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129393 *1529-08819-04-42

**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 18, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000560**
05DRB-00680 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES. request(s) the above action(s) for all or a portion of Tract(s) 1A2A, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028](D-17)

**Project # 1002739**
05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
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MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118$^{TH}$ ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8)

**Project # 1003749**
05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

**Project # 1003828**
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12$^{TH}$ STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

**SEE PAGE 2 . . .**

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

**PAGE 2**

**Project # 1002855**
05DRB-00692 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 & 25, **EAST END ADDITION,** zoned SU-1, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511] (J-19)

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for Claire Senova
Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 2, 2005.**

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

03/18/2008 Issued By: E08375

---

**Permit Number:** **2008 070 142** **Category Code 910**

**Application Number:** 08DRB-70142, Sidewalk Waiver

**Address:**

**Location Description:** VALLE AND CANDELARIA

**Project Number:** 1003828

**Applicant**
*Candalaria Village Llc*
2707 Campbell Rd Nw #18
Albuquerque NM 87104
480-8832

**Agent / Contact**
*William T Caniggia*
2707 Campbell Rd Nw #18
Albuquerque NM 87104
480-8832

**Application Fees**

| | | |
|---|---|---|
| 441018/4971000 | Public Notification | |
| 441032/3424000 | Conflict Mgmt Fee | $20.00 |
| 441006/4983000 | DRB Actions | |
| | **TOTAL:** | **$20.00** |

City Of Albuquerque
Treasury Division

3/13/2009 11:53AM LOC: ANNX
WS# 007 TRANS# 0011
RECEIPT# 00095898-00095899
PERMIT# 200807 0142 TRSMSP
Trans Amt $20.00
Conflict Manag. Fee $20.00
CA $20.00
CHANGE $0.00

Thank You

# CITY OF ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828** **AGENDA ITEM NO: 13**

**SUBJECT:**

Final Plat
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

**SIGNED:** Bradley L. Bingham **DATE:** OCTOBER 17, 2007
City Engineer / AMAFCA Designee 505-924-3986
0

# CITY OF ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828** **AGENDA ITEM NO: 13**

**SUBJECT:**

Final Plat
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

**No adverse comments.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

**SIGNED:** Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

**DATE:** OCTOBER 17, 2007

()

# CITY OF ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828** **AGENDA ITEM NO: 19**

**SUBJECT:**

Final Plat
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.
No objection to Sidewalk Waiver or Sidewalk Deferral request.

**RESOLUTION:**

**10/17/07**

APPROVED ___; DENIED ___; DEFERRED _X_; COMMENTS PROVIDED _; WITHDRAWN ___

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

**SIGNED:** Bradley L. Bingham City Engineer / AMAFCA Designee - 505-924-3986 **DATE:** AUGUST 22, 2007
(G-13/D025)

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

**APPLICANT INFORMATION:**

**Professional/Agent** (if any): WILLIAM T. CANIGLIA PHONE: 505-480-8832
ADDRESS: 2707 CAMPBELL RD NW #18 FAX: 505-344-6016
CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: WMCANIGLIA@AOL.COM

**APPLICANT**: CANDELARIA VILLAGE LLC PHONE: 505-480-8832
ADDRESS: 2707 CAMPBELL RD NW #18 FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL:
Proprietary interest in site: OWNER **List all owners:**

**DESCRIPTION OF REQUEST:** see attached statement

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. 23-P1 Block: Unit:
Subdiv/Addn/TBKA: Candelaria Village
Existing Zoning: R-1 Proposed zoning:
Zone Atlas page(s): G-13 UPC Code: 100306045423840746 MRGCD Map No

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits? ___Yes Within 1000FT of a landfill?
No. of **existing** lots: No. of **proposed** lots: Total area of site (acres):
LOCATION OF PROPERTY BY STREETS: On or Near: Valle
Between: Candelaria and

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

**SIGNATURE** William T. Caniglia DATE 3/18/08
(Print) WILLIAM T. CANIGLIA Applicant: ☐ Agent: ☐

**FOR OFFICIAL USE ONLY** Form revised 4/07

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 08DRB - ____ - 70142 | SW | ✓ | $ 0.00 |
| ____ - ____ - ____ | CMF | ___ | $ 20.00 |
| ____ - ____ - ____ | ____ | ___ | $ ____ |
| ____ - ____ - ____ | ____ | ___ | $ ____ |
| ____ - ____ - ____ | ____ | ___ | $ ____ |
| | | | Total |
| | | | $ ____ |

Hearing date March 26, 2008

3/18/08
Planner signature / date

**Project #** 1003828

**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. <u>Your attendance is required.</u>**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

__ 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) 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. <u>Your attendance is required.</u>**

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies
__ 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. <u>Your attendance is required.</u>**

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies
__ 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. <u>Your attendance is required.</u>**

☐ **VACATION OF RECORDED PLAT**

__ **6** copies of the recorded plat to be vacated.
__ **6** copies of documents justifying the vacation.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter describing, explaining, and justifying the vacation
__ Any original and/or related file numbers are listed on the cover application
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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

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

William T. Cavicchia
Applicant name (print)

William T. Cavicchia
Applicant signature / date

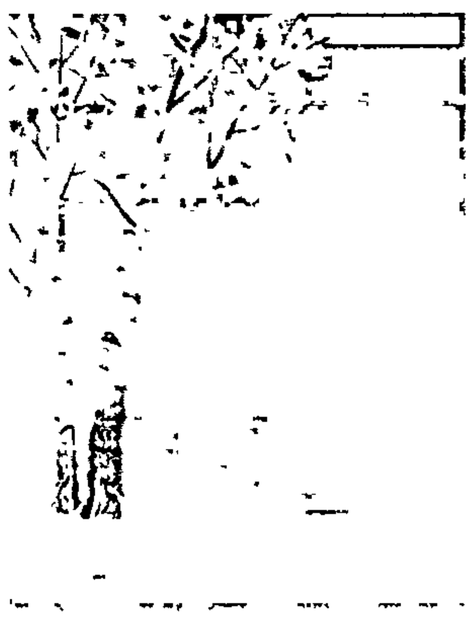
Form revised 4/03, 10/03 and **APRIL 2006**

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

Application case numbers
06DRB - _____ - 70142
_____ - _____ - _____
_____ - _____ - _____

3/18/06
Planner signature / date

Project # 1003828



CANDELARIA VILLAGE LLC
2707 CAMPBELL RD NW #18
ALBUQUERQUE, NM 87104
TELE 505-480-8832
FAX 505-344-6016

William T. Caniglia, Managing Member

March 18, 2008

Candelaria Village Application of Sidewalk Waiver
Description of Request

The sidewalk involved in this application is about 120 feet in length along the western side of Candelaria Village Subdivision, as shown on the attached drawing. It does not front on any residential lots. A variance has been granted so that the sidewalk could be built around 2 large cottonwood trees; further investigation indicates that large roots may be damaged while constructing the sidewalk putting such trees at risk.

Access to sidewalks and handicap ramps is available to all residential units in the subdivision and such access will not be impaired by elimination of this section of the sidewalk. The construction of this sidewalk serves no useful purpose; if the waiver is granted the area involved will be incorporated into the adjoining open space and landscaped.

Submitted by:

Candelaria Village LLC

by _____
William T. Caniglia, Managing Member

Exhibit C

WAIVER REQUEST

E, T & CATV

TRACT 72-A
M.R.G.C.D. PROPERTY MAP No. 34
(UNPLATTED)

GRAVEL ROAD

GATE

LOT 1-P1
PAD
69.6

LOT 23-P1
PAD
69.5

LOT 22-P1
PAD
69.3

LOT 24-P1
PAD
70.7

LOT 25-P1

12" SW CULVERT
INV68.35
INV 68.30

TC68.57
FL68.24

TC68.57
FL68.24

TC68.53
FL68.43

TC69.11
FL68.78

TC69.11
FL68.78

TC69.88
FL68.55

TC69.45
FL69.12

202.27'

N 28°34'03" E

BLDG.

69.60

69.25

68.75

INSTALLED SIDEWALK

E, T & CATV

TRACT 72-A
PROPERTY MAP No. 34
(UNPLATTED)

M.R.G.C.D. PROPERTY

GRAVEL ROAD

GATE

12" SW CULVERT

CARPORT

BLDG.

N 28°34'03" E

202.27' (G)

LOT 1-P1
PAD
69.6

LOT 23-P1
PAD
69.5

LOT 22-P1
PAD
69.3

LOT 24-P1
PAD
70.7

LOT 25-P1
PAD

INV 68.36

INV 68.30

TC68.57
FL68.24

TC68.57
FL68.24

TC69.11
FL68.78

TC69.11
FL68.78

TC69.45
FL69.12

TC68.53
FL68.86

TC68.86
FL68.43

TC69.32
FL68.96

TC69.32
FL68.96

TC68.88
FL68.55

TC69.88
FL68.55

TC68.63
FL68.30

TC66.63
FL68.50

4971
4969
4968
4970
4972
4967
4966

# DRB CASE ACTION LOG (PREL & FINAL)

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.: **07DRB-00717(P&F)** Project # **1003828**

Project Name **CANDELARIA VILLAGE**

Agent: WILLIAM T CANIGLIA Phone No.: 480 8832

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

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PLANNING (Last to sign): _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

**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 1003828

# CANDELARIA VILLAGE LLC

2707 CAMPBELL RD NW #18
ALBUQUERQUE, NM 87104
TELE 505-480-8832
FAX 505-344-6016

William T. Caniglia, Managing Member


October 16, 2007

Sheran Matson, AICP
Chair, Development Review Board
City of Albuquerque

Re: Candelaria Village Co. Case No. 1003828 / 07DRB00717

We request that the above case be withdrawn from consideration.

This is a request for a minor subdivision of Lot 38 Candelaria Village. I am unable at this time to secure the private access required to complete this minor subdivision which is the reason for this withdrawal request.

Yours very truly,

William T. Caniglia, Managing Member
Candelaria Village LLC

# CANDELARIA VILLAGE LLC

2707 CAMPBELL RD NW #18
ALBUQUERQUE, NM 87104
TELE 505-480-8832
FAX 505-344-6016

William T. Caniglia, Managing Member


August 17, 2007

Sheran Matson, AICP
Chair, Development Review Board
City of Albuquerque

Re: Candelaria Village Co. Case No 1003828 / 07DRB00717

We request that the above case be deferred to October 17 2007. The purpose of this request is to allow applicant time needed to meet with the property owner adjoining applicant's property for the purpose of completing and recording an access easement. This easement is required to complete the minor subdivision of lot 38 into two lots.

We appreciate your consideration of this request.

William T. Caniglia
Candelaria Village Co.

# CANDELARIA VILLAGE LLC

2707 CAMPBELL RD NW #18
ALBUQUERQUE, NM 87104
TELE 505-480-8832
FAX 505-344-6016

William T. Caniglia, Managing Member


July 10, 2007

Sheran Matson, AICP
DRB Chair
Plaza del Sol Building
600 2nd St NW
Albuquerque, NM 87102

Re: July 11, 2007 Agenda, Item # 11
07 DRB-00717 Minor - Preliminary / Final Plat Approval

Applicant hereby requests that the above case be deferred to August ~~15~~ 22 scheduled DRB meeting. The reason for this request if for additional time to finalize and record the access easement required for access to Don Francisco Pl. This access easement is needed to support this minor subdivision.

This deferral request does not apply to Item 11, 07DRB-70094 SIDEWALK VARIANCE, and 07DRB-70095 SIDEWALK WAIVER.

Yours very truly,

William T. Caniglia

Candelaria Village LLC
William T. Caniglia, Managing Member

# Addendum to Development Review Board Application of Candelaria Village LLC

## Applicants Statement in Support of Application

Candelaria Village Subdivision is a gated subdivision consisting of 38 residential lots, and Parcel A, that includes the private streets, sidewalks, and open areas. This request involves 2 separate areas of Parcel A. This request is for a sidewalk waiver at the eastern area of the Parcel A, and for a variance of location for the sidewalk at the west area of Parcel A.

### WAIVER REQUEST.

The area for the waiver request is shown on the attached drawing and photographs. A sidewalk adjoins lot 12; this sidewalk is 6' wide and has been installed as shown. This existing sidewalk is more convenient for pedestrian use than the proposed sidewalk to the east. It is unlikely that the sidewalk proposed for waiver would be used very little, if at all, because of it's location.

Developer, Candelaria Village LLC, proposes to install landscaping in the 6' X 160' area consisting of 12 to 15 shrub like trees such as New Mexico Olive trees or a similar tree, with Santa Fe Tan rock ground cover, and rock and stone accents. An automatic drip irrigation system will be installed. Developer will pay for all installation and maintenance.

### VARIANCE REQUEST.

The area proposed for a variance is also shown on the enclosed drawing and photographs. If the sidewalk is constructed as shown it will conflict with two large Cottonwood Trees. We request that the sidewalk be built around the west side of the trees within the perimeter walls of the subdivision. A license agreement has been secured from MRGCD to allow construction of the sidewalk, to the extent that the sidewalk encroaches into the MRGCD right-of-way. The variance will allow the sidewalk to be constructed to serve pedestrian needs without damaging or removing the Cottonwood Trees.

# City of Albuquerque

# DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** — **S**

___ Major Subdivision action
___ Minor Subdivision action
___ Vacation — **V**
X Variance (Non-Zoning) SW/SV

**SITE DEVELOPMENT PLAN** — **P**

___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC) — **L**

**STORM DRAINAGE** — **D**

___ Storm Drainage Cost Allocation Plan

**Z** **ZONING & PLANNING**

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

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

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

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

**APPLICANT INFORMATION:**

**Professional/Agent** (if any): WILLIAM T. CANIGLIA PHONE: (505) 480-8832
ADDRESS: 2707 CAMPBELL RD NW #18 FAX: (505) 344-6016
CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: wmcaniglia@AOL.com

APPLICANT: CANDELARIA VILLAGE LLC PHONE (505) 480-8832
ADDRESS: 2707 CAMPBELL RD NW #18 FAX: (505) - 344-6016
CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL:
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: WAIVER OF 160' of SIDEWALK; VARIANCE, LOCATION OF APPROXIMATELY 100' OF SIDEWALK

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

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

Lot or Tract No. PARCEL A, Block: Unit:
Subdiv/Addn/TBKA: CANDELARIA VILLAGE
Existing Zoning: R-1 Proposed zoning: N/A
Zone Atlas page(s): G-13-Z UPC Code: 101306047223240704 MRGCD Map No

**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 # 1003828

**CASE INFORMATION:**

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: N/A No. of **proposed** lots: N/A Total area of site (acres): N/A
LOCATION OF PROPERTY BY STREETS: On or Near: 12 ± ST. AND VALLE LANE NW
Between: and

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

SIGNATURE William T. Caniglia DATE 6/25/2007
(Print) WILLIAM T. CANIGLIA Applicant: ☑ Agent: ☑

**FOR OFFICIAL USE ONLY** Form revised 4/07

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 07DRB - - 0700 94 | SV | V | $ 0 |
| 07DRB - - 0700 95 | SW | V | $ 0 |
| - - | CMF | | $ 20.00 |
| - - | | | $ |
| - - | | | $ |
| | | | Total $ 20.00 |

Hearing date 7-11-07

6/26/07
Planner signature / date

**Project #** 1003828

**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. <u>Your attendance is required.</u>**

❑ **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. <u>Your attendance is required.</u>**

☑ **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. <u>Your attendance is required.</u>**

❑ **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. <u>Your attendance is required.</u>**

❑ **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. <u>Your attendance is required.</u>**

❑ **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. <u>Your attendance is required.</u>**

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

WILLIAM T. CANIGLIA
Applicant name (print)

William T. Caniglia
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - _____ - 070094
07DRB - _____ - 070095
_____ - _____ - _____

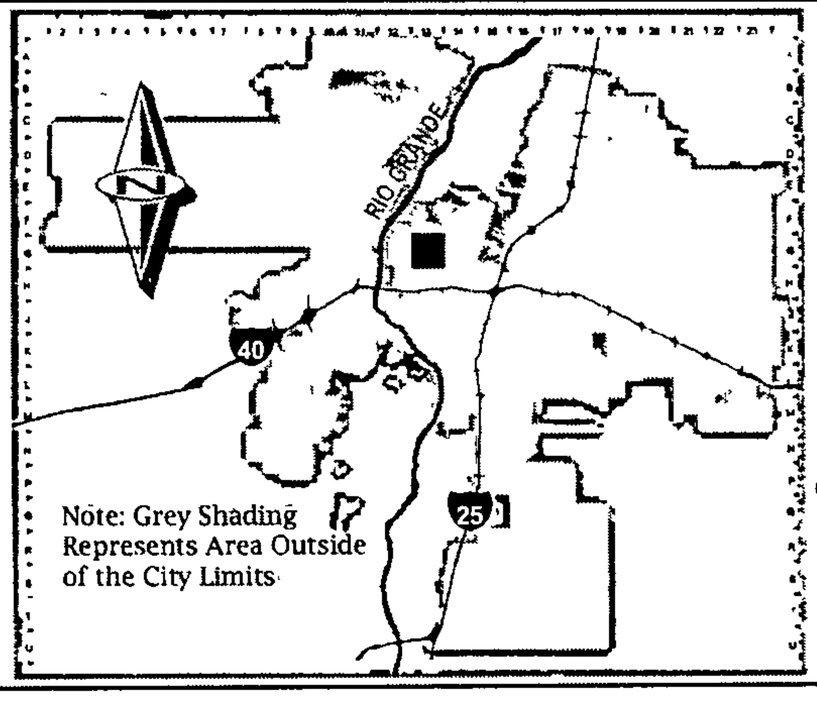
Planner signature / date

Project # 1003828

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

Albuquerque Geographic Information System

Map amended through: 5/17/2007




Zone Atlas Page:

**G-13-Z**

Selected Symbols

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

0 750 1,500 Feet

# Addendum to Development Review Board Application of Candelaria Village LLC

Applicants Statement in Support of Application

Candelaria Village Subdivision is a gated subdivision consisting of 38 residential lots, and Parcel A, that includes the private streets, sidewalks, and open areas. This request involves 2 separate areas of Parcel A. This request is for a sidewalk waiver at the eastern area of the Parcel A, and for a variance of location for the sidewalk at the west area of Parcel A.

## WAIVER REQUEST.

The area for the waiver request is shown on the attached drawing and photographs. A sidewalk adjoins lot 12; this sidewalk is 6' wide and has been installed as shown. This existing sidewalk is more convenient for pedestrian use than the proposed sidewalk to the east. It is unlikely that the sidewalk proposed for waiver would be used very little, if at all, because of it's location.

Developer, Candelaria Village LLC, proposes to install landscaping in the 6' X 160' area consisting of 12 to 15 shrub like trees such as New Mexico Olive trees or a similar tree, with Santa Fe Tan rock ground cover, and rock and stone accents. An automatic drip irrigation system will be installed. Developer will pay for all installation and maintenance.

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# Addendum to Development Review Board Application of Candelaria Village LLC

Applicants Statement in Support of Application

Candelaria Village Subdivision is a gated subdivision consisting of 38 residential lots, and Parcel A, that includes the private streets, sidewalks, and open areas. This request involves 2 separate areas of Parcel A. This request is for a sidewalk waiver at the eastern area of the Parcel A, and for a variance of location for the sidewalk at the west area of Parcel A.

## WAIVER REQUEST.

The area for the waiver request is shown on the attached drawing and photographs. A sidewalk adjoins lot 12; this sidewalk is 6' wide and has been installed as shown. This existing sidewalk is more convenient for pedestrian use than the proposed sidewalk to the east. It is unlikely that the sidewalk proposed for waiver would be used very little, if at all, because of it's location.

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## VARIANCE REQUEST.

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#11

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

08/26/2007 Issued By: PLNABG

---

**Permit Number:** **2007 070 094** **Category Code 0910**

**Application Number:** **07DRB-70094**, Sidewalk Variance

**Address:**

**Location Description:** 12TH ST BETWEEN VVALLE LANE NW

**Project Number:** 1003828

**Applicant**
*Candelaria Village Llc*
Owner
2707 Campbell Rd #18
*Albuquerque, NM 87104*
480-8832

**Agent / Contact**
*William Caniglia*
Owner
2707 Campbell Rd #18
*Albuquerque, NM 87104*
480-8832

**Application Fees**

| | | |
|---|---|---|
| 441018/4971000 | Public Notification | |
| 441032/3424000 | Conflict Mgmt Fee | $20.00 |
| 441006/4983000 | DRB Actions | |
| | **TOTAL:** | **$20.00** |

City Of Albuquerque
Treasury Division

6/26/2007 12:18PM LOC: ANNX
WS# 008 TRANS# 0028
RECEIPT# 00077637-00077637
PERMIT# 2007070094 TRSBMG
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK $20.00
CHANGE $0.00

Thank You

CANDELARIA

(80' R.O.W., EXISTING)

WITH WARR... BY THIS PLAT. AREA

DESCRIPTION P.O.B.

