

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 12, 2015  
DRB Comments**

**ITEM # 8**

**PROJECT # 1003871**

**APPLICATION # 15-70276**

**RE: Lot B-1, Block 4, La Cuesta Subdivision**

Zoning for this site is SU-2/ C-3; refer to East Gateway Sector Development Plan for zoning and development requirements.

A site sketch is needed with calculations on each proposed lot for required parking and parking provided.

A clear exhibit (sharper back/ white drawing or much lighter photo) is needed to show relationship of proposed lot lines and easements vis a vis existing improvements (curb cuts, drive aisles, etc). The proposed vacated easement needs to be graphically shown on plat drawing (not just referred to by note on Sheet 1).

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

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 24, 2012  
DRB Comments**

**ITEM # 12**

**PROJECT # 1003871**

**APPLICATION # 12-70330**

**RE: Lot B-1, Block 4, La Cuesta Subdivision**

Zoning for this site is now SU-2/ C-3; refer to East Gateway Sector Development Plan for zoning and development requirements. Previous Finding by DRB that the easement 'was already vacated' is incorrect; the Subdivision Ordinance requires a vacation action, with a separate application for vacation (Form V) and payment of associated fees. However, a public hearing is not required for vacation of a private easement if the current beneficiary agrees in writing and an acceptable alternative to the easement is demonstrated.

A site sketch is needed with calculations for required parking and parking provided on each proposed lot.

A clear exhibit is needed to show relationship of proposed lot lines and easements vis a vis existing improvements (curb cuts, drive aisles, etc).

---

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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 2, 2005

**12. Project # 1003871**  
05DRB-00019 Minor-Prelim&Final Plat Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] *[Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05]* (K-22)

At the February 2, 2005, Development Review Board meeting, the request for Preliminary and Final Plat approval (05DRB-00019) was withdrawn at the agent's request.

05DRB-00125 Minor-Vacation of Private Easements

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36, 05DRB00019]. (K-22)

The request for Vacation of Private Easements (05DRB-00125) was withdrawn at the agent's request with the following finding:

It was already vacated through an easement document recorded at the County Clerk's office.

Sheran Matson, AICP, DRB Chair

Cc:Richard Berry, 541 Paisano NE, Suite A, 87123  
Sandia Land Surveying LLC, 6705 Gisele Dr NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 2, 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: Noon  
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**

- Project # 1001932**  
04DRB-01995 Major-One Year SIA                      MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002250**  
05DRB-00009 Major-One Year SIA

ISAACSON & ARFMAN PA agent(s) for VENTANA RANCH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-C, **VENTANA RANCH APARTMENTS**, zoned SU-1 FOR R-2, located on IRVING BLVD NW at UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 02DRB01890, 02EPC01480, 02EPC01481] (B-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**  
05DRB-00032 Major-Preliminary Plat Approval  
05DRB-00033 Major-Vacation of Public Easements  
05DRB-00034 Minor-Sidewalk Waiver  
05DRB-00035 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717] [*Deferred from 2/2/05*] (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

05DRB-00126 Minor-SiteDev Plan Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032, 05DRB00033,05DRB00034, 05DRB00035] [*Deferred from 2/2/05*] (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

4. **Project # 1000045**  
05DRB-00030 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER**, zoned SU-1 C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 13 acre(s). [REF: DRB-98-227, Z-98-22, Z-99-3, 04DRB01978] (F-16) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003673**  
05DRB-00028 Major-Vacation of Pub  
Right-of-Way  
05DRB-00029 Major-Vacation of Public  
Easements

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). *[Deferred from 2/2/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

6. **Project # 1001440**  
05DRB-00026 Major-SiteDev Plan  
BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA**, zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). *[Deferred from 2/2/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

7. **Project # 1002632**  
04DRB-01991 Major-Preliminary Plat  
Approval  
04DRB-01992 Major-Vacation of Pub  
Right-of-Way  
04DRB-01993 Major-Vacation of Public  
Easements  
04DRB-01994 Minor-Temp Defer  
SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