Variance Area

S 80°05'25" E

(387.63')
387.66'

3.00'

(C2)
C2

(L1)
L1

C1

3.23'

L14 C8 C7 C6 C5 C4 L13 L12 L11 L10 L9A L9B L8 L7 L6 C3

1°13'26" W (GRID)
344.88' (GROUND)

(L5)
L5

82.77'

(L4)
L4

42.00'

PROPERTY MAP No. 34
(UNPLATTED)

GRIEGOS LATERAL
(202.27')
202.23'
(R.O.W. VARIES)

46.17'

89.72'

N 79°45'15" W

38.28'

19.14'

119.14'

LOT 1–P1 0.1654 AC. ±
LOT 2–P1 0.1211 AC. ±
LOT 3–P1 0.1170 AC. ±
LOT 4–P1 0.1161 AC. ±
LOT 5–P1 0.1158 AC. ±
LOT 6–P1 0.1150 AC. ±
LOT 7–P1 0.1153 AC. ±
LOT 8–P1 0.1152 AC. ±
LOT 9–P1 0.1350 AC. ±
LOT 10–P1 0.1168 AC. ±
LOT 11–P1 0.1563 AC. ±

107.83' S 10°14'45" W
103.44'
100.77'
99.79'
100.03'
100.33'
100.62'
S 10°14'45" W 57.41'
S 10°14'45" W 58.05'
101.63'
S 10°14'45" W
101.92'
S 10°14'45" W
102.84'

FORMER TRACT 70-A
M R G C D PROPERTY MAP No. 34

50.00' 50.00' 50.50' 50.50' 50.00' 50.00' 33.49' C10 424.21' 60.00' 30.00' C11 41.63' 50.00' 67.99' 159.62'

C12 CL1 C3

336.62'
(336.46')

wainer area

VALLE LANE N.W.
(PRIVATE STREET)

PROPERTY LINE ELIMINATED BY THIS PLAT (TYPICAL)

N 79°45'15" W

PARCEL A
1.5609 AC. ±

VALLE LANE N.W.
(PRIVATE STREET) CL6

CL2 583.21' 38.28'

CLC1

LOTS 12–P1 THROUGH 23–P1, INCLUSIVE, SHALL BE FRONTED TO THE NORTH

FORMER TRACT 71-A
M R G C D PROPERTY MAP No. 34

LOT 12–P1 0.1214 AC ± S 10°14'45" W 56.63' CL3 172.80' 36.58' CLC2 29.95'

LOT 13–P1 0.1148 AC. ± 100.00' S 10°14'45" W 50.00'
LOT 14–P1 0.1148 AC. ± 100.00' 50.00'
LOT 15–P1 0.1148 AC. ± 100.00' 50.00'
LOT 16–P1 0.1148 AC. ± 100.00' 50.00'
LOT 17–P1 0.1148 AC. ± 100.00' 50.00'
LOT 18–P1 0.1148 AC. ± 100.00' 50.00'
LOT 19–P1 0.1148 AC. ± 100.00' 50.00'
LOT 20–P1 0.1148 AC. ± 100.00' 50.00'
LOT 21–P1 0.1148 AC ± 100.00' 50.00'
LOT 22–P1 0.1148 AC. ± 100.00' 50.00'
LOT 23–P1 0.1445 AC. ± 100.00' S 10°14'45" W 50.00'

CLC4 C16 46.63' 136.23' CL5 C15 CLC3 40.00' 50.00' 569.95' 743.68'

CL4

VALLE LANE N.W.
(PRIVATE STREET)

34.46' 17.23' 17.23'

PARCEL A
1.5609 AC. ±

FORMER TRACT 114-A
M R G C D PROPERTY MAP No. 34

LOT 24–P1 0.1394 AC. ± 100.00' S 10°14'45" W 50.00'
LOT 25–P1 0.1148 AC. ± 100.00' 50.00'
LOT 26–P1 0.1148 AC. ± 100.00' 50.00'
LOT 27–P1 0.1148 AC. ± 100.00' 50.00'
LOT 28–P1 0.1148 AC. ± 100.00' 50.00'
LOT 29–P1 0.1148 AC. ± 100.00' 50.00'
LOT 30–P1 0.1148 AC. ± 100.00' 50.00'
LOT 31–P1 0.1148 AC ± 100.00' 50.00'
LOT 32–P1 0.1148 AC. ± 100.00' 50.00'
LOT 33–P1 0.1148 AC ± 100.00' 50 00'
LOT 34–P1 0.1148 AC ± 100.00' 50.00'
LOT 35–P1 0.1148 AC ± 100.00' 50.00'
LOT 36–P1 0.1148 AC. ± 100.00' 50.00'
LOT 37–P1 0.1148 AC. ± 100.00' 50.00'
LOT 38–P1 0.3380 AC ± S 10°14'45" 57.98' 50.01'

43.66' 66.00' 79.34' 50.00' 169.10'

FORMER TRACT 113
M R G C D PROPERTY MAP No. 34

898.44'
(898.15')

(N 28°34'03" E)
N 28°34'27" E

L3

N 79°45'15" W
(N 79°44'56" W)

(S 80°1
S 80°

S 08°43'19" W
(S 08°41'23" W)

LOT 1, BLOCK 8
MATTHEW MEADOW
(FILED 11-21-1978, D9-29)

LOT 2, BLOCK 8 | LOT 3, BLOCK 8 | LOT 4, BLOCK 8 | LOT 5, BLOCK 8 | LOT 6, BLOCK 8 | LOT 7, BLOCK 8 | LOT 8, BLOCK 8

1927

See attached Detail

LOT 9, BLOCK 8
MATTHEW MEADOW
(FILED 11-21-1978, D9-29)

SIDEWALK

EXHIBIT B C

Date 7/11/07

VARIANCE AREA

N 9°28'34" E

202.27'

NEW SIDEWALK LOCATION

M.R.G.C.D. PROPERTY MAP No. 34
TRACT 72-A
(UNPLATTED)

BLDG.

CARPORT

GRAVEL ROAD

TREES

SW CULVERT

LOT 23-P1
PAD 69.5

LOT 22-P1
PAD 69.3

LOT 21-P1
PAD 69.0

LOT 20-P1
PAD 68.8

LOT 19-P1
PAD 68.5

LOT 18-P1
PAD 68.3

38.3' EASEMENT

25' V

25' F-F
12.5' 12.5'

M.R.G.C.D.

VALLE LN

NW

LOT 9–P1
PAD
67.6

LOT 10–P1
PAD
67.3

LOT 11–P1
PAD
67.0

LOT 15–P1

LOT 14–P1
PAD
67.8

LOT 13–P1
PAD
67.9

LOT 12–P1
PAD
67.5

LOT 35–P1
PAD
67.9

LOT 36–P1
PAD
67.6

LOT 37–P1
PAD
67.4

LOT 38–P1
PAD
67.3

387.63'

336.46'

898.15'

60' EASEMENT

30'

30'

22'

22'

VALLEY LN NW

FL65.17

TC65.63
FL65.30

TC65.85
FL65.52

FL65.76

TC66.24
FL65.91

TC66.96
FL65.63

TC65.55
FL64.94

FL=64.32
INV=62.09

TC65.21
FL64.58

TC65.29
FL64.71

TC65.35
FL64.78

TC65.41
FL64.82

2–24"
CULVERT
INV64.9

24"=SD

ASPHALT

TG65.96
INV65.40

HIGH POINT
TC66.49
FL66.16

TC66.49
FL66.16

TC66.19
FL65.86

TC66.07
FL65.74

TC66.24
FL65.61

TC66.35
FL66.02

TC66.47
FL66.14

TC66.58
FL66.25

TC66.53
FL66.20

TC66.25
FL65.92

TC66.34
FL66.01

TC66.88
FL66.55

TC66.63
FL66.30

TC66.38
FL66.05

TC66.19
FL65.86

TC66.88
FL66.55

TC66.88
FL66.30

TC66.38
FL66.05

TC66.19
FL65.86

S=0.007

S 08°41'23" W
387.63'

4965

4966

A

B

C

D

E

LOOKING NORTH

LOOKING SOUTH

AREA PROPOSED FOR VARIANCE

LOOKING NORTH

LOOKING SOUTH

AREA PROPOSED FOR WAIVER

# CANDELARIA VILLAGE LLC

2707 CAMPBELL RD NW #18
ALBUQUERQUE, NM 87104
TELE 505-480-8832
FAX 505-344-8016

William T. Caniglia, Managing Member


June 19, 2007

City of Albuquerque
Development Review board
600 2nd St NW
Albuquerque, NM 87102

Attention: Sheran Matson, AICP, DR Chair

Re: Hearing June 20, 2007 Agenda Item No 18, Project #1003828

By Fax to : 924-3864

Ladies and Gentlemen:

We hereby request deferral of the above Agenda Item to July 11, 2007. The additional time will be utilized to complete documentation of the final plat.

I appreciate your consideration of this request.

Yours very truly,

Candelaria Village Co.

William T. Caniglia

by William T. Caniglia

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

| S | Z | | |
|---|---|---|---|
| | | **SUBDIVISION** | |
| | | ___ | Major Subdivision action |
| | | ✓ | Minor Subdivision action |
| | | ___ | Vacation |
| V | | ___ | Variance (Non-Zoning) |
| | | **SITE DEVELOPMENT PLAN** | |
| P | | ___ | for Subdivision |
| | | ___ | for Building Permit |
| | | ___ | Administrative Amendment (AA) |
| | | ___ | IP Master Development Plan |
| | | ___ | Cert. of Appropriateness (LUCC) |
| | | **STORM DRAINAGE** | |
| | | ___ | Storm Drainage Cost Allocation Plan |

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

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

**APPLICANT INFORMATION:**

**Professional/Agent** (if any): WILLIAM T. CANIGLIA PHONE: 505-480-8832
ADDRESS: 2707 CAMPBELL RD NW #18 FAX: 505-344-6016
CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: wmcaniglia@aol.com

**APPLICANT:** CANDELARIA VILLAGE CO PHONE: 505-480-8832
ADDRESS: 2707 CAMPBELL RD NW #18 FAX: 505-344-6016
CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: wmcaniglia@aol.com
Proprietary interest in site: OWNER **List all owners:**

**DESCRIPTION OF REQUEST:** CREATE 2 LOTS FROM 1 LOT (Prelim & Final Plat)

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. LOT 38 Block: — Unit: —
Subdiv/Addn/TBKA: CANDELARIA VILLAGE
Existing Zoning: R-1 Proposed zoning: SAME
Zone Atlas page(s): G-13 MRGCD Map No. 34
UPC # 101306052020940549

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: ONE No. of **proposed** lots: TWO Total area of site (acres): 0.338 AC
LOCATION OF PROPERTY BY STREETS: On or Near: 12TH AND DON FRANCISCO PL N.W.
Between: ___ and ___

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

SIGNATURE William T. Caniglia DATE ___
(Print) WILLIAM T. CANIGLIA 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: 07DRB-____-00717

| Action | S.F. | Fees |
|---|---|---|
| P&F | $(3) | $ 285.00 |
| CMF | — | $ 20.00 |
| | | $ |
| | | $ |
| | | $ |
| | | Total $ 305.00 |

Hearing date 06/20/07

Sandy Handley
Planner signature / date

**Project #** 1003828

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

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

___ Preliminary Plat reduced to 8.5" x 11"
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Copy of DRB approved infrastructure list
___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
___ List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
___ Design elevations & cross sections of perimeter walls **3 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ Copy of recorded SIA
___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
___ List any original and/or related file numbers on the cover application
___ DXF file and hard copy of final plat data for AGIS is required.

☑ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
✓ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
land DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ List any original and/or related file numbers 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.

William T. Caniglia
Applicant name (print)

WILLIAM T. CANIGLIA
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB-_____-00717
_____-_____-_____
_____-_____-_____

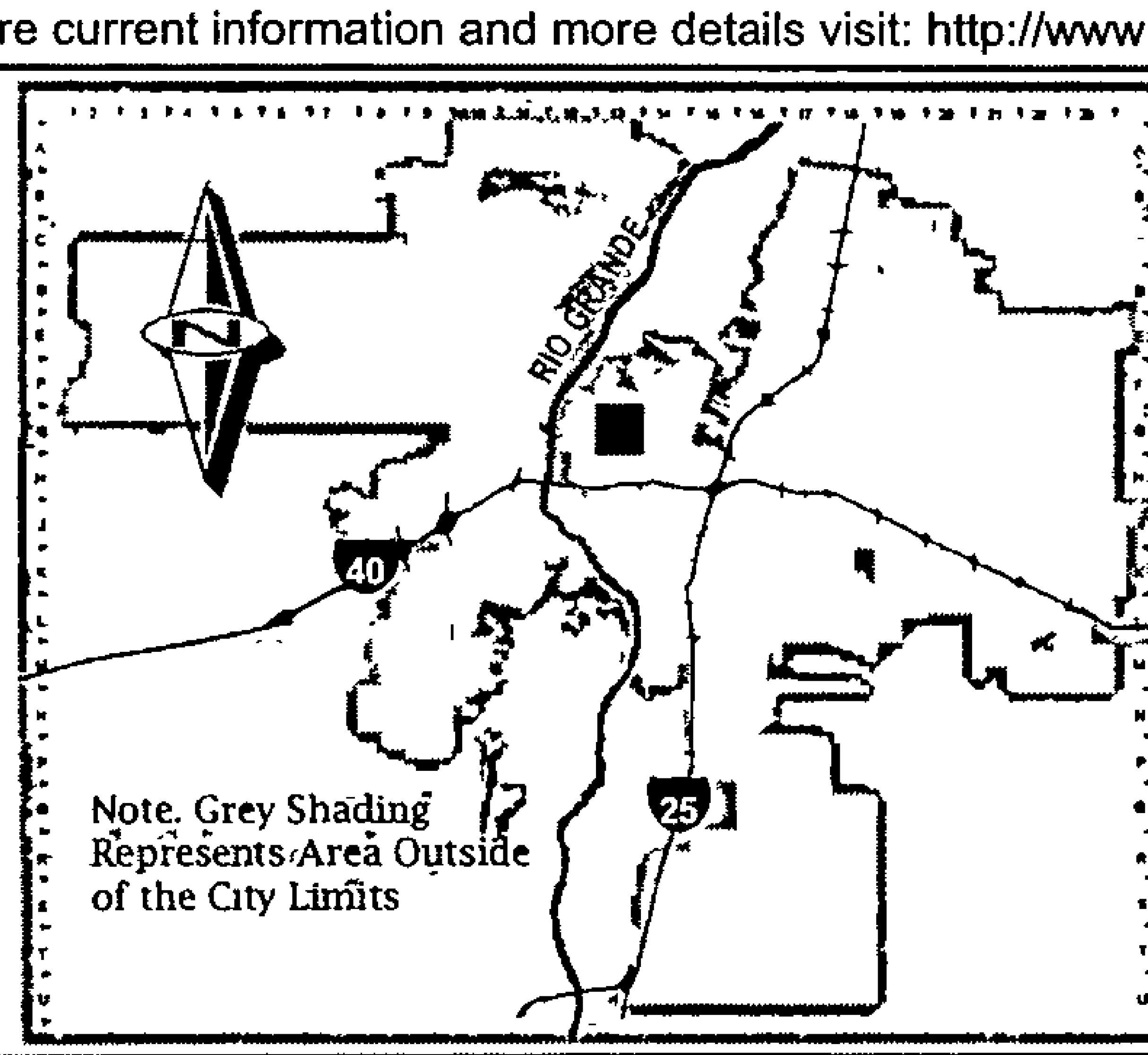
Sandy Handley 06/11/07
Planner signature / date

Project # 1003828

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

**Albuquerque Geographic Information System**

Map amended through: 5/17/2007




Note. Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

# G-13-Z

Selected Symbols

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

0 750 1,500 Feet

# ADDENDUM TO APPLICATION OF CANDELARIA VILLAGE CO. FOR APPROVAL OF MINOR SUBDIVISION OF LOT 38 CANDELARIA VILLAGE

The property that is the subject of this application is Lot 38 Candelaria Village subdivision; this subdivision contains a total of 38 lots and was approved in 2005; the plat was recorded on October 21, 2005, a copy attached as Exhibit A. The subdivision was created from 4 tracts shown on MRGCD Map No 34, copy attached as Exhibit B. A narrow strip at the southeast corner of these 4 parcels extended eastward to Don Francisco Place NW.

Lot 38 was platted as an "L" shaped lot. Lot 38 is zoned R-1 and meets all size and area requirements of this zone without the easterly extension. Don Francisco Compound to the east of CANDELARIA Village is a town home development with attached residences on lots that are 40 to 45 feet in width. It is our desire and intent to do the following:

1. Create a new lot from the easterly side of Lot 38, such new lot to be 42.16' in width and 146.75' in length ( 6,186.98 sq ft ). See Exhibit C.

2. The new lot will front onto Don Francisco Pl. NW, a public street.

3. A one story, single family residence will be constructed on the new lot, similar in size and architectural design to the homes in Don Francisco Compound.

The easterly part of lot 38 is not needed as a part of Candelaria Village, and, would not likely be utilized as part of the residential construction on lot 38. The parcel is large enough to support a new residence consistent with and compatible with the homes on Don Francisco Pl. NW.

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

# PAID RECEIPT

APPLICANT NAME CANDELARIA VILLAGE CO

AGENT WILLIAM CANIGLIA

ADDRESS 2707 CAMBELL RD NW #18

PROJECT & APP # 1003828 / 07DRB 00717

PROJECT NAME CANDELARIA VILLAGE

$ 20.00 441032/3424000 Conflict Management Fee

$ 285.00 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 305.00 TOTAL AMOUNT DUE

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

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

6/11/2007 4:44PM LOC: ANNX
RECEIPT# 00077946 WS# 006 TRANS# 0060
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $305.00
J24 Misc $285.00
CK $305.00
CHANGE $0.00

Thank You

Counterreceipt.doc 6/21/04

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

6/11/2007 4:44PM LOC: ANNX
RECEIPT# 00077945 WS# 006 TRANS# 0060
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $305.00
J24 Misc $20.00

Thank You

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph D.
SUPERINTENDENT

# Pre-Development Facilities Fee (PDFF)
# Cover Sheet

**PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

**Project #** (if already assigned by DRB/EPC)_____

**Please check one**:

☐ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☒ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☐ Waiver/Deferral (Must provide reason for waiver/deferral)

**Project Information**
Subdivision Name Candelaria Village
Location of Project (address or major cross streets) 12th Street NW and Candelaria Rd NW
Proposed Number of Units: 2 Single-Family _____Multi-Family
Note: A single-family unit is a single-family, detached dwelling unit.

**Waiver Information**
Property Owner_____ Legal Description_____ Zoning_____
Reason for Waiver/Deferral_____

**Contact Information**
Name William T. Caniglia
Company_____
Phone 505-480-8832
E-mail wmcaniglia@aol.com

**Please include with your submittal:**
☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined
☒ Copy of a plat or plan for the proposed project
☒ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☐ Please include project number on the top right corner of all documents
☐ Please paper clip all submitted documents (for ease of making copies)

---

FOR OFFICE USE ONLY
APS Cluster Valley Date Submitted 5/30/2007 Date Completed _____

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

WILLIAM T. CANIGLIA ("Developer") effective as of this 30 day of MAY, 2007, and pertains to the subdivision commonly known as CANDELARIA VILLAGE, and more particularly described as LOTS 38-P1-A AND LOT 38-P1-B, CANDELARIA VILLAGE BEING A REPLAT OF LOT 38-P1 CANDELARIA VILLAGE

(the "Subdivision".) The following individual lots comprise the subdivision:

*[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily-__ units" with the number of units filled in.]* ALBUQUERQUE, 1459 VALLE LANE NW, 1351 DONFRANCISCO PL NW, NM, 87107

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

2007084584
6867534
Page: 1 of 3
06/08/2007 09:47A
Bk-A138 Pg-4393
Maggie Toulouse Bern. Co. AGRE R 13.00

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

William T. Caniglia
Signature

WILLIAM T. CANIGLIA
Name (typed or printed) and title

2007084584
6867534
Page: 2 of 3
06/08/2007 09:47A
Bk-A138 Pg-4393
Maggie Toulouse Bern. Co. AGRE R 13.00

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 30, 2007, by William Coniglia as Developer of (individual), a corporation.

(Seal)

OFFICIAL SEAL
Pauline C. Trujillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-20-2010

Pauline C. Trujillo
Notary Public

My commission expires: Nov. 20, 2010

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature
Kizito Wilenje, Director, Capital Master Plan

_____
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 30, 2007, by Kizito Wilenje as Director, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

OFFICIAL SEAL
Pauline C. Trujillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-20-2010

Pauline C. Trujillo
Notary Public

My commission expires: Nov. 20, 2010

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6887534
Page: 3 of 3
06/08/2007 09:47A
Bk-A138 Pg-4393
Maggie Toulouse Bern. Co. AGRE R 13.00

Current DRC
~~Project Number:~~

ORIGINAL

**FIGURE 12**

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

Claire

Date Submitted: 05/18/2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 05/18/05
Date Preliminary Plat Expires: 05/18/06
DRB Project No.: 1003828
DRB Application No.: 05DRB- 00687

## Candelaria Village

**Tracts 70-A, 71-A, 114-A and 113, MRGCD Property Map No. 34**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| B1 | | 48.74' F-F | Residential Pavement w/mnt C&G | Valle Lane NW (Entry) | Candelaria Rd NW | Valle Ln NW (Loop) | / | / | / |
| | | (Total) | And Median C&G | | | | | | |
| B1 | | 6' | Sidewalk (West side only) | Valle Lane NW (Entry) | Candelaria Rd NW | Valle Ln NW (Loop) | / | / | / |
| B1 | | 6" | Public Water Line | Valle Lane NW (Entry) | Candelaria Rd NW | Valle Ln NW (Loop) | / | / | / |
| B1 | | TBD | Sanitary Sewer ~~w/Private Grinder Pumps~~ | Valle Lane NW (Entry) | Candelaria Rd NW | Valle Ln NW (Loop) | / | / | / |
| B1 | | 25' F-F | Residential Pavement w/mnt C&G | Valle Lane NW | Lot 1 | Lot 11 | / | / | / |
| SW1 | | 6' | Deferred Sidewalk (North & South) | Valle Lane NW | Lot 1 | Lot 11 | / | / | / |
| B1 | | 6" | Public Water Line | Valle Lane NW | Lot 1 | Lot 11 | / | / | / |
| B1 | | TBD | Sanitary Sewer ~~w/Private Grinder Pumps~~ | Valle Lane NW | Lot 1 | Lot 11 | / | / | / |
| B1 | | 25' F-F | Residential Pavement w/mnt C&G | Valle Lane NW | Lot 11 | Lot 38 | / | / | / |
| SW1 | | 6' | Deferred Sidewalk (West & East) | Valle Lane NW | Lot 11 | Lot 38 | / | / | / |
| B1 | | 6" | Public Water Line | Valle Lane NW + Esmnt On Lot 11 | Candelaria Rd NW | Lot 38 | / | / | / |
| B1 | | TBD | Sanitary Sewer ~~w/Private Grinder Pumps~~ | Valle Lane NW | Lot 11 | Lot 38 | / | / | / |
| B1 | | 24" | RCP Private Storm Drain | Valle Lane NW + Esmnt On Lot 11 | Middle of Lot 12 | Candelaria Rd NW | / | / | / |
| B1 | | 5' Wide | Private Drainage Channel | Easement on Lot 11 | Valle Ln NW | Candelaria Rd NW | / | / | / |
| B1 | | 25' F-F | Residential Pavement w/mnt C&G | Valle Lane NW | Lot 38 | Lot 24 | / | / | / |
| SW1 | | 6' | Deferred Sidewalk (South side only) | Valle Lane NW | Lot 38 | Lot 24 | / | / | / |
| B1 | | 6" | Public Water Line | Valle Lane NW | Lot 38 | Lot 24 | / | / | / |
| B1 | | TBD | Sanitary Sewer ~~w/Private Grinder Pumps~~ | Valle Lane NW | Lot 38 | Lot 24 | / | / | / |
| B1 | | 25' F-F | Residential Pavement w/mnt C&G | Valle Lane NW | Lot 24 | Lot 1 | / | / | / |
| SW1 | | 6' | Deferred Sidewalk (West and East) | Valle Lane NW | Lot 24 | Lot 1 | / | / | / |
| B1 | | 6" | Public Water Line | Valle Lane NW | Lot 24 | Lot 1 | / | / | / |
| B1 | | Per Plan | Landscaping and water meter for LS | Candelaria Rd NW | Lot 1 | Lot 11 | / | / | / |



revised 07/01/01

ORIGINAL

**NOTES**

1. Landscape Maintenance Agreement for Landscaping in Public Right-of-Way
2. Street Lights per DPM Standards
3. Engineer's Certification of Grading and Drainage is Required for F.G. Release
4. Perimeter Walls per DRB Approved Perimeter Wall Design
5. Wall and LS Certification from Engineer and/or Registered LS Architect is Required for F.G. Release