8. **Project # 1002134**  
04DRB-01804 Major-Preliminary  
Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199][*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/18/05 THE PRELIMINARY PLAT WAS APPROVED.**

- 04DRB-01967 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16) **THE SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

9. **Project # 1000965**  
05DRB-00124 Minor-Amended  
SiteDev Plan BldPermit/EPC
- CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 1A, E, F, G, J, L, M, N and P, LANDS OF RAY A GRAHAM III, OVENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 FOR PRD, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 46 acre(s). [REF: 04EPC00855, 04EPC00857, 03EPC01103, 03DRB01714] [**Juanita Garcia, EPC Case Planner**] (F-11) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 05DRB-00129 Major-Final Plat  
Approval
- BOHANNAN-HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL. NW containing approximately 85 acre(s). [REF: 03DRB01559,03DRB01565] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1003646**  
05DRB-00114 Minor-SiteDev Plan  
BldPermit
- PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION**, zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 2/2/05*] (H-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**



11. **Project # 1000816**  
05DRB-00005 Minor-SiteDev Plan  
Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

12. **Project # 1003871**  
05DRB-00019 Minor-Prelim&Final Plat  
Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] [Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05] (K-22) **WITHDRAWN AT THE AGENT'S REQUEST.**

- 05DRB-00125 Minor-Vacation of  
Private Easements

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36, 05DRB00019]. (K-22) **WITHDRAWN AT THE AGENT'S REQUEST WITH THE FOLLOWING FINDING: IT HAS ALREADY BEEN VACATED AT THE COUNTY CLERK'S OFFICE.**

13. **Project # 1003685**  
05DRB-00127 Major-Final Plat  
Approval  
05DRB-00128- Minor-Subd Design  
(DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304, 04DRB01814] *[Deferred from 2/2/05]* (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

14. **Project # 1003696**  
05DRB-00096 Major-Final Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

15. **Project # 1001899**  
04DRB-01239 Minor-Final Plat  
Approval

BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] [Carmen Marrone, EPC Case Planner] *[Final Plat was indefinitely deferred for the SIA]* (H-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION ON THE PLAT REGARDING MAINTENANCE AND BENEFICIARIES OF PRIVATE ROADS.**

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

16. **Project # 1003801**  
05DRB-00101 Minor-Sketch Plat or  
Plan

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned O-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] (J-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1003902**  
05DRB-00102 Minor-Sketch Plat or  
Plan

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE ADDITION**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and CAGUA DR SE. (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for January 19, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 19, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00019 (P&F)**

Project # **1003871**

Project Name: **La Cuesta Subdivision**

Agent: **Sandia Land Surveying LLC**

Phone No.: **828-0858**

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): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