**AGENT / OWNER**

J. Graeme Means
NAME (print)

Jeff Mortensen & Assoc.
FIRM

J. Graeme Means 5/13/05
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

[signature] 5/16/05
DRB CHAIR - date

[signature] 5-18-05
TRANSPORTATION DEVELOPMENT - date

Roger Green 5/18/05
UTILITY DEVELOPMENT - date

Bradley L. Bihn 5/18/05
CITY ENGINEER - date

Christina Sandoval 5/18/05
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

_____ - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|---|---|---|---|---|
| 1 | 04/07/06 | [signature] | William J. Balch | J. Graeme Means |
| | | | | |
| | | | | |

# City of Albuquerque

# DEVELOPMENT PLAN REVIEW APPLICATION

**SUBDIVISION** — Supplemental form **S**
- ☒ Major Subdivision action
- ☐ Minor Subdivision action
- ☐ Vacation — **V**
- ☐ Variance (Non-Zoning)

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

**ZONING** — Supplemental form **Z**
- ☐ Annexation & Zone Establishment
- ☐ Sector Plan (Phase I, II, III)
- ☐ Amendment to Sector, Area, Facility or Comprehensive Plan
- ☐ Zone Change
- ☐ Text Amendment

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

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

**APPLICANT INFORMATION:**

NAME: Mr. William T. Caniglia
ADDRESS: 2707 Campbell Road, NW - # 18
CITY: Albuquerque STATE NM ZIP 87104
Proprietary interest in site: Contract Purchaser
PHONE: 505-480-8832
FAX: 505-344-6016
E-MAIL: ____

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

**DESCRIPTION OF REQUEST:** Final Plat Approval, (TO BE KNOWN AS CANDELARIA VILLAGE)

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 70A, 71A, 113 and 114A Block: n/a Unit: n/a

Subdiv. / Addn. MRGCD Map # 34

Current Zoning: R-1 Proposed zoning: n/a

Zone Atlas page(s): G-13 No. of **existing** lots: 4 No. of **proposed** lots: 38&Par.A

Total area of site (acres): +/- 6.375 Density if applicable: dwellings per gross acre: 5.96 dwellings per net acre: 7.89

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. 101306047223240706 - see attached sheet for remaining 3 Trs. MRGCD Map No. 34

LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Road NW
Between: 12th Street NW and Rio Grande Blvd. 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 Project No. 1003828 (05DRB-00687, 00688, 00689 and 00690)

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 01-12-05

**SIGNATURE** Debbie LeBlanc Trujillo DATE October 10,2005

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

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

☐ **INTERNAL ROUTING**

| | Application case numbers | Action | S.F. | Fees |
|---|---|---|---|---|
| ☑ All checklists are complete | 05DRB - ____ - 01583 | FP | 5(3) | $ 0.00 |
| ☐ All fees have been collected | ____ - ____ - ____ | CMF | ____ | $ 20.00 |
| ☐ 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 | | | | Total |
| ☑ F.H.D.P. fee rebate | Hearing date 10/19/05 | | | $ 20.00 |

Sandy Handley 10/11/05
Planner signature / date

**Project #** 1003828

2004.108.7

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

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

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

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

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

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

.

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

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

Debie LeBlanc Trujillo 10-10-05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB - _____ - 01583
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 10/11/05
Planner signature / date

Project # 1003822

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109
P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977
ENGINEERS & SURVEYORS

2004.108.7
October 10, 2005

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

Re: Request for Final Plat Approval
Lots 1-P1 through 38-P1 and Tract A, Candelaria Village,
DRB Project No. 1003828

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with the related Fees
- Six (6) copies of the Final Plat
- Zone Atlas G-13 (with the site highlighted)
- Recorded copy of Certificate of Incorporation of Candelaria Village Homeowners Association
- One (1) copy of Operating Agreement of Candelaria Village, LLC

On behalf of our client, Mr. William Caniglia, we are requesting Final Plat Approval for Candelaria Village. The Subdivision Improvements Agreement was executed on Wednesday September 7, 2005.

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William Caniglia w/enc.

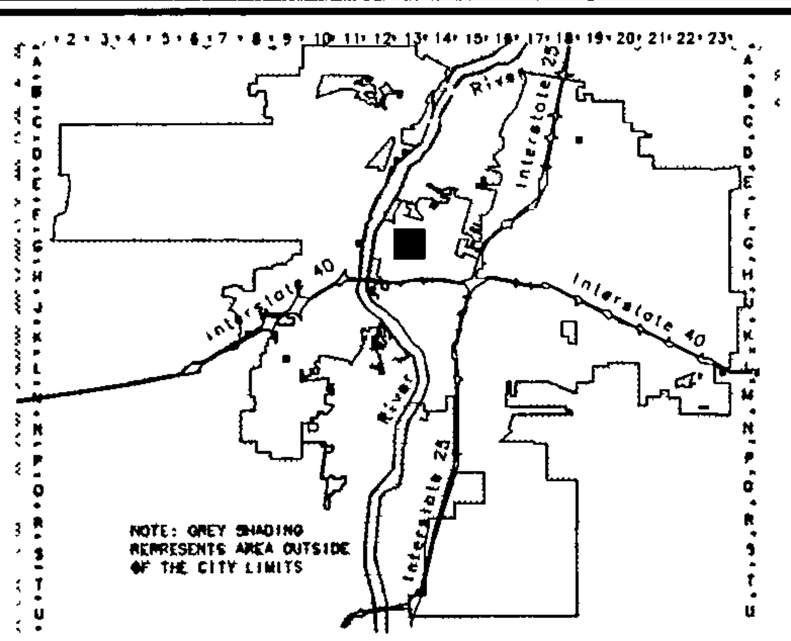
| PRINCIPALS | JEFFREY G. MORTENSEN, P.E. | JUAN M. CALA | CHARLES G. CALA, JR., P.S. |
|---|---|---|---|
| GRADY E. BARRENS | J. GRAEME MEANS, P.E. | RICHARD C. WHITE | JOSEPH M. SOLOMON, JR., P.S. |

# Attachment to Development Review Application
# **DRB 1003828**

## Existing Uniform Property Codes

| Property | Code |
|---|---|
| Tract 70A, MRGCD Map # 34 | 10130604723240706 |
| Tract 71A, MRGCD Map # 34 | 10130604702254O705 |
| Tract 113, MRGCD Map # 34 | 10130604722054O703 |
| Tract 114A, MRGCD Map # 34 | 10130604702124O704 |

2004.108.7




CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# G-13-Z

Map Amended through December 03, 2004

# OPERATING AGREEMENT OF CANDELARIA VILLAGE, LLC,

# A NEW MEXICO LIMITED LIABILITY COMPANY

## 1. Introduction.

a. On November 30, 2004, Candelaria Village, LLC was formed under the New Mexico Limited Liability Act. This Limited Liability Company is a single member Limited Liability Company, and the sole member is William T. Caniglia, 2707 Campbell Rd. NW, #18, Albuquerque, NM 87104.

b. The Company desires to adopt this Operating Agreement to provide for the conduct of the business affairs of the Company and to appoint William T. Caniglia as Manager of all business affairs of the Company.

## 2. Name and Purpose.

a. The purpose and business of the Company is to engage in the land and real estate development business, and engage in any lawful business; The name, place of business, registered office, and term of existence, are as stated in the Articles of Organization.

## 3. Members, Interest, Profits and Losses.

a. William T. Caniglia is the sole member of this LLC and has a 100% interest in this LLC, and all profits and losses of this LLC.

## 4. Management.

a. Management of all business affairs of the Company shall be vested in the sole member of the LLC, William T. Caniglia, who may be referred to as Manager.

b. Manager shall full complete authority to undertake, conduct, and oversee, all business affairs of the Company, The Manager shall prepare monthly reports, financial statements, bank account reconciliation and such other documents and reports required or helpful in the conduct of the Company's business.

c. The Manager may employ accounts, CPAs, or other professionals to assist in the conduct of the Company business.

c. The manager may open bank accounts, sign checks, borrow money

from banks, or other institutions in any amount, and sign promissory notes and mortgages or security interests with respect to such transactions. .

d. The Manager shall have authority to execute and deliver deeds conveying property of the Company, and all contracts in connection with the Company's business, and, the Manager shall have authority to execute all Subdivision Plats subdividing the property, including dedications and/or easements required by the plats, and all documents relating to or supporting the Plats and the platting procedure.

e. The Manager may undertake all business activities authorized by the New Mexico Limited Liability Act.

**5. Miscellaneous.**

a. The terms and provisions of this Operating Agreement shall be binding on and inure to the benefit of the successors of the parties hereto

b. This Operating Agreement is effective as November 30, 2004.

William T. Caniglia

William T. Caniglia, Sole Member of Candelaria Village, LLC

Signed on May 14, 2005

# OFFICE OF THE
# PUBLIC REGULATION COMMISSION

CERTIFICATE OF INCORPORATION

OF

CANDELARIA VILLAGE HOMEOWNERS ASSOCIATION

2630861

The Public Regulation Commission certifies that the Articles of Incorporation, duly signed and verified pursuant to the provisions of the

NONPROFIT CORPORATION ACT
(53-8-1 to 53-8-99 NMSA 1978)

have been received by it & are found to conform to law.

Accordingly, by virtue of the authority vested in it by law, the Public Regulation Commission issues this Certificate of Incorporation & attaches hereto, a duplicate of the Articles of Incorporation.

Dated: SEPTEMBER 12, 2005

In testimony whereof, the Public Regulation of the State of New Mexico has caused this certificate to be signed by its Chairman and the seal of said Commission to affixed at the City of Santa Fe.

Chairman

Bureau Chief

FILED IN OFFICE OF
NM PUBLIC REG. COMMISSION
SEP 12 2005
CORPORATION BUREAU

# Nonprofit Corporation
# ARTICLES OF INCORPORATION

**The undersigned, acting as incorporator to form a corporation under the New Mexico Nonprofit Corporation Act, adopt the following Articles of Incorporation:**

**ARTICLE ONE:** The name of the Corporation is :
Candelaria Village Homeowners Association.

**ARTICLE TWO:** The period of duration is: Perpetual .

**ARTICLE THREE:** The purpose for which the corporation is organized is:
(1) to accept title to and responsibility for maintenance of the improvements and facilities in Candelaria Village Subdivision consisting of the streets, sidewalks, storm drainage facilities and improvements, perimeter wall, entry gates including electronic and telephone entry system, street lights, and landscaping along Candelaria Road and common areas, as shown and described on the plat of Candelaria Village Subdivision filed in the office of the Clerk and Recorder of Bernalillo County, New Mexico; (2) to undertake and carryout the responsibilities of the Candelaria Village Homeowners Association under the Streetscape Gift And Free Work Agreement dated August, 2005 with The City Of Albuquerque; (3) to administer and enforce the provisions of the Declaration of Restrictive And Protective Covenants For Candelaria Village Subdivision recorded in the office of the County Clerk and Recorder of Bernalillo County, New Mexico.

**ARTICLE FOUR:**
**(1)** The New Mexico street address of the corporation's initial registered office is:

2707 Campbell Rd. NW, #18, Albuquerque, NM 87104

**(2)** The name of the initial registered agent at the address of the initial registered office is:

Initial Registered Agent: William T. Caniglia;
Initial Registered Office: 2707 Campbell Rd. NW #18, Albuquerque, NM 87104

RECEIVED
SEP 12 2005
NM PUBLIC REG. COMM.
CORPORATION BUREAU

**ARTICLE FIVE:** The names and addresses of the initial board of directors are:

| Name | Address |
|---|---|
| 1. William T. Caniglia | 2707 Campbell Rd. NW #18<br>Albuquerque, NM 87104 |
| 2. Scott Bealhen | 8228 Louisiana Blvd. NE Suite A<br>Albuquerque, NM 87113 |
| 3. Lloyd McKee | 3000 Colonnade Ct. NW<br>Albuquerque, NM 87107 |

**ARTICLE SIX:** The name and address of each incorporator is:

| Name | Address |
|---|---|
| William T. Caniglia | 2707 Campbell Rd. NW #18<br>Albuquerque, NM 87104 |

Dated: September 9, 2005

William T. Caniglia
Signature of Incorporator

RECEIVED
SEP 12 2005
NM PUBLIC REG. COMM.
CORPORATION BUREAU

# STATEMENT OF ACCEPTANCE OF APPOINTMENT BY DESIGNATED INITIAL REGISTERED AGENT

FILED IN OFFICE OF
NM PUBLIC REG. COMMISSION
SEP 1 9 2005
CORPORATION BUREAU

I, WILLIAM T. CANIGLIA

hereby acknowledge that the undersigned individual or corporation accepts appointment

as Initial Registered Agent of CANDELARIA VILLAGE HOMEOWNERS ASSOCIATION,

the corporation which is named in the annexed Articles of Incorporation.

William T. Canigliа

*(Sign on this line if the registered agent named in the Articles of Incorporation is an individual. If this line is signed, the two lines below do not apply and must be left blank.)*

---

## CORPORATION ACTING AS A REGISTERED AGENT ONLY

***(If the following lines are used, the signature line above does not apply and must be left blank)***

_____

***(If the registered agent named in the Articles of Incorporation is a corporation, type or print the name of that corporation here.)***

**By**_____

***(An authorized officer of the corporation being appointed as registered agent must sign here)***

**Form D-STMNT**
**(revised 07/03)**

RECEIVED
SEP 1 2 2005
NM PUBLIC REG. COMM
CORPORATION BUREAU

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

# PAID RECEIPT

**APPLICANT NAME** MR. WILLIAM T. CANIGLIA

**AGENT** JEFF MORTENSEN & ASSOC

**ADDRESS** 6010-B MIDWAY PARK BLVD NE

**PROJECT & APP #** 1003828 / 05DRB 01583

**PROJECT NAME** CANDELARIA VILLAGE

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

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

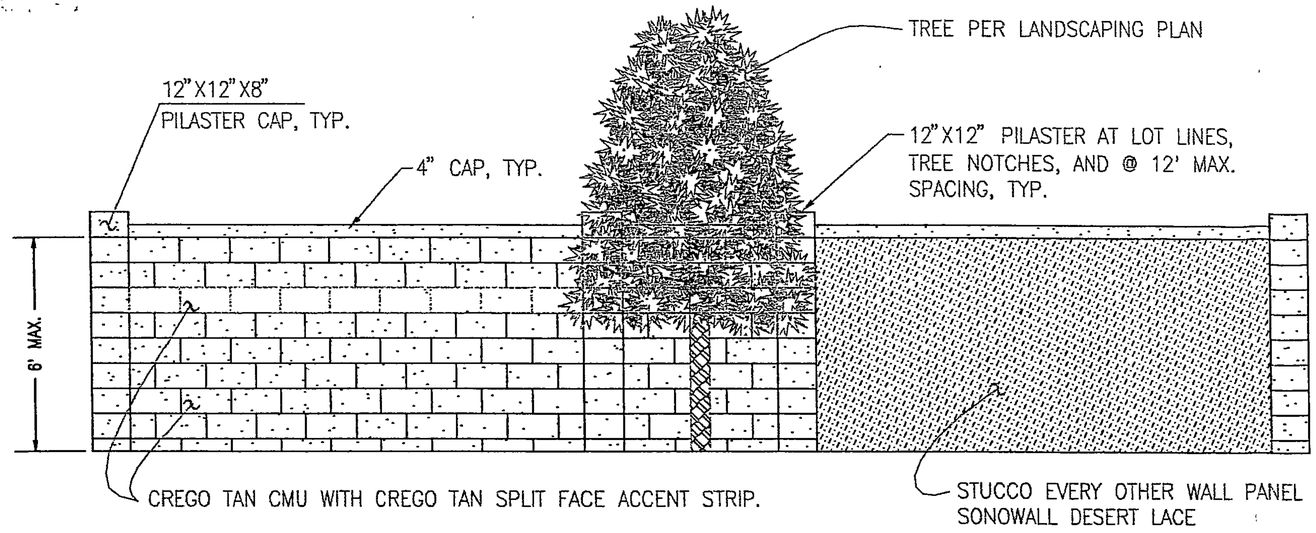
**Counterreceipt.doc 6/21/04**

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

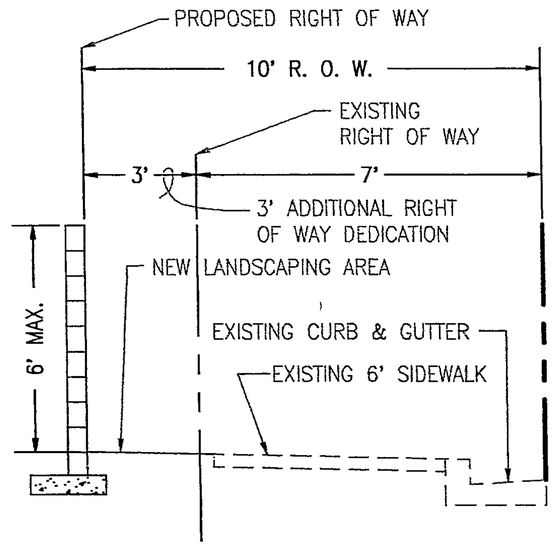
10/11/2005 10:35AM LOC: ANN
X
RECEIPT# 00050837 WS# 007 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $40.00
J24 Misc

$20.00
Thank You

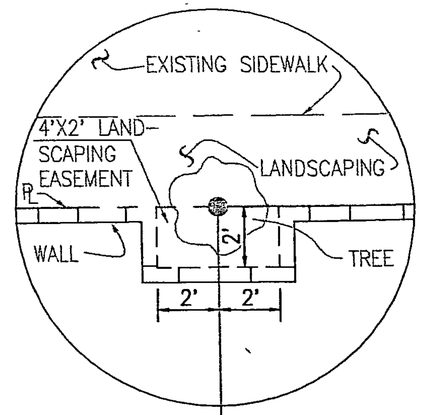
CANDELARIA + NW GRIEGOS LATERAL NW
GRIEGOS LATERAL
CANDELARIA
O-1
R-1
G13
SU
G14
CAMINO AMPARO
DON FRANCISCO
SU-1




**TYPICAL WALL ELEVATION**
SCALE: 1" = 4'

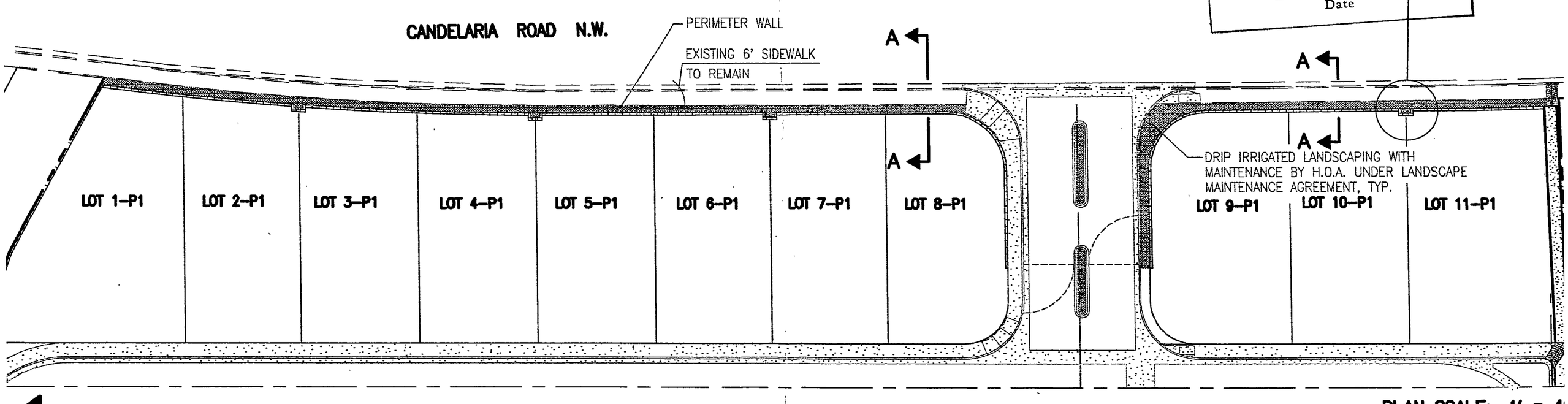



**TYPICAL SECTION A-A**
SCALE: 1" = 4'




**TREE NOTCH DETAIL**
SCALE: 1" = 5'

Perimeter Wall Approved
DRB Chair
5/17/05
Date




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

**PERIMETER WALL DESIGN**
**CANDELARIA VILLAGE**

PLAN SCALE: 1' = 4
PROJECT #: 1003828

TYPICAL LANDSCAPE SECTION
ON CANDELARIA
100 FEET

CANDELARIA ROAD

SIDEWALK

RUSSIAN SAGE (L) — RED YUCCA (L) — AUTUMN SAGE (L) — REGAL MIST GRASSES (L) — RUSSIAN SAGE (L) — BRADFORD PEAR (m)

GROUND COVER TO BE
3" OF SANTA FE TAN 3/8"
ROCK OVER WEED BARRIER

ALL PLANTS TO BE
LOW WATER USAGE

CANDELARIA ROAD N.W.

PERIMETER WALL

EXISTING 6' SIDEWALK
TO REMAIN

NEW MEXICO OLIVE (L)

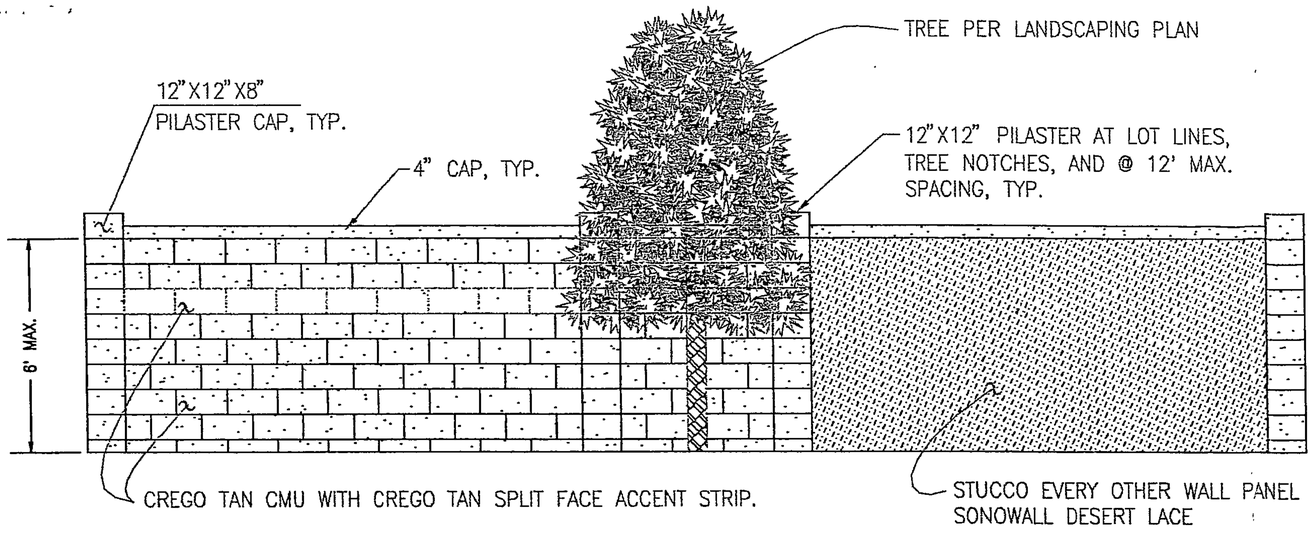
DRIP IRRIGATED LANDSCAPING WITH
MAINTENANCE BY H.O.A. UNDER LANDSCAPE
MAINTENANCE AGREEMENT, TYP.

LOT 1–P1 | LOT 2–P1 | LOT 3–P1 | LOT 4–P1 | LOT 5–P1 | LOT 6–P1 | LOT 7–P1 | LOT 8–P1 | LOT 9–P1 | LOT 10–P1 | LOT 11–P1

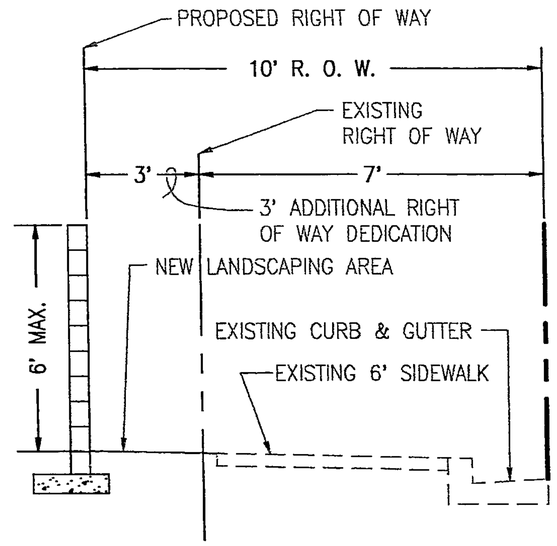
**PRELIMINARY LANDSCAPING PLAN**

ZAP G13
12th & Candelaria is

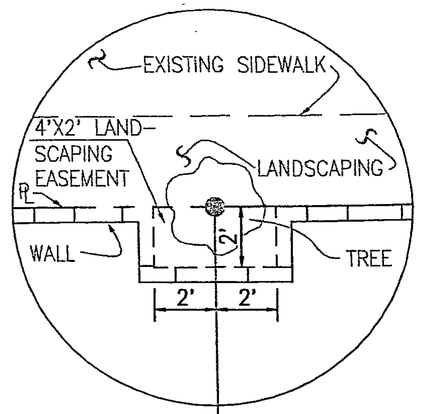
PLAN SCALE: 1' =
PROJECT #: 100382




**TYPICAL WALL ELEVATION**
SCALE: 1" = 4'

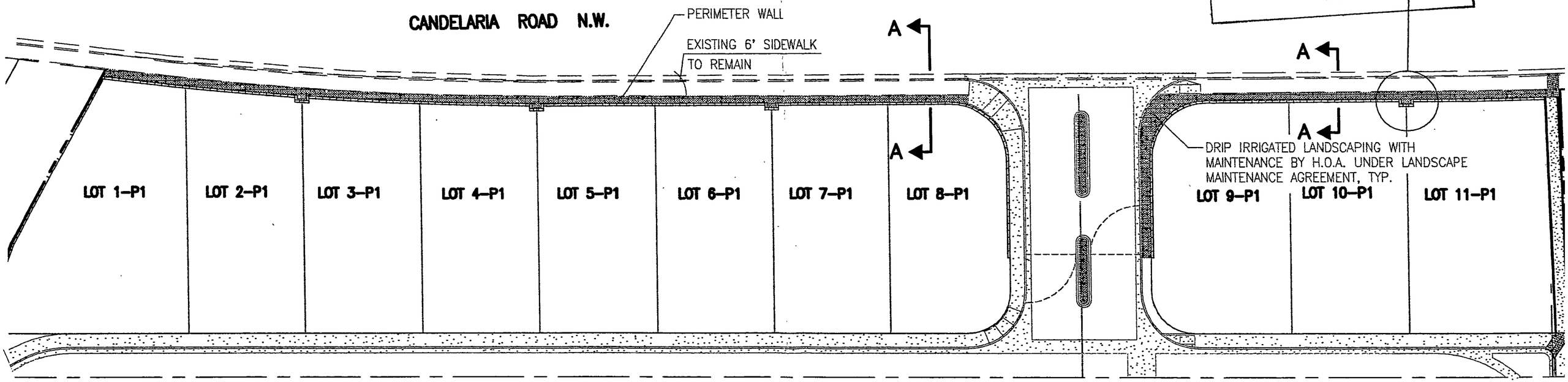



**TYPICAL SECTION A-A**
SCALE: 1" = 4'




**TREE NOTCH DETAIL**
SCALE: 1" = 5'

Perimeter Wall Approved
DRB Chair
5/17/05
Date




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

**PERIMETER WALL DESIGN**
**CANDELARIA VILLAGE**

PLAN SCALE: 1' = 4
PROJECT #: 1003828

TYPICAL LANDSCAPE SECTION
ON CANDELARIA
100 FEET

CANDELARIA ROAD

SIDEWALK

RUSSIAN SAGE (L)

RED YUCCA (L)

AUTUMN SAGE (L)

REGAL MIST GRASSES (L)

RUSSIAN SAGE (L)

BRADFORD PEAR (m)

GROUND COVER TO BE
3" OF SANTA FE TAN 3/8"
ROCK OVER WEED BARRIER

ALL PLANTS TOBE
LOW WATER USAGE

CANDELARIA ROAD N.W.

PERIMETER WALL

EXISTING 6' SIDEWALK
TO REMAIN

NEW MEXICO OLIVE (L)

DRIP IRRIGATED LANDSCAPING WITH
MAINTENANCE BY H.O.A. UNDER LANDSCAPE
MAINTENANCE AGREEMENT, TYP.

LOT 1–P1 | LOT 2–P1 | LOT 3–P1 | LOT 4–P1 | LOT 5–P1 | LOT 6–P1 | LOT 7–P1 | LOT 8–P1 | LOT 9–P1 | LOT 10–P1 | LOT 11–P1

**PRELIMINARY LANDSCAPING PLAN**

ZAP G13
12th & Candelaria 15

PLAN SCALE: 1' =
PROJECT #: 100382

Current DRC
Project Number:

#4 ORIGINAL

FIGURE 12

**INFRASTRUCTURE LIST**

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

Date Submitted: 05/18/2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 05/18/05
Date Preliminary Plat Expires: 05/18/06
DRB Project No.: 1003828
DRB Application No.: 05DRB- 00687

## Candelaria Village

**Tracts 70-A, 71-A, 114-A and 113, MRGCD Property Map No. 34**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| B1 | | 48.74' F-F | Residential Pavement w/mnt C&G | Valle Lane NW (Entry) | Candelaria Rd NW | Valle Ln NW (Loop) | / | / | / |
| | | (Total) | And Median C&G | | | | | | |
| B1 | | 6' | Sidewalk (West side only) | Valle Lane NW (Entry) | Candelaria Rd NW | Valle Ln NW (Loop) | / | / | / |
| B1 | | 6" | Public Water Line | Valle Lane NW (Entry) | Candelaria Rd NW | Valle Ln NW (Loop) | / | / | / |
| B1 | | TBD | Sanitary Sewer w/Private Grinder Pumps | Valle Lane NW (Entry) | Candelaria Rd NW | Valle Ln NW (Loop) | / | / | / |
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| B1 | | 24" | RCP Private Storm Drain | Valle Lane NW + Esmnt On Lot 11 | Middle of Lot 12 | Candelaria Rd NW | / | / | / |
| B1 | | 5' Wide | Private Drainage Channel | Easement on Lot 11 | Valle Ln NW | Candelaria Rd NW | / | / | / |
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| B1 | | 6" | Public Water Line | Valle Lane NW | Lot 24 | Lot 1 | / | / | / |
| B1 | | Per Plan | Landscaping and water meter for LS | Candelaria Rd NW | Lot 1 | Lot 11 | / | / | / |



revised 07/01/01

ORIGINAL

**NOTES**

1. Landscape Maintenance Agreement for Landscaping in Public Right-of-Way
2. Street Lights per DPM Standards
3. Engineer's Certification of Grading and Drainage is Required for F.G. Release
4. Perimeter Walls per DRB Approved Perimeter Wall Design
5. Wall and LS Certification from Engineer and/or Registered LS Architect is Required for F.G. Release

**AGENT / OWNER**

**J. Graeme Means**
NAME (print)

**Jeff Mortensen & Assoc.**
FIRM

J. Graeme Means 5/13/05
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

D Watson 5/16/05
DRB CHAIR - date

Christina Sandoval 5/18/05
PARKS & GENERAL SERVICES - date

5-10-05
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

Robert Meen 5/18/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley J. Bihn 5/18/05
CITY ENGINEER - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

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

WILLIAM T. CANIGLIA
2707 CAMPBELL RD. NW #18
ALBUQUERQUE, NM 87104
505.345.3010 | 505.480.8832 | FAX 505.344.6016
email: wmcaniglia@aol.com

May 10, 2005

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

Re: Candelaria Village, DRB Project No. 1003828

Dear Ms. Matson:

This letter is in response to DRB comment concerning application of R-1 Zoning, Section 14-16-2-6[D][2][b] to lot size. We submit that this section providing for a lot size minimum of 5,000 sq. ft., and lot width minimum of 50' is applicable, and does not depart from a pattern of larger developed lots, which pattern constitutes the established character of the neighborhood.

As evidence we submit a summary of development in the immediate area of this proposed subdivision, and in the general neighborhood.

1. Immediately east of the property are two multi-family developments; each with a density of of 10 to 12 unit per acre.

2. Also east of, and adjoining the property, is Don Francisco Subdivision, developed as 24 attached townhomes on 3.17 acres with a density factor of 7.6 units per acre.

3. The 12th and Candelaria Town Center Redevelopment Plan has approved two residential developments. The Centex development, Los Candelarias, about 6 blocks east of 12th and Candelaria, consist of 36 units on 4.5 acres; density is 8 units per acre. The lots are small, 40' and 45' wide, many smaller than 5000 sq ft.

The Major Ave. Townhomes development at 12th and Major Ave, one block south of Candelaria, consist of 6 units on approximately one-half acre, density of 12 units per acre.

We also believe that this subdivision is in support of the Los Candelarias Town Center Redevelopment Plan by providing higher density detached housing close to the Town Center.

RECEIVED
MAY 1 ₃ 2005
HYDROLOGY SECTION

4. The lots in Sydney Place development west of the site, just recently approved, are about 45' X 100'. While there is open space it is used as a ponding area for on site storm water retention.

The above examples are in the immediate area. The 45' and 50' developments extend beyond the immediate area and have been approved west along Campbell Rd. and Candelaria Rd, and north to Griegos St.

These smaller lot developments are consistent with infill projects, and the demands of buyers in the market place. Our market analysis indicates that the majority of buyers in this project will be locals within one and one-half miles of the subdivision who want to purchase a new home in the area, but do not want large expensive homes with yard maintenance. This subdivision will provide housing to meet this demand at a price point below the current market offerings.

For these reasons, we believe that the 5,000 sq ft area/50' width standard is appropriate for this subdivision under the R-1 Zoning classification.

Yours very truly,

William T. Caniglia

William T. Caniglia
For: Candelaria Village, LLC and Candelaria Village Subdivision

#4
Recd
5/18/05

# Near North Valley Neighborhood Association

Volunteers Working Inclusively to Protect, Preserve & Enhance Our Community
POB 6953, Albuquerque, New Mexico 87197

May 18, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Hand-delivered

Re: Project #1003828
05DRB-00687, - 00688, -00689, -00690

Dear Chairperson Matson:

The Near North Valley Neighborhood Association respectfully requests that the Development Review Board encourage the developer to defer consideration of the above-referenced project until the developer meets with the Association. This project for 38 residential lots on property just west of 12th Street on Candelaria -- commonly referred to as "the horse property" -- is scheduled for hearing before the DRB today, Wednesday, May 18, 2005.

Details of the project have not been provided to or reviewed with our Association. Some weeks ago a member of our Association was advised that the developer intended to modify his plans and would meet with the Association thereafter. That meeting has not taken place.

We support development in our neighborhood within the context of the North Valley Area Plan, which is designed to retain the traditional, agricultural nature of the North Valley and create pedestrian-friendly neighborhoods that connect to the larger community. Among the objectives of this plan is the development of village centers that connect commercial and residential neighbors and encourage walking from home to business, grocery to bus stop, and community center to park.

Over the past few years, we, along with other neighborhood groups, have invested significant time, and the City and State have invested considerable sums of money, in the development of a village center at the intersection of 12th and Candelaria near the proposed project. We would appreciate the opportunity to hear from the developer about how his project will be integrated with the Los Candelarias Village Center.

Our Association's next monthly meeting is Tuesday, May 24 at 7:00 p.m., at Los Griegos Center. We would welcome a presentation by the developer at that time.

Again, we request that consideration of this project be deferred.

Thank you.

Sincerely,

Ray Gutierrez
President
264-0306

Copy: Jeff Mortensen and Associates, Inc., Agent for William T. Caniglia
Councilor Debbie O'Malley

5/18/05 Karen Marcotte #1003828

~~Re~~ Lots 1-5 - rep. these owners
° 2 story homes adjacent
to Mathew Menlow
(lot 34-31)

Kay Gutierrez

~~Heard~~

Not recognized
rep at
ONC

Didn't receive notice

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**FAX FORM**

---

**TO:** Greg Krenik **FAX #** 797-9539

**# PAGES (INCLUDING COVER SHEET)** 2

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

**COMMENTS:**

#1002739

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

TRANSMISSION OK

| | | |
|---|---|---|
| TX/RX NO | 3386 | |
| CONNECTION TEL | | 93454254 |
| SUBADDRESS | | |
| CONNECTION ID | | |
| ST. TIME | 05/06 14:53 | |
| USAGE T | 00'54 | |
| PGS. | 2 | |
| RESULT | OK | |

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**FAX FORM**

---

**TO:** Debie / Graeme **FAX #** 345-4254 ~~4858~~

**# PAGES (INCLUDING COVER SHEET)** 2

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

#1003828

**COMMENTS:**

Candelaria Village - my comments only.

05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21)

This property lies within the Academy Tramway Eubank Sector Plan boundaries. The plan states that, if the proposed densities are greater than 6du/acre, a site development plan is required. This site plan goes to EPC for approval. This sector plan has had many amendments. However, it appears that the site plan requirement still applies for densities over 6/du/acre.

In addition, residential development in O-1 zoning requires open space on site depending on the size of the residential units. Section 14-16-2-15(6) was cited at sketch plat. Assuming these open space requirements are met with this plat, a table or some other written proof is needed.

The perimeter wall design submittal appears to need some revision. Planning will meet with the agent to discuss the submittal if the agent will schedule an appointment time.

**Project # 1003828**
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12$^{TH}$ STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13)

An irrigation meter for the landscaping along Candelaria should be added to the Infrastructure List.

Agent should schedule a meeting with the DRB Chair to discuss the perimeter wall design submittal.

Because the lots are less than 6,000 square feet, applicant must prove to Planning that lot sizes less than 5,000 square feet are a pattern in this area. Just one isolated subdivision is not considered a pattern.

JEFF MORTENSEN + ASSOCIATES, INC.
☐6010-B MIDWAY PARK BLVD. N.E.
☐ALBUQUERQUE ☐ NEW MEXICO 87109
☐ENGINEERS ☐ SURVEYORS (505) 345-4250
☐FAX: 505 345-4254 ☐ ESTABLISHED 1977

# TRANSMITTAL

TO: Roger Green

DATE: May 17, 2005

PROJECT: Candelaria Village
Project # 1003828

JMA JOB NO: 2004.108.5

xc: Sheran Matson
Christina Sandoval
Wilfred Gallegos
Brad Bingham

VIA: ☑ Delivery ☐ Pickup ☐ US Mail ☐ Federal Express Delivery

**WE ARE SENDING:**

| QTY. | DESCRIPTION | FOR |
|---|---|---|
| 1 | Revised infrastructure List | Your Info |

**REMARKS:**

Transmitted herewith for your review and information is a revised infrastructure listing for the subject project. This revised listing addresses your comments to change the public water line from 8" to 6" and to identify the sanitary sewer with private grinder pumps.

Please do not hesitate to contact me if you have any questions or comments.

J. Graeme Means, P.E.

Current DRC
Project Number:

**FIGURE 12**

Date Submitted: 05/18/2005
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1003828
DRB Application No.: 05DRB-

**INFRASTRUCTURE LIST**

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

# Candelaria Village

**Tracts 70-A, 71-A, 114-A and 113, MRGCD Property Map No. 34**

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| | | (Total) | And Median C&G | | | | | | |
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| B1 | | 5' Wide | Private Drainage Channel | Easement on Lot 11 | Valle Ln NW | Candelaria Rd NW | / | / | / |
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| B1 | | 25' F-F | Residential Pavement w/mnt C&G | Valle Lane NW | Lot 38 | Lot 24 | / | / | / |
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revised 07/01/01

## NOTES

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2. Street Lights per DPM Standards
3. Engineer's Certification of Grading and Drainage is Required for F.G Release
4. Perimeter Walls per DRB Approved Perimeter Wall Design
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**AGENT / OWNER**

**J. Graeme Means**
NAME (print)

**Jeff Mortensen & Assoc.**
FIRM

J. Graeme Means 5/13/05
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

| | |
|---|---|
| DRB CHAIR - date | PARKS & GENERAL SERVICES - date |
| TRANSPORTATION DEVELOPMENT - date | AMAFCA - date |
| UTILITY DEVELOPMENT - date | _____ - date |
| CITY ENGINEER - date | _____ - date |

**DESIGN REVIEW COMMITTEE REVISIONS**

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

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 4-22-05
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No :100382 8
DRB Application No.:05DRB-

## Candelaria Village

**Tracts 70-A, 71-A, 114-A and 113, MRGCD Property Map No. 34**

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## NOTES

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2. Street Lights per DPM Standards
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**AGENT / OWNER**

**J. Graeme Means**
NAME (print)

**Jeff Mortensen & Assoc.**
FIRM

J. Graeme Mlen 04/20/05
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

_____
DRB CHAIR - date

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_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

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

# City of Albuquerque

# DEVELOPMENT PLAN REVIEW APPLICATION

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

Supplemental form **Z**

**A**

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

**APPLICANT INFORMATION:**

NAME: Mr. William T. Caniglia — PHONE: 505-480-8832
ADDRESS: 2707 Campbell Road, NW - # 18 — FAX: 505-344-6016
CITY: Albuquerque — STATE NM — ZIP 87104 — E-MAIL: _____
Proprietary interest in site: Contract Purchaser
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: 505-345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

**DESCRIPTION OF REQUEST:** Preliminary Plat Approval, Grading Plan Approval, Subdivision Design Variance, Sidewalk Waiver and Temporary Deferral of Sidewalk Construction (TO BE KNOWN AS CANDELARIA VILLAGE)

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 70A, 71A, 113 and 114A — Block: n/a — Unit: n/a

Subdiv. / Addn. MRGCD Map # 34

Current Zoning: R-1 — Proposed zoning: n/a

Zone Atlas page(s): G-13 — No. of **existing** lots: 4 — No. of **proposed** lots: 38&Par.A

Total area of site (acres): +/- 6.375 — Density if applicable: dwellings per gross acre: 5.96 — dwellings per net acre: 7.89

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. 101306047223240706 - see attached sheet for remaining 3 Trs. — MRGCD Map No. 34

LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Road NW
Between: 12th Street NW — and Rio Grande Blvd. 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 Project No. 1003828 05DRB00520, 04 01907

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 01-12-05

**SIGNATURE** Debie LeBlanc Trujillo — DATE April 19, 2005

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

---

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

☐ **INTERNAL ROUTING**

| | Application case numbers | Action | S.F. | Fees |
|---|---|---|---|---|
| ☑ All checklists are complete | 05DRB - - 00687 | PP | S(2) | $ 1150.00 |
| ☑ All fees have been collected | 05DRB - - 00688 | SDV | V | $ 0 |
| ☑ All case #s are assigned | 05DRB - - 00689 | SW | V | $ 0 |
| ☑ AGIS copy has been sent | 05DRB - - 00690 | TDS | | $ 0 |
| ☑ Case history #s are listed | - - | ~~AD fee~~ CMF | | $ 75.00 |
| ☑ Site is within 1000ft of a landfill | | | | Total 20.00 |
| ☑ F.H.D.P. density bonus | Hearing date 5.18.05 | | | $ 1245.00 |
| ☑ F.H.D.P. fee rebate | | | | |

5-22-05
Planner signature / date

**Project #** 1003828

**FORM S**(2): SUBDIVISION - D. . ). 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.

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

Debie LeBlanc Trujillo 04-21-05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB -_____-00687
_____-_____-_____
_____-_____-_____

4-22-05
Planner signature / date

Project # 1003828

## 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. <u>Your attendance is required.</u>**

### ☐ 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. <u>Your attendance is required.</u>**

### ☑ 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. <u>Your attendance is required.</u>**

### ☑ 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. <u>Your attendance is required.</u>**

### ☐ 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. <u>Your attendance is required.</u>**

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

JEFF MORTENSEN & ASSOC., INC.
DEBBIE LEBLANC TRUJILLO
Applicant name (print)