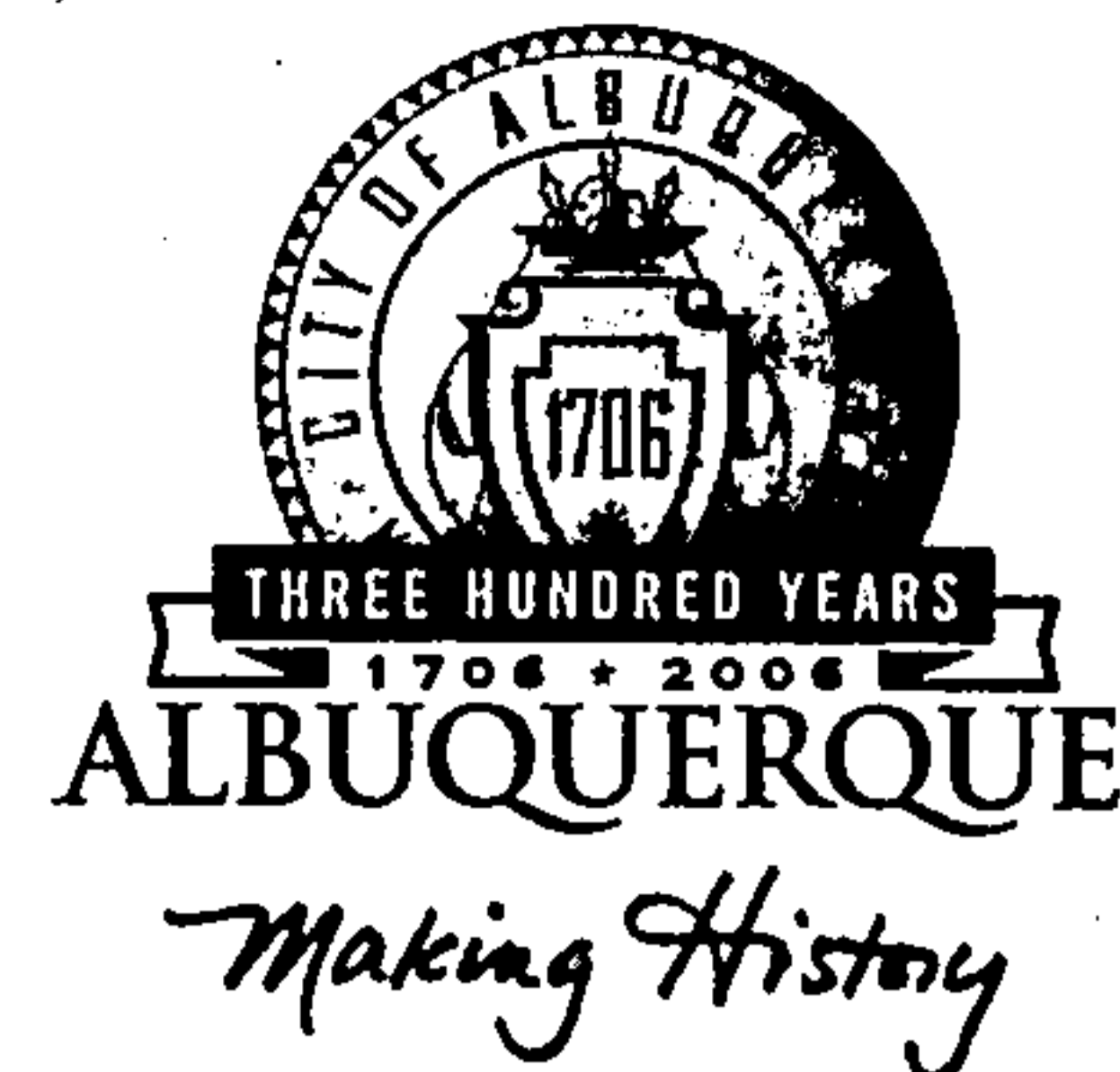
Project Number 1003871



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

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003871**

**AGENDA ITEM NO: 12**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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:** February 2, 2005



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

Development Review Board Comments

**Project Number:** 1003871  
**Application Number:** 05DRB-00019

**DRB Date:** 2/2/05  
**Item Number:** 12

**Subdivision:**

Tracts B-1-A & B-1-B, Blocks 3 & 4, La Cuesta Subdivision

**Request for:**

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


**Zoning:** C-3

**Zone Page:** K-22

**New Lots (or units) :** 1

**Parks and Recreation Comments:**

A paved connection will have to be made from the Piasano St. to the existing bike trail via the pedestrian access easement.