Debbie LeBlanc Trujillo 04-21-05
Applicant signature / date

Form revised 4/03 and October 2003

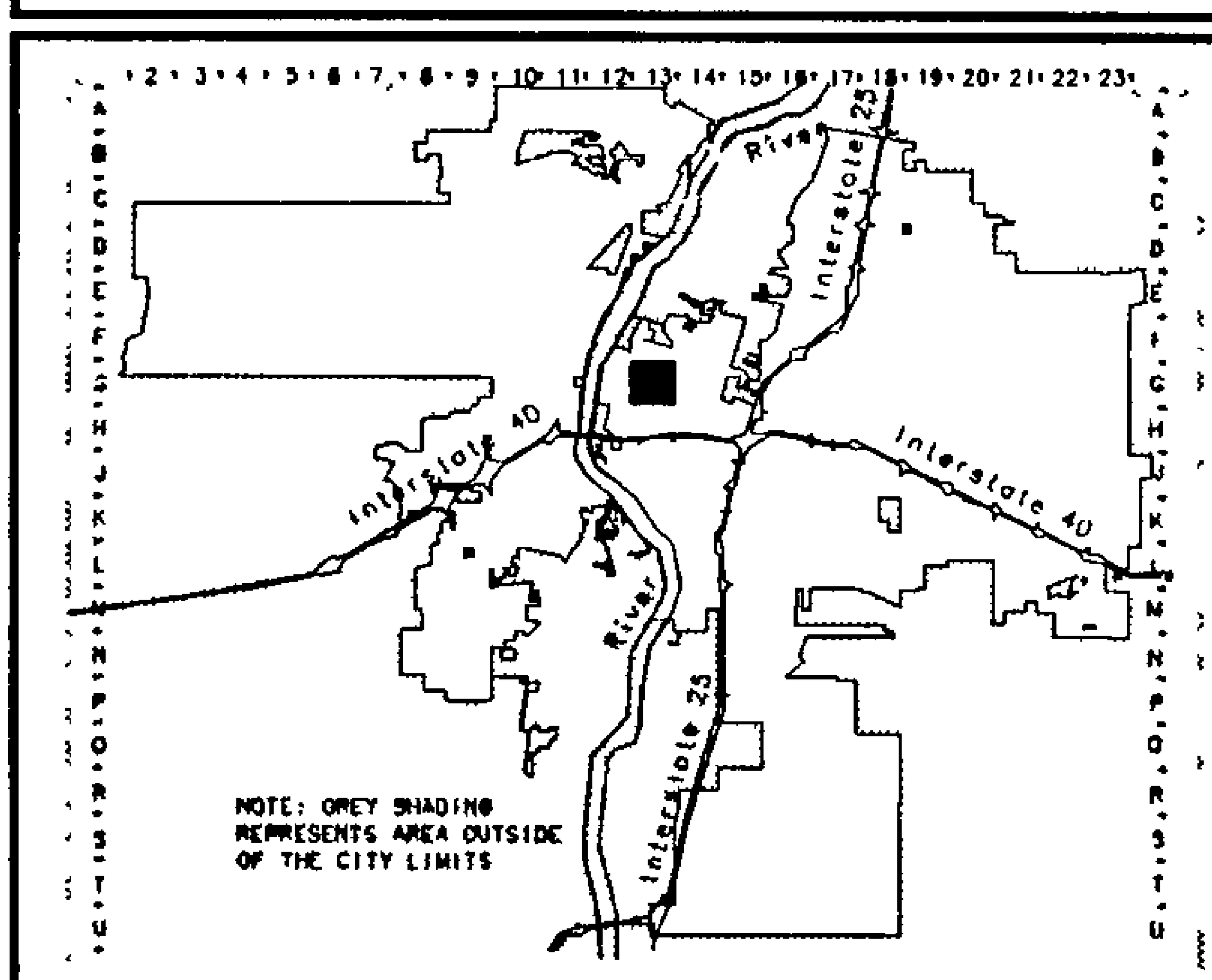
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB-_____-00688
05DRB-_____-00689
05DRB-_____-00690

5-22-05
Planner signature / date

Project # 1003828

2005.021.2




Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# G-13-Z

Map Amended through December 03, 2004

# Attachment to Development Review Application

## Existing Uniform Property Codes

| Property | Code |
|---|---|
| Tract 70A, MRGCD Map # 34 | 10130604722324O706 |
| Tract 71A, MRGCD Map # 34 | 10130604702254O705 |
| Tract 113, MRGCD Map # 34 | 10130604722054O703 |
| Tract 114A, MRGCD Map # 34 | 10130604702124O704 |

jma
ENGINEERS & SURVEYORS

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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2004.108.6
April 21, 2005

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

Re: Request for Preliminary Plat Approval, Grading Plan Approval, Subdivision Design Variance, Sidewalk Waiver and Temporary Deferral of Sidewalk Construction
Tracts 70A, 71A, 113 and 114A, MRGCD Map No. 34
(Lots 1-P1 through 38-P1 and Tract A, Candelaria Village, DRB Project No. 1003828)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms S(2) and V along with the related Fees
- Twenty Four (24) copies of the Preliminary Plat
- Twenty Four (24) copies of the Grading Plan
- Proposed Infrastructure List
- Three (3) copies of the Perimeter Wall Detail Submittal
- Six (6) copies of the Subdivision Design Variance, Sidewalk Waiver and Temporary Deferral of Sidewalk Construction Exhibit
- Letter describing Subdivision Design Variance, Sidewalk Waiver and Temporary Deferral of Sidewalk Construction
- City of Albuquerque Zone Atlas G - 13 (site area highlighted)
- Form DRWS
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts
- TIS/AQIA form

On behalf of our client, Mr. William Caniglia, the contract purchaser of the above described property, we are requesting Preliminary Plat Approval, Grading Plan Approval, Subdivision Design Variance, Sidewalk Waiver and Temporary Deferral of Sidewalk Construction. This project was heard on December 29th, 2004 for Sketch Plat review and comment. We are proposing to create 38 residential lots along with the dedication of 3 feet of additional right-of-way to Candelaria Road, NW. There also will be a City of Albuquerque public water and public sanitary sewer, private access and private drainage easements associated with the proposed development.



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

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William Caniglia

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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

ENGINEERS & SURVEYORS

2004.108.5

April 20, 2005

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Development and Building Services Division
600 Second Street N.W.
Albuquerque, NM 87102

**Re: Requests for Sidewalk Waiver, Subdivision Design Variance, and Temporary Deferral of Sidewalk Construction – Candelaria Village, Project # 1003828**

Dear Ms. Matson,

We hereby request the aforementioned approvals based on the following justifications. Included herewith for DRB use in evaluating this request is an exhibit with associated street sections. The proposed subdivision is a gated 38 lot private community with private streets.

1) Sidewalk Waiver: We request a sidewalk waiver for the private street frontage along the south sides of lots 12-P1 through 23-P1 (section C-C) based on DPM criteria 23.5.A.2.c.1 which allows for a waiver of sidewalk on the side of a street with no lots fronting which does not require the sidewalk for a pedestrian connection. The lots front to the north, and full pedestrian circulation is provided by the sidewalk on the south side of the private street. We are also requesting a waiver of the sidewalk on the east side of the entry street (Section A-A) because the gated subdivision will have a single pedestrian access gate on the west side of the entrance, and there will be no need for pedestrian access on the east side of the street. Even though we are requesting a waiver, it should be noted that we are still providing 4 feet of width at this location for a future sidewalk in the unlikely event that the subdivision gates are ever removed to allow public access.

2) Subdivision Design Variance: We request approval of the internal private street easement widths and horizontal sidewalk locations shown on sections A-A, B-B, C-C and D-D. These proposed private street sections maintain the DPM pavement widths for "P1" lots, but the overall easement widths are narrower than those typically required due to the requested sidewalk waivers (see preceding) and due to our proposed placement of the sidewalks at the back of curb. The proposed sidewalks at the back of curb are 6 feet wide instead of the typically required 4 feet width. By deleting the typical 3' 4-1/2" dirt strip separating the sidewalk from the curb and making the sidewalks 2 feet wider we will narrow the overall section by the difference of 1' 4-1/2" on each side. This narrowing is appropriate in this case because the private roads will serve only a limited number of residents, there are no through streets, vehicle speeds are expected to be low, and the reduced width may help to further reduce vehicle speeds. Public water and sewer lines will be contained within the standard width curb lines, and private utilities will be located within dedicated easements located outside of the proposed street easements. The requested sections are therefore appropriate for their intended pedestrian and vehicular uses and will not limit underground utilities.

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

2) (Continued) We also are requesting approval of the public right-of-way width and horizontal sidewalk location for Candelaria Rd. NW as shown on Section E-E which is taken from and adapted from Exhibit 4 of the *Los Candelarias Village Center & Metropolitan Redevelopment Plan.* This ultimate street section demonstrates how the bike lanes, median, sidewalks, and travel lanes can be accommodated within the existing 66 feet of pavement and 80 feet existing right-of-way width. In addition to the existing 40 feet half-width shown in the section, this project will dedicate an additional 3 feet for landscaping.

We are also requesting a variance to allow 37.5 ft turning radii at the internal corners instead of the 75 ft typically required for an equivalent public street. This reduction is appropriate for this private gated subdivision where limited traffic and reduced vehicle velocities are expected. Once again, this reduction may also serve to further reduce vehicle speeds. The requested reduction will also minimize unnecessary adverse geometry impacts on lots 12-P1 and 23-P1. As shown on the exhibit, the pavement at three of the four subject corners is widened on the outside to provide additional pavement to the fronting lots, effectively widening the roads in these locations. These widened areas will be delineated with valley gutter to clearly differentiate them from the traveled way.

3) Temporary Deferral of Sidewalk Construction: We hereby request temporary deferral of the internal sidewalks associated with this request to avoid unnecessary damage attributable to home construction. These sidewalks will be separately guaranteed by the developer and constructed immediately following individual home construction.

Please evaluate these requests in association with the preliminary plat hearing for the subject project. If you have any questions or comments concerning this information or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

J. Graeme Means, P.E., Principal

GM:*
Enclosures
xc: William Caniglia

2004-108.6

# FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

LOTS 1-P1 through 38-P1

PROJECT NAME CANDELARIA VILLAGE

AGIS MAP # G-13

LEGAL DESCRIPTION FORMER TRACTS 70-A, 71-A, 113 & 114-A, MRGCD MAP #34

DRB proj # 1003828

____ **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 01-27-04 [date].

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO

Applicant / Agent

01-27-04

Date

Brad B

Hydrology Division Representative

1-27-04

Date

____ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division ( 2nd floor Plaza del Sol ) on DECEMBER 23, 2004 [date].

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO

Applicant / Agent

January 27, 2005

Date

Utilities Division Representative

1/27/05

Date

---

DRB# 1003828

# CITY OF ALBUQUERQUE

2004.100.4

ALBUQUERQUE
Making History

April 20, 2005

J. Graeme Means, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**Re: Candelaria Village, Preliminary Plat**
**Engineer's Stamp dated 1-21-05 (G13-D25)**

Dear Mr. Means,

Based upon the information provided in your submittal received 4-19-05, the above referenced plan is approved for Preliminary Plat action by the DRB. Once the DRB has approved the plan, please submit a mylar copy to me in order to obtain rough grading approval.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
Bradley Bingham, DRB
file

XC: Bill Caniglia

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

# CITY OF ALBUQUERQUE

2004.108.1

December 23, 2004

Mr. Graeme Means, P.E.
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: Water and Sanitary Sewer Availability Statement
Tracts 70A, 71A, 113, and 114A of MRGCD Map #34 – "Walker Property"

G-13

Mr. Means:

**Project Information:** The project site consists of approximately 6.4 acres of undeveloped property located along the south side of Candelaria Road and immediately east of the Griegos Lateral in northwest Albuquerque. See figure 1. Current zoning is R-1. It is understood that planned development would include subdivision of the site so as to create a total of 38 lots from the original four (4). Single family residences would then be constructed on each of these lots.

**Existing Conditions:** Adjacent sanitary sewer infrastructure consists of an 8-inch in Candelaria as shown on figure 2. An additional 8-inch is present in the cul-de-sac east of tract 113A (Don Francisco Place) but this line is not available to the proposed subdivision. Nearby water lines include a 12-inch in Candelaria and a 6-inch in Don Francisco. Refer to figures 2 and 3 for the approximate locations of these lines. As you are aware, a 24-inch RCP storm sewer is located within the east bound lanes of Candelaria between the project site and the existing sewer line.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**Sanitary Sewer Service:** Due to its location, the storm sewer presents a significant impediment to the utilization of a traditional gravity sanitary sewer system. Barring the importation and construction of large amounts of fill, such a system could not effectively serve the proposed development while remaining in compliance with fluid velocity and manhole depth requirements as set forth in Chapter 24 of the DPM. In order to serve the proposed subdivision, a pressure system will therefore be necessary. The pressure system will consist of privately owned and maintained grinder pumps at each residence. These pumps will discharge to a new, public force main, the size of which will be determined as part of the design process. The force main outfall shall be the existing manhole #581 in Candelaria. See figure 2.

**Metered Water Service and Fire Protection** will require the construction of an 8-inch distribution network. The new lines must be looped. Dead end configurations will not be allowed. One (1) of the connections will be to the 12-inch in Candelaria through the proposed subdivision entrance. Two (2) possible looping points are available. The first and most preferable option would involve the procurement of an easement from the east end of Tract 113 to Don Francisco Place. A connection would then be made to the 6-inch therein. The alternative is a second connection to the Candelaria line through the proposed easement on the east side of the three existing northern parcels. See figure 3. A minimum of two (2) fire hydrants will be necessary to provide fire protection to the new residences. The hydrants must be positioned such that no structure is more than 500-feet from a fire hydrant measured as the fire equipment would travel. The exact locations of the new hydrants must be coordinated with and approved by the Fire Marshal's office prior to DRC approval of the infrastructure improvements.

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

**Easements:** City of Albuquerque public water and sewer easements are required for all lines to be constructed outside of dedicated rights-of-way. Minimum easement widths shall be 20-feet for single lines and 25-feet where both water and sanitary sewer lines are included. Acceptable easements must be procured and documented prior to DRC sign-off.

**Utility Expansion Charges:** In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges (UEC). These charges are payable at the time service is requested and will be based on the ordinances and policies in effect at the time of connection.

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

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

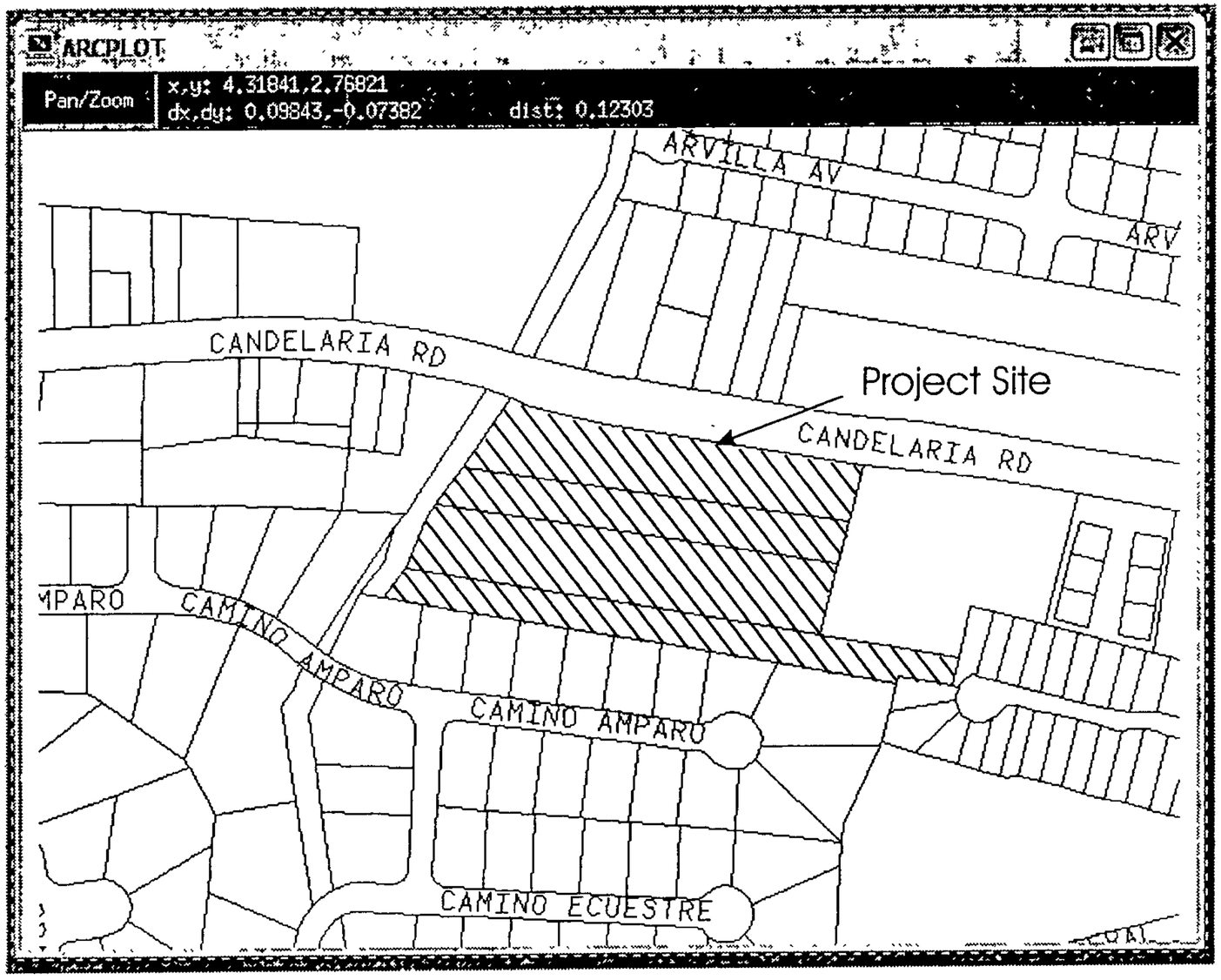
Sincerely,

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

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

cc: f/ Availability G-13
f/ Readers #41115

XC: Bill Caniglia




N

**Availability Statement #41115**

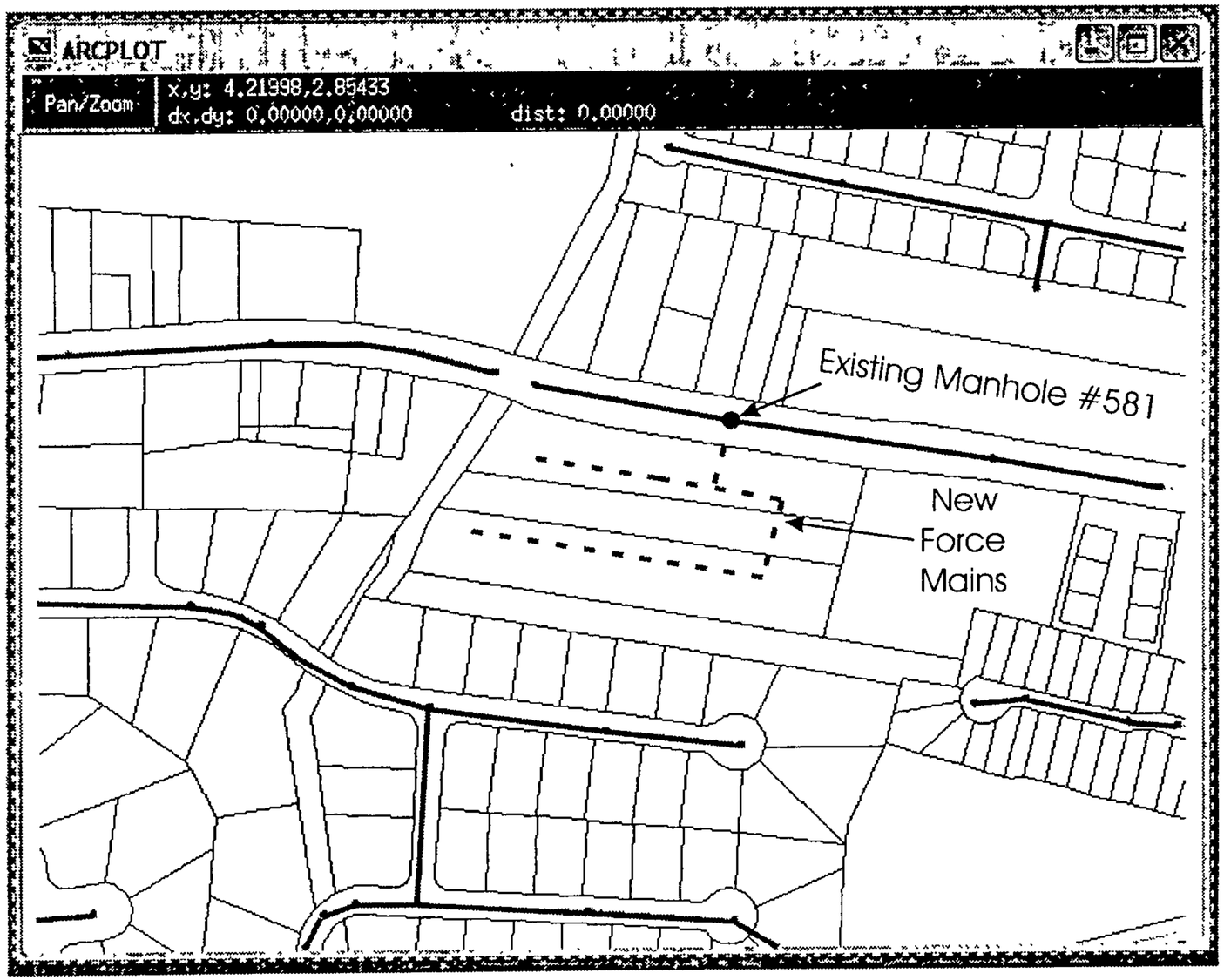
# Site Map

Zone Atlas Page

**G-13**

Figure

**1**




N

Existing public sanitary sewer lines

Public line extension

**Availability Statement #41115**

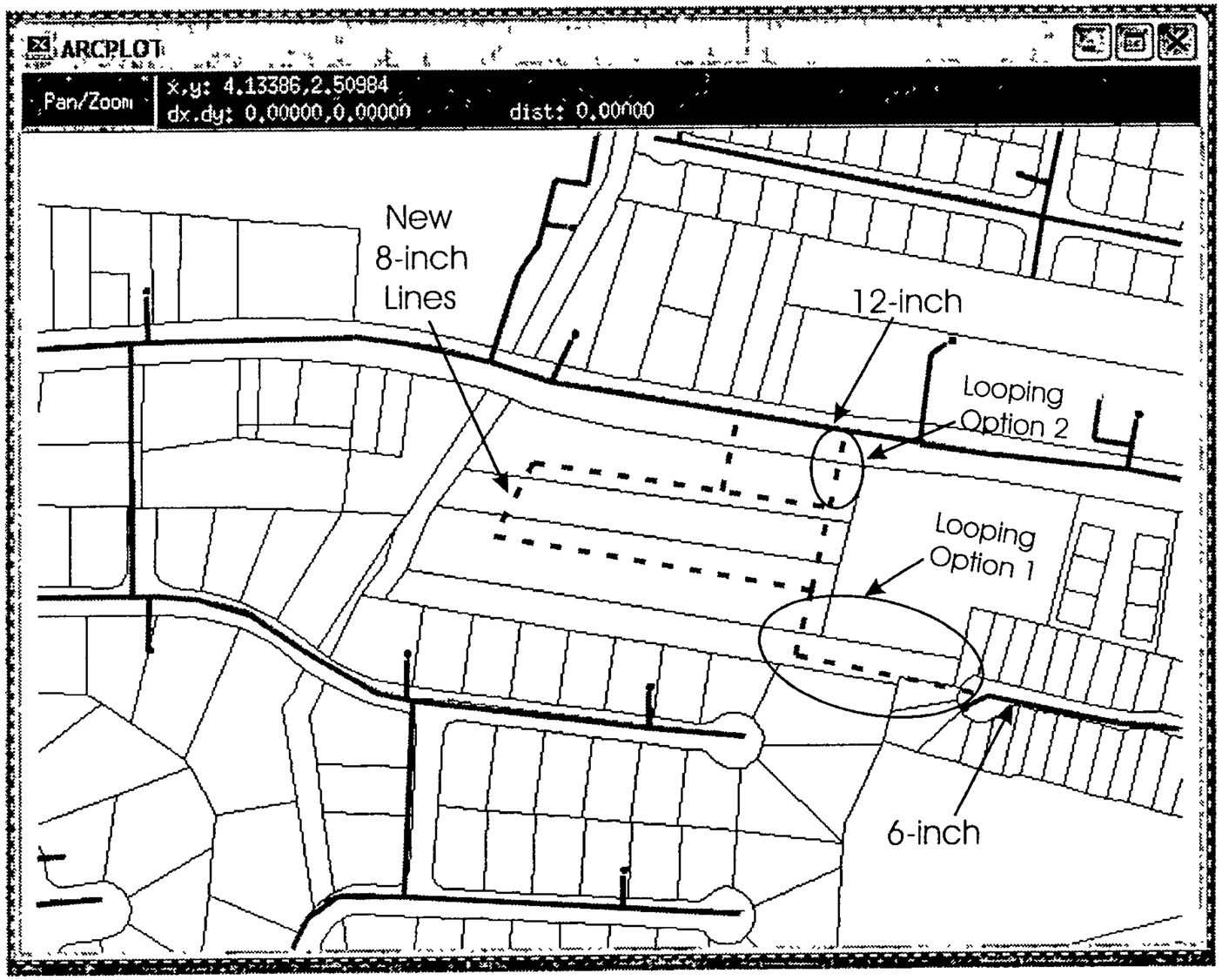
# Sewer Line Map

Zone Atlas Page

**G-13**

Figure

**2**




N

Existing public water lines

Public line extension

# Availability Statement #41115
# Water Line Map

Zone Atlas Page
**G-13**

Figure
**3**

# CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

AGENT:
**APPLICANT:** JEFF MORTENSEN & ASSOC **Date of request:** 1/27/05 **Zone atlas page(s):** G-13

**CURRENT:**
Zoning R-1
Parcel Size (acres / sq.ft.) +/- 6.375

**Legal Description -** (PROPOSED)
Lot or Tract # LOTS 1-P1 - 38P | Block # _____
Subdivision Name CANDELARIA VILLAGE
(TR. 70-A, 71-A, 113 & 114-A MRGCD MAP 34)

**REQUESTED CITY ACTION(S):**

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

**PROPOSED DEVELOPMENT:**

**GENERAL DESCRIPTION OF ACTION:** [1]

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

# of units - 38
Building Size - 2500 (sq. ft.) average

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

Applicant or Representative Debbie LeBlanc Trujillo Date 01-27-05
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

---

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

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

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

TRANSPORTATION DEVELOPMENT

Tony Jaq — 1-27-05
TRAFFIC ENGINEER — DATE

---

ENVIRONMENTAL HEALTH

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

---

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

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

2004.188.6

**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.

ALBUQUERQUE
Making History

# City of Albuquerqu

P.O. Box 1293, Albuquerque, NM 87103

April 19, 2005

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax – 345-4254
e-mail: dtrujillo@jmainc.org

Dear Debie:

Thank you for your inquiry of **April 19, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 70-A, 71-A, 113 AND 114A OF MRGCD MAP NO. 34 LOCATED ON CANDELARIA ROAD NW,** zone map **G-13.**

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) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

*Stephani I. Winklepleck*

*Stephani I. Winklepleck*
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/08/04)

# 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: **04/19/05** Time Entered: **4:45 p.m.** ONC Rep. Initials: **SW**

# "Attachment A"

Debie LeBlanc Trujillo, Jeff Mortensen and Associates, Inc.
Zone Map: G-13

**LOS GRIEGOS N.A. (LGS)** "R"
***Ida Kelly**
1854 Griegos Rd. NW/87107 343-8072 (h)
Joan McDougall
4020 Grande Dr. NW/87107 344-9272 (h)

**NEAR NORTH VALLEY N.A. (NNV)** "R"
Nathan Bush
1920 Indian School Rd. NW/87104 843-8116 (h) 262-6019 (w)
Mary Bilan
P.O. Box 6953/87197 345-2308 (h)

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

**MATTHEW MEADOWS H.O.A. (MMH)**
***Peter D. Robinson**
1804 Llano Ct. NW/87107 343-0526 (h)
Mary Spensley
1517 Camino Amparo NW/87107 344-1442 (h)

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

jma
ENGINEERS & SURVEYORS

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

P 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2004.108.6
April 21, 2005

Ms. Mary Spensley
Matthew Meadows Home Owners Association
1517 Camino Amparo NW
Albuquerque, NM 87107

***Via Certified Mail – Return Receipt Requested***

and

Mr. Peter D. Robinson
Matthew Meadows Home Owners Association
1804 Llano Court, NW
Albuquerque, NM 87107

***Via Certified Mail – Return Receipt Requested***

| | |
|---|---|
| Project Title: | Lots 1-P1 through 38-P1 and Tract A, Candelaria Village |
| Type of Request: | Preliminary Plat Approval including Grading Plan Approval |
| Current Legal Description: | Tracts 70-A, 71-A, 113 and 114-A, MRGCD Map No. 34 |
| Developer: | Mr. William Caniglia |
| Agent/Surveyor: | Jeff Mortensen & Associates, Inc. |
| Contact: | Charles G. Cala, Jr., PS, Project Surveyor<br>Graeme Means, PE, Project Engineer<br>Debie LeBlanc Trujillo, Project Coordinator |

Dear Ms. Spensley and Mr. Robinson:

Transmitted herewith is a copy of the Preliminary Plat for the above described property. This project is scheduled to be heard at the Development Review Board hearing on May 18, 2005. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our client, Mr. William Caniglia, the contract purchaser of the above described property, we are requesting Preliminary Plat Approval including Grading Plan Approval. This project was heard on December 29th, 2004 for Sketch Plat review and comment. We are proposing to create 38 single family detached residential lots along with the dedication of 3 feet of additional right-of-way to Candelaria Road, NW.



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

There also will be a public water, public sanitary sewer, private access and private drainage easements associated with the proposed development.

If you have any questions regarding this information, please do not hesitate to contact our offices.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William Caniglia

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

P: 505.345.4250
F: 505 345.4254
ESTABLISHED 1977

ENGINEERS & SURVEYORS

2004.108.6
April 21, 2005

Mr. Nathan Bush
Near North Valley Neighborhood Association
1920 Indian School Road, NW
Albuquerque, NM 87104

***Via Certified Mail – Return Receipt Requested***

and

Ms. Mary Bilan
Near North Valley Neighborhood Association
P.O. Box 6953
Albuquerque, NM 87197

***Via Certified Mail – Return Receipt Requested***

| | |
|---|---|
| Project Title: | Lots 1-P1 through 38-P1 and Tract A, Candelaria Village |
| Type of Request: | Preliminary Plat Approval including Grading Plan Approval |
| Current Legal Description: | Tracts 70-A, 71-A, 113 and 114-A, MRGCD Map No. 34 |
| Developer: | Mr. William Caniglia |
| Agent/Surveyor: | Jeff Mortensen & Associates, Inc. |
| Contact: | Charles G. Cala, Jr., PS, Project Surveyor<br>Graeme Means, PE, Project Engineer<br>Debie LeBlanc Trujillo, Project Coordinator |

Dear Mr. Bush and Ms. Bilan:

Transmitted herewith is a copy of the Preliminary Plat for the above described property. This project is scheduled to be heard at the Development Review Board hearing on May 18, 2005. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

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|---|---|---|---|
| GRADY E. BARRENS | J GRAEME MEANS, P E | RICHARD C WHITE | JOSEPH M. SOLOMON, JR., P.S. |

There also will be a public water, public sanitary sewer, private access and private drainage easements associated with the proposed development.

If you have any questions regarding this information, please do not hesitate to contact our offices.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William Caniglia

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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

ENGINEERS & SURVEYORS

2004.108.6
April 21, 2005

Ms. Ida Kelly
Los Griegos Neighborhood Association
1854 Griegos Road, NW
Albuquerque, NM 87107

***Via Certified Mail – Return Receipt Requested***

and

Ms. Joan McDougall
Los Griegos Neighborhood Association
4020 Grande Drive, NW
Albuquerque, NM 87107

***Via Certified Mail – Return Receipt Requested***

| | |
|---|---|
| Project Title: | Lots 1-P1 through 38-P1 and Tract A, Candelaria Village |
| Type of Request: | Preliminary Plat Approval including Grading Plan Approval |
| Current Legal Description: | Tracts 70-A, 71-A, 113 and 114-A, MRGCD Map No. 34 |
| Developer: | Mr. William Caniglia |
| Agent/Surveyor: | Jeff Mortensen & Associates, Inc. |
| Contact: | Charles G. Cala, Jr., PS, Project Surveyor<br>Graeme Means, PE, Project Engineer<br>Debie LeBlanc Trujillo, Project Coordinator |

Dear Ladies:

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| GRADY E. BARRENS | J. GRAEME MEANS, P.E. | RICHARD C. WHITE | JOSEPH M SOLOMON, JR , P.S |

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Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William Caniglia

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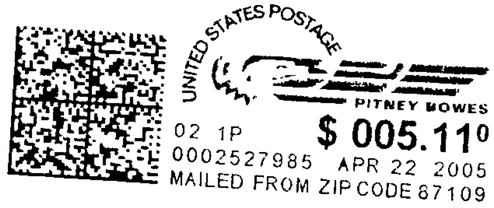


# First Class Mail

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| SENDER: *COMPLETE THIS SECTION* | *COMPLETE THIS SECTION ON DELIVERY* |
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| ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.<br>■ Print your name and address on the reverse so that we can return the card to you.<br>■ Attach this card to the back of the mailpiece, or on the front if space permits. | A. Signature<br>X ☐ Agent ☐ Addressee<br>B. Received by *( Printed Name)* / C. Date of Delivery<br>D. Is delivery address different from item 1? ☐ Yes<br>If YES, enter delivery address below: ☐ No |
| 1. Article Addressed to:<br>Ida Kelly<br>Los Griegos Neighborhood Association<br>1854 Griegos Rd. NW<br>Albuquerque, NM 87107 | 3. Service Type<br>☐ Certified Mail ☐ Express Mail<br>☒ Registered ☐ Return Receipt for Merchandise<br>☐ Insured Mail ☐ C.O.D.<br>4. Restricted Delivery? *(Extra Fee)* ☐ Yes |
| 2. Article Number *(Transfer from service label)* 7001 1940 0005 9630 3503 | |
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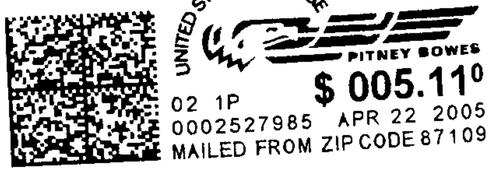


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| 1. Article Addressed to:<br>Nathan Bush<br>Near North Valley<br>Neighborhood Association<br>1920 Indian School Rd. NW<br>Albuquerque, NM 87104 | 3. Service Type<br>☐ Certified Mail ☐ Express Mail<br>☒ Registered ☐ Return Receipt for Merchandise<br>☐ Insured Mail ☐ C.O.D. |
| | 4. Restricted Delivery? *(Extra Fee)* ☐ Yes |
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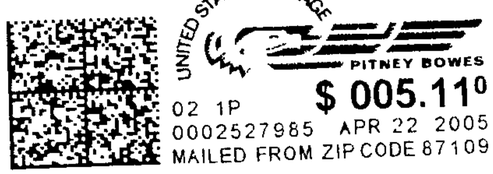


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| 1. Article Addressed to:<br>Mary Bilan<br>Near North Valley<br>Neighborhood Association<br>P.O. Box 6953<br>Albuquerque, NM 87197 | 3. Service Type<br>☐ Certified Mail ☐ Express Mail<br>☒ Registered ☐ Return Receipt for Merchandise<br>☐ Insured Mail ☐ C.O.D.<br>4. Restricted Delivery? *(Extra Fee)* ☐ Yes |
| 2. Article Number<br>*(Transfer from service label)* 7001 1940 0005 9630 3534 | |
| PS Form 3811, August 2001 Domestic Return Receipt | 102595-02-M-1540 |

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2004.108.6

FIRST CLASS FIRST CLASS FIRST CLASS FIRST CLASS FIRST CLASS

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1. Article Addressed to:

Mary Spensley
Matthew Meadows Home Owners Association
1517 Camino Amparo NW
Albuquerque, NM 87107

*COMPLETE THIS SECTION ON DELIVERY*

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

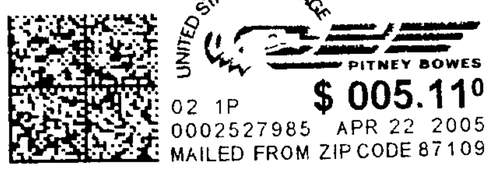
3. Service Type
☐ Certified Mail ☐ Express Mail
☒ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
*(Transfer from service label)* 7001 1940 0005 9630 3558

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

7001 1940 0005 9630 3510

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| 1. Article Addressed to:<br>Joan MCDougall<br>Los Griegos Neighborhood Association<br>4020 Grande Dr. NW<br>Albuquerque, NM 87107 | 3. Service Type<br>☒ Certified Mail ☐ Express Mail<br>☐ Registered ☐ Return Receipt for Merchandise<br>☐ Insured Mail ☐ C.O.D.<br>4. Restricted Delivery? *(Extra Fee)* ☐ Yes |
| 2. Article Number *(Transfer from service label)* 7001 1940 0005 9630 3510 | |
| PS Form 3811, August 2001 Domestic Return Receipt | 102595-02-M-1540 |

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2004.1086

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02 1P $ 005.11⁰
0002527985 APR 22 2005
MAILED FROM ZIP CODE 87109

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| 1. Article Addressed to:<br>Peter D. Robinson<br>Matthew Meadows Homeowner Association<br>1804 Llano Ct. NW<br>Albuquerque, NM 87107 | 3. Service Type<br>☐ Certified Mail ☐ Express Mail<br>☒ Registered ☐ Return Receipt for Merchandise<br>☐ Insured Mail ☐ C.O.D.<br>4. Restricted Delivery? *(Extra Fee)* ☐ Yes |
| 2. Article Number *(Transfer from service label)* 7001 1940 0005 9630 3541 | |

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

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

# PAID RECEIPT

**APPLICANT NAME** William T. Caniglia

**AGENT** Jeff Mortensen & Assoc

**ADDRESS** _____

**PROJECT & APP #** 1003828

**PROJECT NAME** Candelaria Village

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

$ 1150.00 **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

$ 1245.00 **TOTAL AMOUNT DUE**

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

4/22/2005 11:16AM LOC: ANNX
RECEIPT# 00039399 WS# 006 TRANS# 0007
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $1,245.00
J24 Misc $1,150.00
Thank You

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

WILLIAM T. CANIGLIA
2707 CAMPBELL RD NW #18
ALBUQUERQUE, NM 87104
505-345-3010

3350
95-8367/3070
02

Date 4/21/05

Pay to the Order of City of Albuquerque $ 1245.00

One thousand two hundred forty five 00/100 Dollars

RIO GRANDE CREDIT UNION

For

Golden Account Member

RECEIPT# 0003940
441018
Activity 4971000
Trans Amt
J24 Misc
CK
CHANGE

:307083678: 0013428090 3350

©Carlie American

INTOUCH® CUSTOM CREATIONS™

4/22/2005 11:16AM LOC: ANNX
RECEIPT# 00039400 WS# 006 TRANS# 0007
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $1,245.00
J24 Misc $75.00
$1,245.00
$0.00
Thank You

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

# 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 5-3-05 To 5-18-05

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.

Debbie Tingle Wyatt-Smith — (Applicant or Agent)  4-22-05 — (Date)

I issued 2 signs for this application, 4-22-05 (Date), [signature] (Staff Member)

**DRB PROJECT NUMBER:** 1003828

Rev. 1/11/05

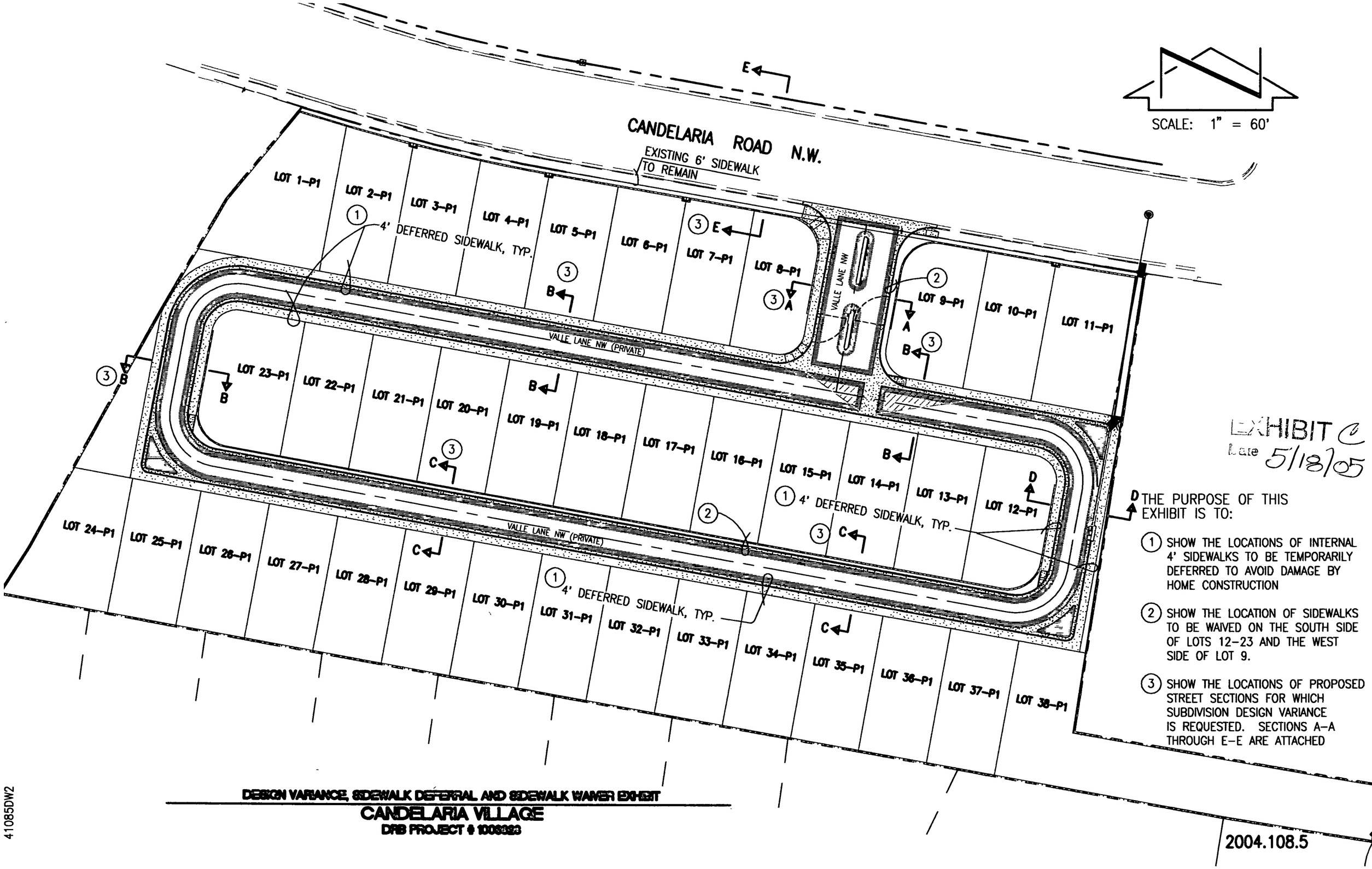



EXHIBIT C
Date 5/18/05

D THE PURPOSE OF THIS EXHIBIT IS TO:

(1) SHOW THE LOCATIONS OF INTERNAL 4' SIDEWALKS TO BE TEMPORARILY DEFERRED TO AVOID DAMAGE BY HOME CONSTRUCTION

(2) SHOW THE LOCATION OF SIDEWALKS TO BE WAIVED ON THE SOUTH SIDE OF LOTS 12–23 AND THE WEST SIDE OF LOT 9.