**Signed:**   
 \_\_\_\_\_  
 Christina Sandoval, (DMD)

Phone: 768-3808



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 26, 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: 11:50 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 # 1002330**  
04DRB-01985 Major-Two Year SIA

JAMES & JACKLYN HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2, located on MONTGOMERY BLVD NE, between CARLISLE NE and MONTGOMERY NE containing approximately 3 acre(s). [REF: 03DRB00401, 03DRB00402, 03DRB00347] **(F-16) TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002632**  
04DRB-01991 Major-Preliminary Plat Approval  
04DRB-01992 Major-Vacation of Pub Right-of-Way  
04DRB-01993 Major-Vacation of Public Easements  
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [Deferred from 1/26/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

3. **Project # 1003429**  
04DRB-01950 Major-Preliminary Plat Approval  
04DRB-01951 Major-Vacation of Pub Right-of-Way  
04DRB-01952 Major-Vacation of Public Easements  
04DRB-01953 Minor-Sidewalk Waiver  
04DRB-01954 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] [Deferred from 1/12/05] (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE VACATIONS WERE 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.**

05DRB-00090 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**) zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB01891, 04DRB00717] (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**



4. **Project # 1002134**  
04DRB-01804 Major-Preliminary Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] [Deferred from 12/29/04, 1/12/05 & 1/26/05] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

- 04DRB-01967 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [Elvira Lopez, EPC Case Planner] [Deferred from 12/29/04, 1/12/05 & 1/26/05] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

5. **Project # 1003475**  
04DRB-01694 Major-Vacation of Pub  
Right-of-Way  
04DRB-01695 Major-Preliminary Plat  
Approval  
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04 & 1/26/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

6. **Project # 1000045**  
04DRB-01978 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, 3B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 AND SU-1 FOR IP, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: Z-98-22, Z-99-3, Z-84-13-1, S-99-16] [Deferred from 1/19/05] (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR VACATION OF PUBLIC EASEMENTS AND REPLAT.**

7. **Project # 1003004**  
04DRB-01974 Major-Preliminary Plat  
Approval  
04DRB-01975 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ALBUQUERQUE EXCAVATORS request(s) the above action(s) for all or a portion of Tract(s) 414, 415B, 415C, 415D & 416, LANDS OF ATRISCO GRANT UNIT 3, (to be known as **STINSON PARK**), zoned RD, located on STINSON ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 15 acre(s). [REF: DRB-98-320, 03EPC01644, 04EPC00132] [Deferred from 1/19/05] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/15/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT JACONITA PLACE NEEDS FIRE AND SOLID WASTE APPROVAL FOR USE OF HAMMERHEAD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

8. **Project # 1000816**  
05DRB-00005 Minor-SiteDev Plan  
Bld/Permit/EPC
- TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05 & 1/26/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**
9. **Project # 1001763**  
05DRB-00053 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00054 Minor-SiteDev Plan  
BldPermit/EPC
- CONSENSUS PLANNING agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST SUBDIVISION**, zoned SU-1 PRD AND C-1, located on 57<sup>TH</sup> ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: 04EPC01716, 04EPC01717, Z-74-118, AX-74-22, Z-95-18] [Carmen Marrone, EPC Case Planner] [Deferred from 1/19/05] (L-10) (H-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA.**
- 04DRB-01136 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57<sup>TH</sup> ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: DRB-96-279, 02DRB00308, 309, 02DRB00856] (Indef. Deferred from 7/28/04 & 1/19/05) (H-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

10. **Project # 1003871**  
05DRB-00019 Minor-Prelim&Final Plat Approval
- SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] *[Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05] (K-22) DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.*
11. **Project # 1002051**  
05DRB-00091 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHIMISA RIDGE, UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: DRB-94-20, 02DRB00973, 03DRB02008, 03DRB02011] (D-10) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
12. **Project # 1002473**  
05DRB-00092 Major-Final Plat Approval
- TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **DESERT VISTA SUBDIVISION**) zoned R-D, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921, 04DRB01254, 04DRB01258, 04DRB01257] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

13. **Project # 1000440**  
05DRB-00089 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT A RUSSELL request(s) the above action(s) for all or a portion of Tract(s) 5, 6 & 7, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PLACE NE, between MIDTOWN ROAD NE and ALEXANDER BLVD NE containing approximately 5 acre(s). [REF: 00DRB00486, 03DRB01750, 03DRB02096, 04DRB00105, 04DRB00182] **(G-16) PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO SHOW PUBLIC DRAINAGE EASEMENT ON TRACT 3.**