(3) SHOW THE LOCATIONS OF PROPOSED STREET SECTIONS FOR WHICH SUBDIVISION DESIGN VARIANCE IS REQUESTED. SECTIONS A–A THROUGH E–E ARE ATTACHED

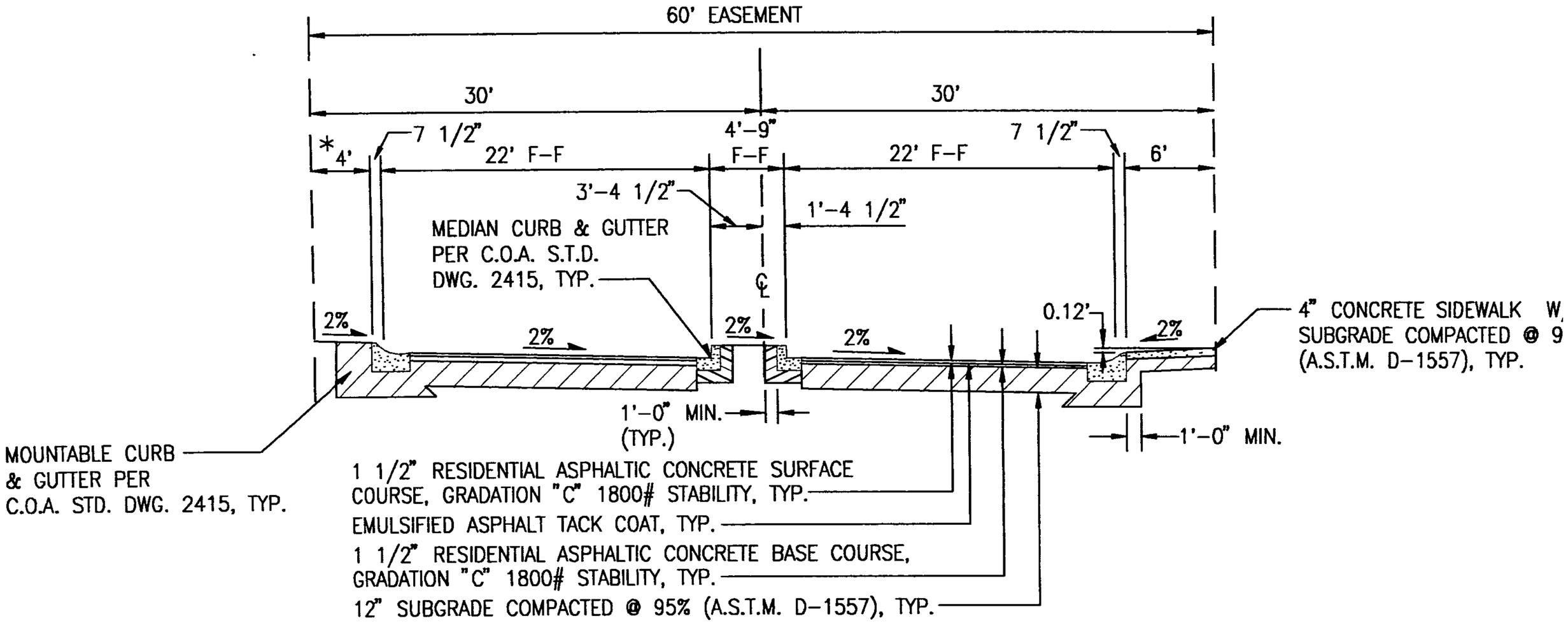
**DESIGN VARIANCE, SIDEWALK DEFERRAL AND SIDEWALK WAIVER EXHIBIT**

**CANDELARIA VILLAGE**

**DRB PROJECT # 1006393**

41085DW2

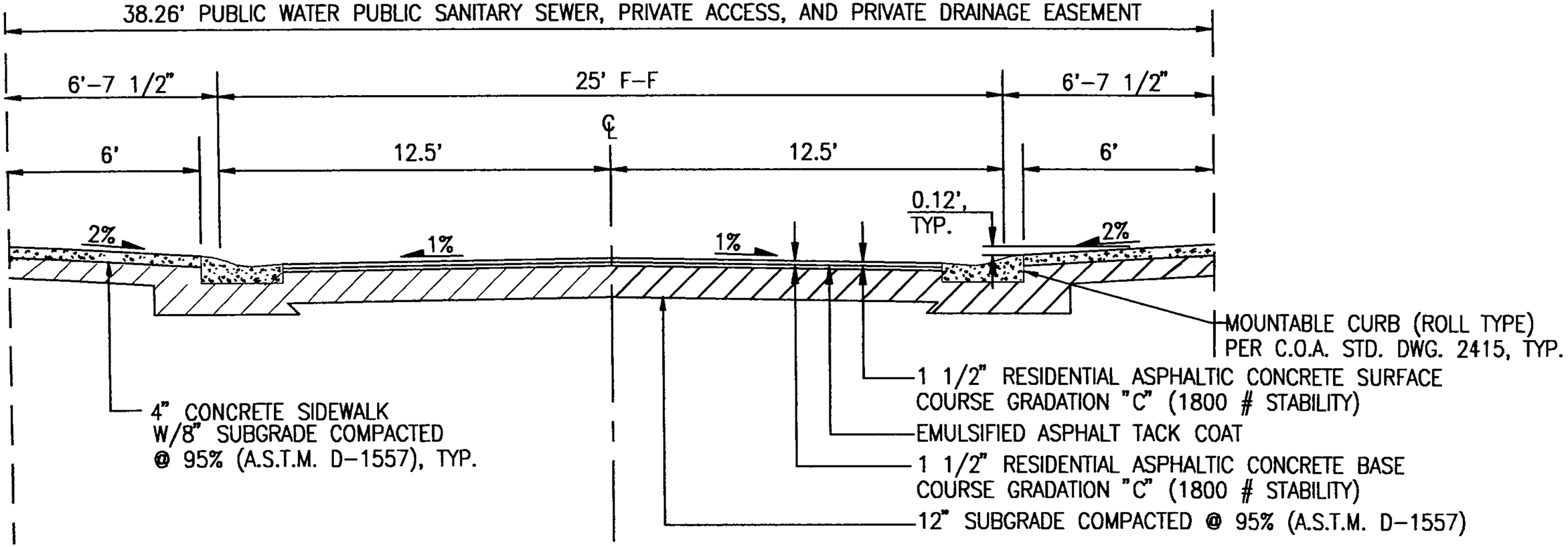
2004.108.5




## SECTION A - A (ENTRANCE STREET)

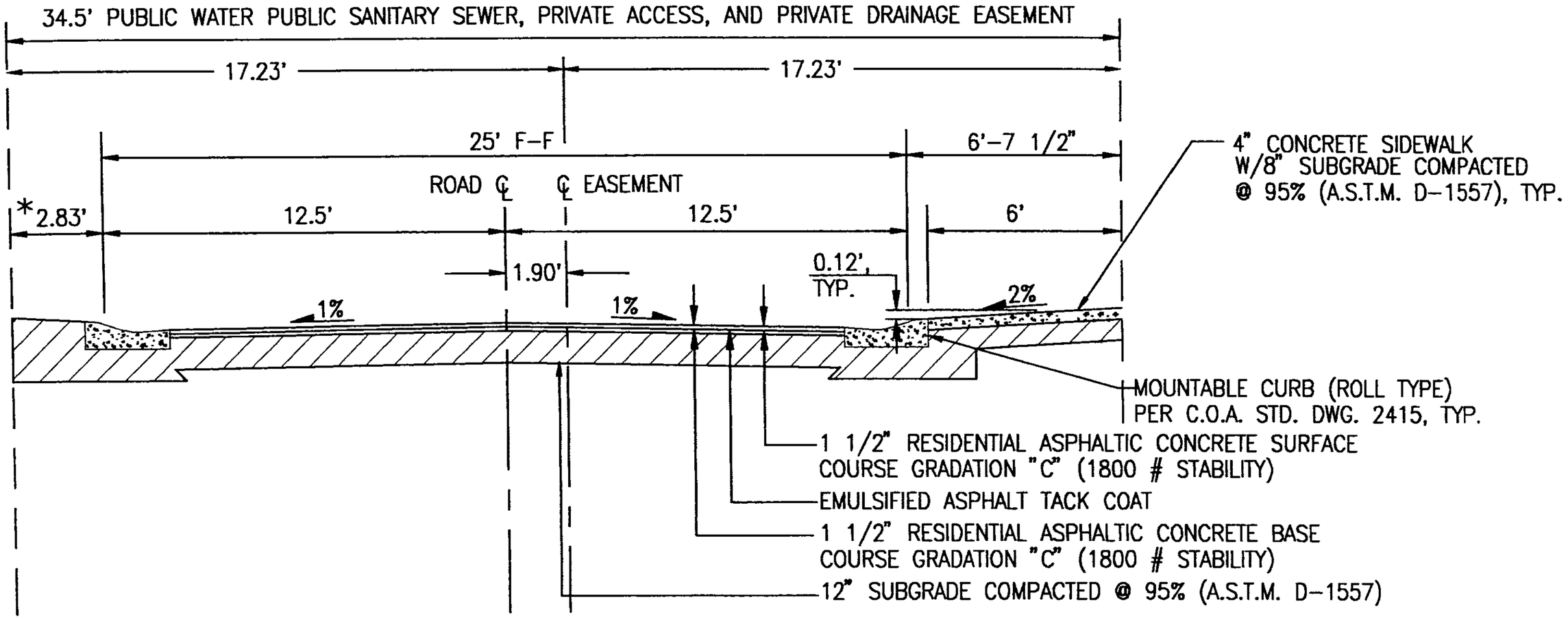
SCALE: 1" = 10' HORIZONTAL
1" = 6' VERTICAL

* SIDEWALK WAIVED ON EAST SIDE




## SECTION B-B (PRIVATE STREET WITH HALF CROWN)

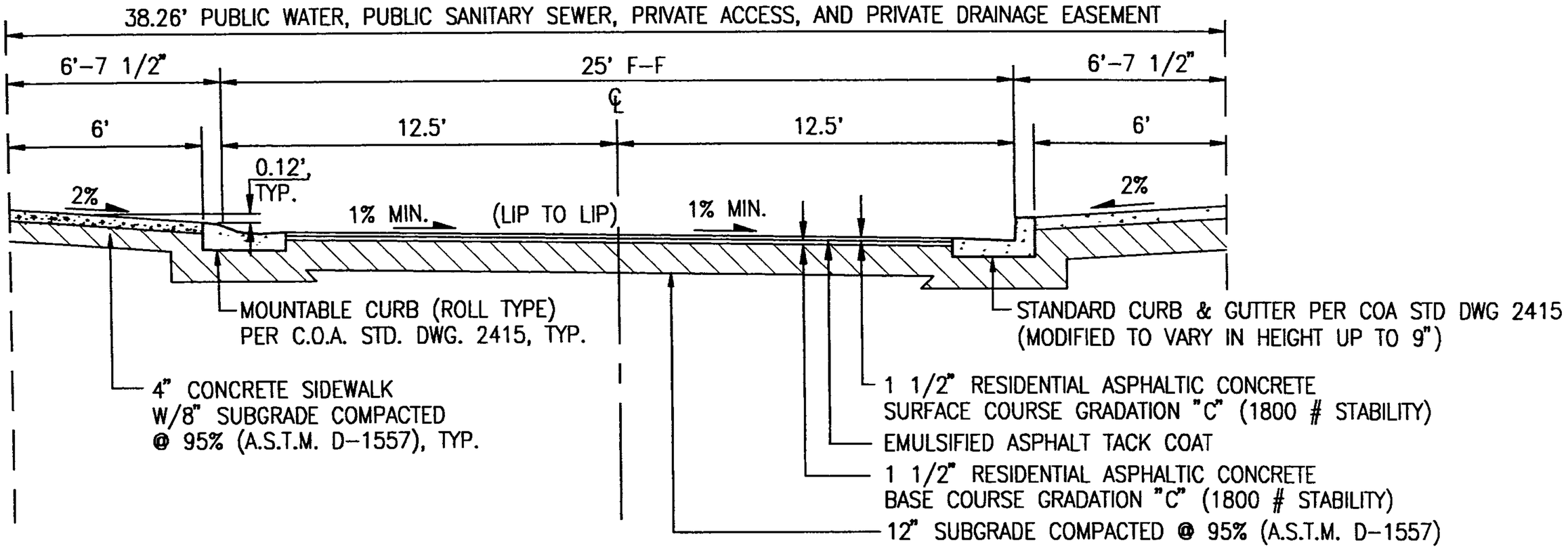
SCALE: 1" = 5'




## SECTION C-C (PRIVATE STREET WITH HALF CROWN)

SCALE: 1" = 5'

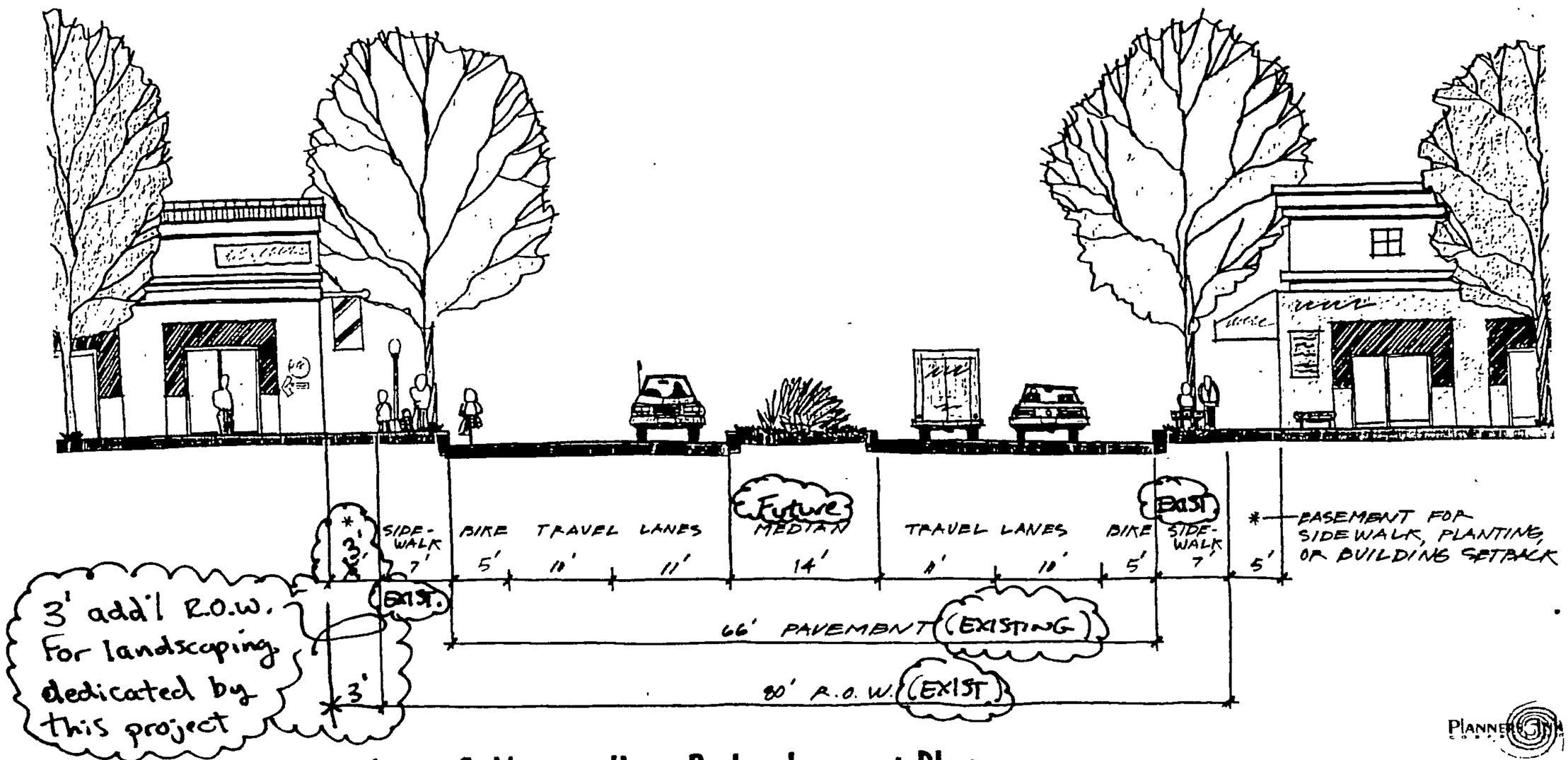
* SIDEWALK WAIVED ON NORTH SIDE




## SECTION D-D (PRIVATE STREET WITH SUPERELEVATED SECTION)

SCALE: 1" = 5'

# Candelaria Street Cross-Section




## Los Candelarias Village Center & Metropolitan Redevelopment Plan

**Albuquerque, New Mexico**

SECTION E-E

N.T.S.

PLANNERS INC

No Scale

**Exhibit 4**

SECTION ADAPTED FROM LOS CANDELARIAS VILLAGE CENTER & METROPOLITAN REDEVELOPMENT PLAN

# City of Albuquerque
# Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1003828

**Application Number:** 05DRB-00520

**DRB Date:** 4/6/2005

**Item Number:** 21

**Subdivision:**

Tracts 70A, 71A, 113 & 114 A, MRGCD Map #34

**Request for:**

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

**Zoning:** R-1

**Zone Page:** G-13

**New Lots (or units) :** 25

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 25 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

**Signed:** CS

Christina Sandoval, (DMD) Phone: 768-3808

# CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828** **AGENDA ITEM NO: 21**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

REV/CMT:(x)

**ENGINEERING COMMENTS:**

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

**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**: April 6, 2005

*DEVELOPMENT REVIEW BOARD*

*TRANSPORTATION DEVELOPMENT*

*Standard Comment Sheet*

DRB- 1003828 Item No. ~~25~~ 21 Zone Atlas G-13

DATE ON AGENDA ~~12-29-04~~ 1-6-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

**CROSS REFERENCE:** _____

_____

**TYPE OF APPROVAL REQUESTED:**

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

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

( )SITE PLAN FOR BUILDING PERMIT

| No. | Comment |
|---|---|

1) Standard infrastructure per DPM required.
2) Provide cross sections of all streets (including Candelaria) to verify right-of-way widths.
3) Assuming that 6' sidewalks are being used, a variance will be required from DPM standards.
4) Sidewalk along Candelaria?? (location?)

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

# *DEVELOPMENT REVIEW BOARD*

## *UTILITY DEVELOPMENT*

## *Standard Comment Sheet*

**DRB-1003828** **Item No. 21** **Zone Atlas G-13**

**DATE ON AGENDA 04/06/05**

**INFRASTRUCTURE REQUIRED (X)YES ( )NO**

**CROSS REFERENCE: N/A**

**TYPE OF APPROVAL REQUESTED:** ( ) ANNEXATION

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

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

( )SITE PLAN FOR BUILDING PERMIT

**Comments:**

1. See Availability Statement dated December 23, 2004. This lot layout is not desirable for a water system. This layout will require 3 points of connection for looping so there are no dead end lines.

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

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**April 6, 2005**
**DRB Comments**

**ITEM # 21**

**PROJECT # 10003828** **APPLICATION # 05-000520/sketch plat**

**Re: MRGCD Map # 34, Tract 70A, 71A,113 & 114A**

Please refer to Planning's previous comments on the December '04 submittal later withdrawn.

Any perimeter walls along Candelaria must have their design approved by DRB Chair per section 14-16-3-19 of the City Of Albuquerque Comprehensive Zone Code.

The # of 4'x 2' landscape nodes along CAndelaria should be increased. The 3' additional right of way to be landscaped and maintained by HOA will require:

(1) Signature by H.O.A. on plat.
(2) Landscape Maintenance Agreement between H.O.A and City to be listed on Infrastructure list.
(3) Seperate irrigation meter on Infrastructure list.
(4) Perimeter walls along Candelaria as approved by DRB Chair but not to be financially guaranteed.

Sheran Matson, AICP DRB Chair

# PLANNING TRACKING LOG

| Date | Project Name & # | Action Request | Action Taken |
|---|---|---|---|
| 12/29/04 | 1003828 MRGD Map 34 | Sketch Plat 38 Lots | Comments Given |
| 4/6/05 | 1003828 MRGD Map 34 | Sketch Plat 25 Lots | Comments |

# City of Albuquerque

# DEVELOPMENT PLAN REVIEW APPLICATION

**SUBDIVISION** — Supplemental form **S**
- ☒ Major Subdivision action
- ☐ Minor Subdivision action
- ☐ Vacation — **V**
- ☐ Variance (Non-Zoning)

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

**ZONING** — Supplemental form **Z**
- ☐ Annexation & Zone Establishment
- ☐ Sector Plan (Phase I, II, III)
- ☐ Amendment to Sector, Area, Facility or Comprehensive Plan
- ☐ Zone Change
- ☐ Text Amendment

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

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

**APPLICANT INFORMATION:**

NAME: Mr. William T. Caniglia — PHONE: 505-345-3010
ADDRESS: 2707 Campbell Road, NW - # 18 — FAX: ____
CITY: Albuquerque STATE NM ZIP 87104 — E-MAIL: ____
Proprietary interest in site: Contract Purchaser

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

**DESCRIPTION OF REQUEST:** Sketch Plat Review and Comment

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 70A, 71A, 113 and 114A — Block: n/a — Unit: n/a

Subdiv. / Addn. MRGCD Map # 34

Current Zoning: R-1 — Proposed zoning: n/a

Zone Atlas page(s): G-13 — No. of **existing** lots: 4 — No. of **proposed** lots: 25 & Tr. A

Total area of site (acres): +/- 6.375 — Density if applicable: dwellings per gross acre: 3.92 — dwellings per net acre: 4.81

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. 101306047223240706 - see attached sheet for remaining 3 Trs. — MRGCD Map No. 34

LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Road NW
Between: 12th Street NW and Rio Grande Blvd. 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 Project No. 1003828 04DRB 01907

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: December 29, 2004

**SIGNATURE** Debie LeBlanc Trujillo — DATE March 25, 2005

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

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

☐ **INTERNAL ROUTING**

| | Application case numbers | Action | S.F. | Fees |
|---|---|---|---|---|
| ☑ All checklists are complete | 05DRB - ____ - 00520 | SK | S(3) | $ 0 |
| ☑ 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 | | | | Total |
| ☐ F.H.D.P. density bonus | Hearing date 4-6-05 | | | $ 0 |
| ☐ F.H.D.P. fee rebate | | | | |

3-28-05
Planner signature / date

**Project #** 1003828

2005-021. j

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

.

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

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

Debie LeBlanc Trujillo 03-28-05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB-_____-00520
_____-_____-_____
_____-_____-_____

3-28-05
Planner signature / date

Project # 1003828

JEFF MORTENSEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109
P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.021.2
March 25, 2005

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

Re: Request for Sketch Plat Review and Comment
Tracts 70A, 71A, 113 and 114A, MRGCD Map No. 34
To be known as Lots 1-P1 through 25-P1 and Tract A, Candelaria Village
(aka DRB Project No. 1003828)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) and related fees
- Six (6) copies of Sketch Plat
- Six (6) copies of the Site Sketch (performed by others)
- City of Albuquerque Zone Atlas G - 13

On behalf of our client, Mr. William Caniglia, the contract purchaser of the above described property, we are requesting Sketch Plat Review and Comment. We are proposing to create 25 residential lots along with dedicating 3 feet of additional right-of-way to Candelaria Road, NW. There also will be a City of Albuquerque public water and public sanitary sewer, private access and private drainage easement associated with the proposed development.

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

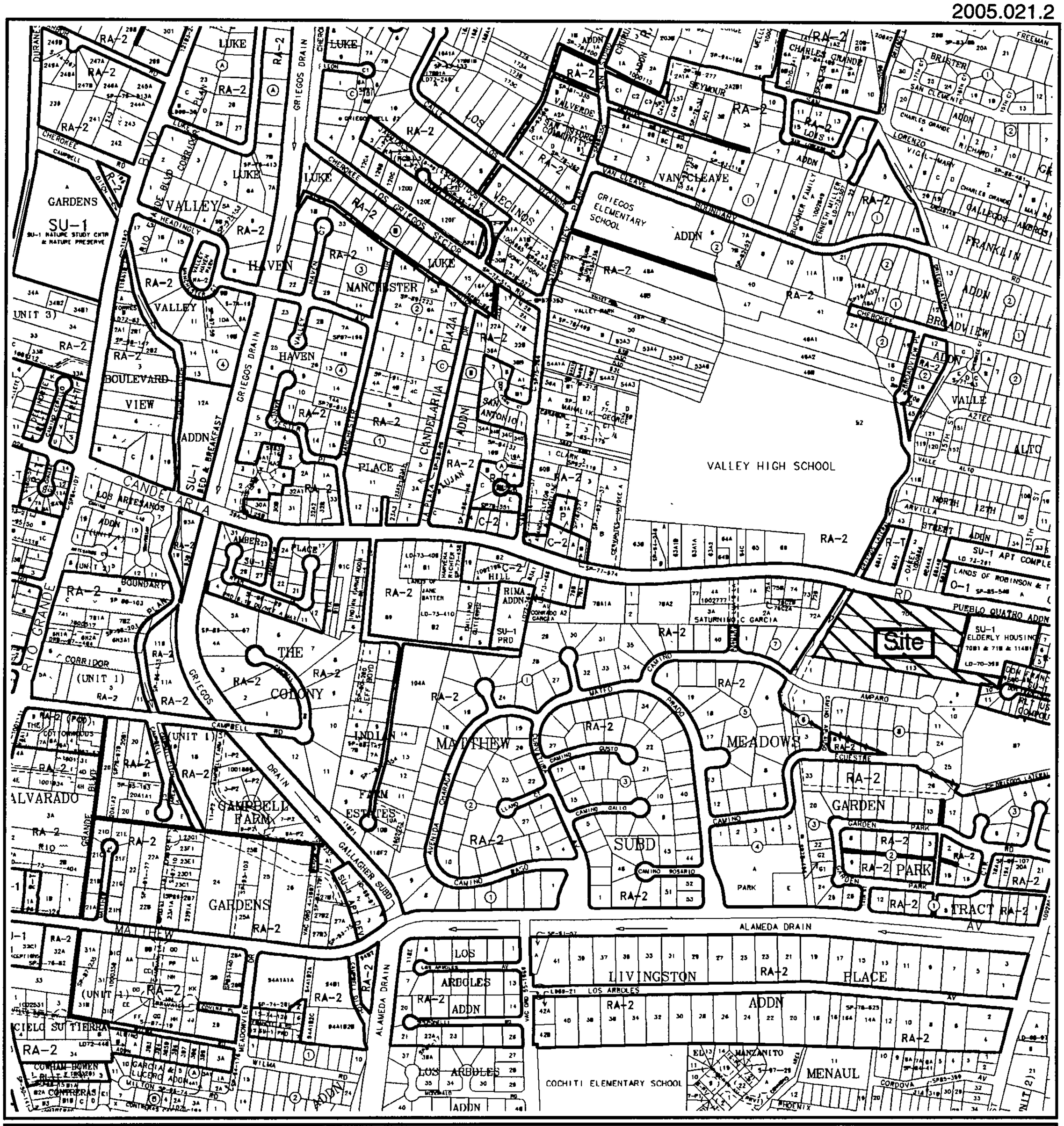
Debie LeBlanc Trujillo

DLT
Enclosures

xc: William Caniglia

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

2005.021.2


Site
Zone Atlas Page
G-13-Z
Map Amended through December 03, 2004
GRAPHIC SCALE IN FEET
250 0 750 1000
NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

# Attachment to Development Review Application

## Existing Uniform Property Codes

| Property | Code |
|---|---|
| Tract 70A, MRGCD Map # 34 | 10130604723240706 |
| Tract 71A, MRGCD Map # 34 | 10130604702254 0705 |
| Tract 113, MRGCD Map # 34 | 10130604722054 0703 |
| Tract 114A, MRGCD Map # 34 | 10130604702124 0704 |

# CITY OF ALBUQUERQUE

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

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003828** **AGENDA ITEM NO: 25**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

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

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

FOR:

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

**DATE**: December 29, 2004

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

# City of Albuquerque
# Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1003828
**Application Number:** 04DRB-01907

**DRB Date:** 12/29/04
**Item Number:** 35

**Subdivision:**
Tracts 70A, 71A, 113 and 114A, MRGCD Map #34

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

**Zoning:** R-1

**Zone Page:** G-13

**New Lots (or units) :** 39

**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 39 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.

Tract A will need a maintenance and beneficiary note.

**Signed:** CS

Christina Sandoval, (DMD) Phone: 768-3808

***DEVELOPMENT REVIEW BOARD***

***TRANSPORTATION DEVELOPMENT***

***Standard Comment Sheet***

**DRB- 1003828 Item No. 25 Zone Atlas G-13**

**DATE ON AGENDA 12-29-04**

**INFRASTRUCTURE REQUIRED (X)YES ( )NO**

**CROSS REFERENCE:** _____

_____

**TYPE OF APPROVAL REQUESTED:**

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

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

( )SITE PLAN FOR BUILDING PERMIT

| No. | Comment |
|---|---|

1) Standard infrastructure per DPM required.
2) Provide cross sections of all streets (including Candelaria) to verify right-of-way widths.
3) Assuming that 6′ sidewalks are being used, a variance will be required from DPM standards.
4) Sidewalk along Candelaria?? (location?)

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

# CITY OF ALBUQUERQUE
## PLANNING DEPARTMENT
## DECEMBER 29, 2004
## DRB Comments

**ITEM #25**

**PROJECT # 1003828** **APPLICATION # 04-01907**

**RE: Tracts 70A, 71A, 113, and 114A, MRGCD Map 34 / Sketch**

1. The subject site has been the subject of many discussions between the North Valley Coalition of Neighborhoods, the Los Candelarias Village Center Working Group, and the City of Albuquerque, Planning Department, and was originally included within the boundaries of the *Los Candelarias Village Center Sector Plan* for the purpose of preserving some sense of open space on the site. Although the site was excluded from the Sector Plan boundaries, the applicant should be sensitive to the community's recommendations for the site as articulated in the Appendix of the *Los Candelarias Sector Plan.* Candelaria Road is intended to provide a safe and pleasant pedestrian environment for residents who will walk to the Village Center, east of the site and for Valley High School students who walk on this stretch of road on a regular basis. The applicant is asked to consider how the project will contribute to the pedestrian environment along Candelaria Road and how a sense of open space can be preserved on the site.

2. The site is within the boundaries of the *North Valley Area Plan*, a Rank 2 Plan, and should comply with the design and development recommendations contained in the Plan.

3. Candelaria Road is proposed to include bicycle lanes as designated on the *Albuquerque Comprehensive On-Street Bicycle Plan.*

4. Will the subdivision be gated?

5. The letter of explanation states that 38 lots will be created while the application states that 39 lots will be created.

6. Sketch plat meets minimum lot size requirements for R-1 zoning.

Carmen

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

2004.108.6

# City of Albuquerque

# DEVELOPMENT PLAN REVIEW APPLICATION

**SUBDIVISION** — Supplemental form **S**
- ☒ Major Subdivision action
- ☐ Minor Subdivision action
- ☐ Vacation — **V**
- ☒ Variance (Non-Zoning)

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

**ZONING** — Supplemental form **Z**
- ☐ Annexation & Zone Establishment
- ☐ Sector Plan (Phase I, II, III)
- ☐ Amendment to Sector, Area, Facility or Comprehensive Plan
- ☐ Zone Change
- ☐ Text Amendment

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

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

**APPLICANT INFORMATION:**

NAME: Mr. William T. Caniglia — PHONE: 505-480-8832
ADDRESS: 2707 Campbell Road, NW - # 18 — FAX: 505-344-6016
CITY: Albuquerque — STATE NM — ZIP 87104 — E-MAIL: ____
Proprietary interest in site: Contract Purchaser

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

**DESCRIPTION OF REQUEST:** Preliminary Plat Approval, Grading Plan Approval, Subdivision Design Variance, Sidewalk Waiver and Temporary Deferral of Sidewalk Construction

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 70A, 71A, 113 and 114A (CANDELARIA VILLAGE) — Block: n/a — Unit: n/a

Subdiv. / Addn. MRGCD Map # 34

Current Zoning: R-1 — Proposed zoning: n/a

Zone Atlas page(s): G-13 — No. of **existing** lots: 4 — No. of **proposed** lots: 39

Total area of site (acres): +/- 6.375 — Density if applicable: dwellings per gross acre: 5.96 — dwellings per net acre: 7.89

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. 101306047223240706 - see attached sheet for remaining 3 Trs. — MRGCD Map No. 34

LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Road NW
Between: 12th Street NW and Rio Grande Blvd. 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 Project No. 1003828

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 01-12-05

**SIGNATURE** Debie LeBlanc Trujillo — DATE January 28,2005

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

**FOR OFFICIAL USE ONLY** — Form revised 8/01, 3/03

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 05DRB - - 00143 | PP | | $ 1150.00 |
| 05DRB - - 00144 | SDV | | $ -0- |
| 05DRB - - 00145 | SW | | $ |
| 05DRB - - 00146 | TDS | | $ |
| | | Adv | $ 75.00 |
| | | CMF | $ 120.00 |
| | | Total | $ 1345.00 |

Hearing date 2.23.05

1/28/05
Planner signature / date

**Project #** 1003828

AUTH. NO. 4

# 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. <u>Your attendance is required.</u>**

## ❑ 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. <u>Your attendance is required.</u>**

## ☒ 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. <u>Your attendance is required.</u>**

## ☒ 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. <u>Your attendance is required.</u>**

## ❑ 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. <u>Your attendance is required.</u>**

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

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

Debie LeBlanc Trujillo 01-28-05
Applicant signature / date

Form revised 4/03 and **October 2003**

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

Application case numbers
05DRB - -00144 SDV
05DRB - -00145 SW
05DRB - -00146 TDS

C Gorna 1/28/05
Planner signature / date

Project # 1003828

2004.108.6

**FORM S**(2): SUBDIVISION - D., ..3. 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
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- __ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

**(Temporary sidewalk deferral uses FORM-V)**

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

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

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

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

Debie LeBlanc Trujillo 01-28-05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB-00143 PP
_____-_____-_____
_____-_____-_____

1/28/05
Planner signature / date

Project # 1003828

# 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 February 8, 2005 To February 23, 2005

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.

Debra Lefbanc Trujillo — (Applicant or Agent)

1-28-05 — (Date)

I issued 1 signs for this application, 1-28-05 (Date), A Garcia (Staff Member)

**DRB PROJECT NUMBER:** 1003828

Rev. 1/11/05

# SIGN POSTING AGREEMENT

## REQUIREMENTS

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Debra LeBlanc Trujillo — (Applicant or Agent)

01-28-05 — (Date)

I issued 1 signs for this application, 1-28-05 (Date), A Garcia (Staff Member)

**DRB PROJECT NUMBER:** 1003828.

Rev. 1/11/05

DRB-proj. # 1003826

JMA # 2004.108 2

# Attachment to Development Review Application

## Existing Uniform Property Codes

| Property | Code |
|---|---|
| Tract 70A, MRGCD Map # 34 | 10130604722324070 6 |
| Tract 71A, MRGCD Map # 34 | 10130604702254070 5 |
| Tract 113, MRGCD Map # 34 | 10130604722054070 3 |
| Tract 114A, MRGCD Map # 34 | 10130604702124070 4 |

**Sheran A. Matson**

01/03/05 09:13 AM

To: Claire A. Senova/PLN/CABQ@COA
cc:
Subject: Fw: DRB 1003828

Please put a copy in the project file. Thanks!
----- Forwarded by Sheran A. Matson/PLN/CABQ on 01/03/05 09:12 AM -----

**"Graeme Means" <GMeans@jmainc.org >**

12/29/04 11:37 AM

To: <smatson@cabq.gov>
cc:
Subject: DRB 1003828

Sheran,

I reviewed your sketch plat comments for the subject site on Candelaria, west of 12th street and wanted to let you know that the developer (William Caniglia who says he met with you on this project at one time) said that he has been talking with the North Valley Coalition of Neighborhoods for some time and that he understands that their current position in light of the Los Candelarias Village Center concept is to encourage full development in the vicinity to provide a strong consumer base to support the economy of the Village Center.

Mr. Caniglia plans to work with the North Valley Coalition and the Village Center Working Group before the preliminary plat hearing (we plan to submit the prelim plat on January 20th) and hopes to get support letters.

I believe Mr. Caniglia and Debie will contact you next week for a meeting.

I will be on Vacation for two weeks, and Debie will be handling this project in my absence.

**J. Graeme Means, P.E.**

**Jeff Mortensen & Associates, Inc. (JMA)**

**Tel: (505) 345-4250, Fax: (505) 345-4254**

**Mob: (505) 328-9064**

2004.108.2

# City of Albuquerque

# DEVELOPMENT PLAN REVIEW APPLICATION

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

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

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

**APPLICANT INFORMATION:**

NAME: Mr. William T. Caniglia — PHONE: 505-345-3010
ADDRESS: 2707 Campbell Road, NW - # 18 — FAX: ____
CITY: Albuquerque — STATE NM — ZIP 87104 — E-MAIL: ____
Proprietary interest in site: Contract Purchaser
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: 505-345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

**DESCRIPTION OF REQUEST:** Sketch Plat Review and Comment
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 70A, 71A, 113 and 114A — Block: n/a — Unit: n/a
Subdiv. / Addn. MRGCD Map # 34
Current Zoning: R-1 — Proposed zoning: n/a
Zone Atlas page(s): G-13 — No. of **existing** lots: 4 6 — No. of **proposed** lots: 39
Total area of site (acres): +/- 6.375 — Density if applicable: dwellings per gross acre: 5.96 — dwellings per net acre: 7.89
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UPC No. 101306047223240706 - see attached sheet for remaining 3 Trs. — MRGCD Map No. 34
LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Road NW
Between: 12th Street NW — and Rio Grande Blvd. 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.): Z 70-114

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

**SIGNATURE** Debie LeBlanc Trujillo — DATE 12/13/04

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

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

☐ **INTERNAL ROUTING**

| | Application case numbers | Action | S.F. | Fees |
|---|---|---|---|---|
| ☑ All checklists are complete | 04DRB - ____ - 01907 | SK | SC3) | $ 0 |
| ☑ 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 | | | | Total |
| ☑ F.H.D.P. density bonus | Hearing date 12-29-04 | | | $ 0 |
| ☑ F.H.D.P. fee rebate | | | | |

12-14-04 — Planner signature / date

**Project #** 1003828

2004.108.2

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

JEFF MORTENSEN & ASSOCIATES, INC.
DEBBIE LEBLANC TRUJILLO
Applicant name (print)

Debbie LeBlanc Trujillo 12-13-04
Applicant signature / date

Form revised 3/03, 8/03 and 11/03

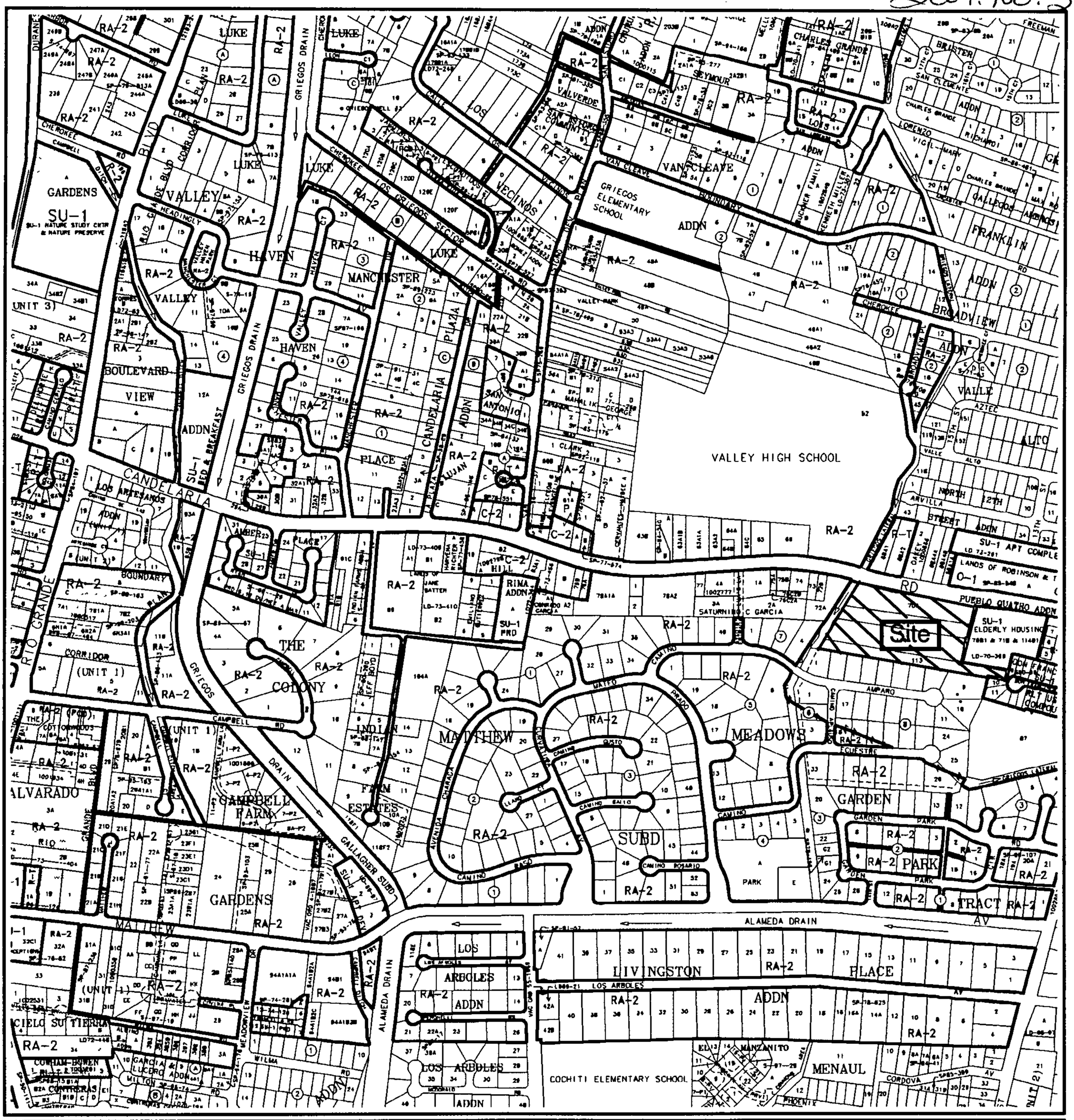
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

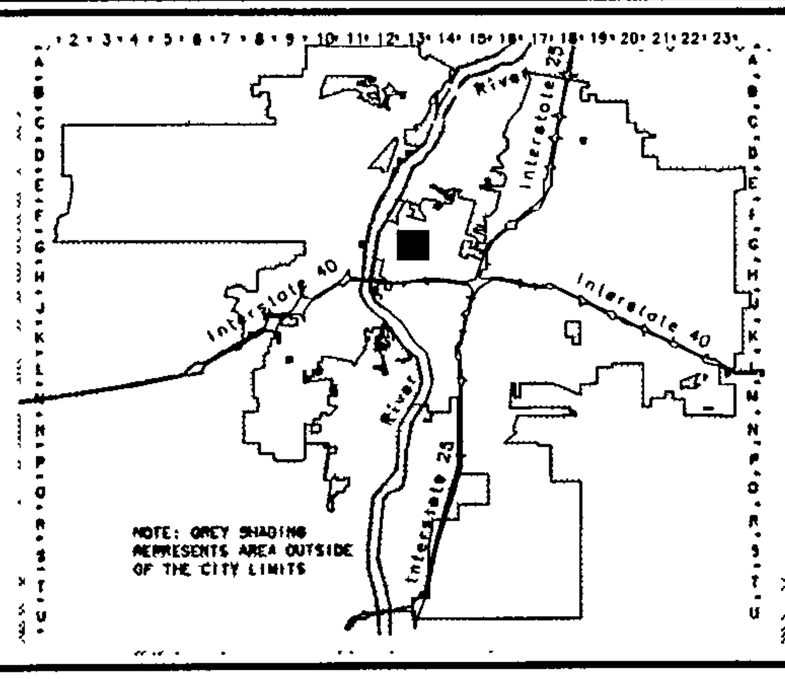
Application case numbers
04DRB - 01907
_____ - _____ - _____
_____ - _____ - _____

12-14-04
Planner signature / date

Project # 1003828

2004.108.2




CITY OF ALBUQUERQUE · NEW MEXICO · 1706

GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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# Zone Atlas Page

# G-13-Z

Map Amended through December 03, 2004

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

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2004.108.2
December 13, 2004

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

Re: Request for Sketch Plat Review and Comment
Tracts 70A, 71A, 113 and 114A, MRGCD Map No. 34
To be known as Lots 1-P1 through 38-P1 and Tract A, Candelaria Village

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) and related fees
- Six (6) copies of Sketch Plat
- Six (6) copies of the Site Sketch (performed by others)
- City of Albuquerque Zone Atlas G - 13

On behalf of our client, Mr. William Caniglia, the contract purchaser of the above described property, we are requesting Sketch Plat Review and Comment. We are proposing to create 38 residential lots along with dedicating 3 feet of additional right-of-way to Candelaria Road, NW. There also will be a City of Albuquerque public water and public sanitary sewer, private access and private drainage easement associated with the proposed development.

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William Caniglia

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