14. **Project # 1003696**  
05DRB-00096 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05]* **(L-9) DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

15. **Project # 1003039**  
05DRB-00095 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077, 04DRB01675, 04DRB01676, 04DRB01677] **(C-20) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

16. **Project # 1003593**  
05DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RIDGE @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between IRVING BLVD NW and VENTANA WEST PARKWAY NW containing approximately 24 acre(s). [REF: 04DRB0198, 04DRB01360, 04DRB01361, 04DRB01362, 04DRB01363] (B-8) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002798**  
04DRB-01009 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, LANDS OF CONRADO GARCIA, (to be known as **RANCHO DE CANDELARIA SUBDIVISION**), zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12<sup>th</sup> ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] [Russell Brito, EPC Case Planner for Simon Shima] (Final Plat was Indef Deferred for SIA 7/14/04) (G-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

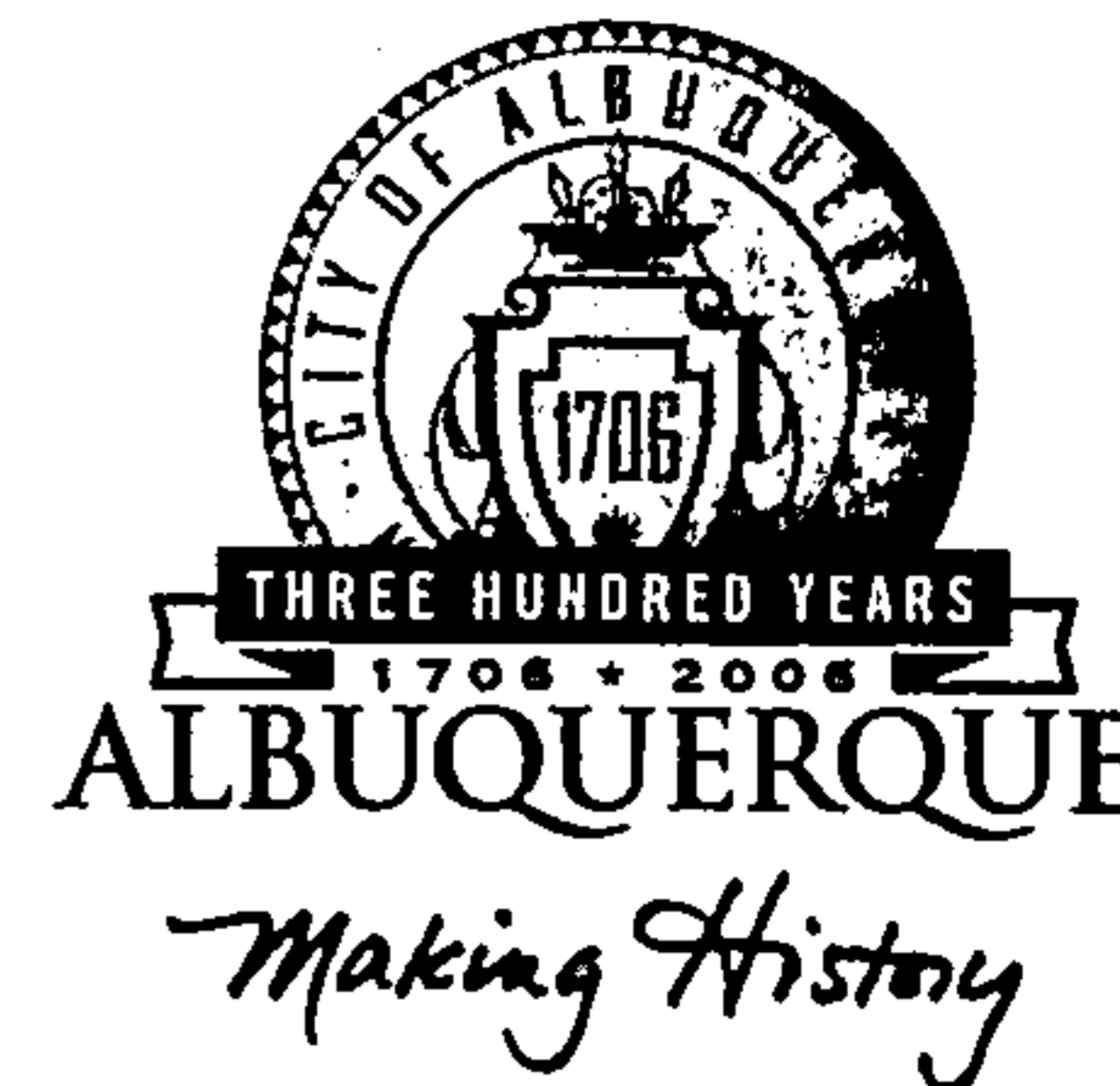
**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

**THERE ARE NO SKETCH PLATS THIS WEEK**

18. Approval of the Development Review Board Minutes for January 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003871**

**AGENDA ITEM NO: 10**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

See DRB minutes/speed memo dated 1-19-05.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>2-2-05</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** January 26, 2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:50 a.m.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project # 1000045**  
04DRB-01978 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, 3B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 AND SU-1 FOR IP, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: Z-98-22, Z-99-3, Z-84-13-1, S-99-16] [Deferred from 1/19/05] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**



2. **Project # 1003004**  
04DRB-01974 Major-Preliminary Plat  
Approval  
04DRB-01975 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for ALBUQUERQUE EXCAVATORS request(s) the above action(s) for all or a portion of Tract(s) 414, 415B, 415C, 415D & 416, LANDS OF ATRISCO GRANT UNIT 3, (to be known as **STINSON PARK**), zoned RD, located on STINSON ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 15 acre(s). [REF: DRB-98-320, 03EPC01644, 04EPC00132] [*Deferred from 1/19/05*] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

3. **Project # 1001763**  
05DRB-00053 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00054 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST SUBDIVISION**, zoned SU-1 PRD AND C-1, located on 57<sup>TH</sup> ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: 04EPC01716, 04EPC01717, Z-74-118, AX-74-22, Z-95-18] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 1/19/05*] (L-10) (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

- 04DRB-01136 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57<sup>TH</sup> ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (*Indef. Deferred from 7/28/04 & 1/19/05*) (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

4. **Project # 1000816**  
05DRB-00005 Minor-SiteDev Plan  
Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** *[Deferred from 1/12/05 & 1/19/05]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

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

5. **Project # 1002176**  
05DRB-00051 Minor-Sidewalk Waiver

BILL WADE request(s) the above action(s) for all or a portion of Block(s) 90C, Tract(s) E-1, NORTH FOUR HILLS, AND Tract(s) C, VARAN (to be known as **COVERED WAGON SUBDIVISION, UNIT 78**, zoned SU-1 special use zone, located on CENTRAL AVE SE, between FOUR HILLS RD SE and WATER FALL SE containing approximately 7 acre(s). [REF: 04DRB01071, 04DRB01072] (L-23) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003881**  
05DRB-00047 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MACK & CHERYL ETHRIDGE request(s) the above action(s) for all or a portion of Tract(s) A, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH RD NW, between IRVING BLVD NW and WESTSIDE DR NW containing approximately 3 acre(s). (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1000980**  
05DRB-00058 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for ITRA GROUP request(s) the above action(s) for all or a portion of Tract(s) A3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: DRB-93-332, Z-93-83, 01EPC00731, 00AA00773, 01DRB01131, 04AA01022] (G-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT DEDICATION ALONG EUBANK.**

8. **Project # 1003186**  
05DRB-00050 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 442, LAND OF ATRISCO GRANT, UNIT 3 (to be known as **TORRETTA OESTE SUBDIVISION**) zoned RD, located on 97<sup>TH</sup> ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB00035, 04DRB00256, 04DRB00508, 04DRB00668 (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

9. **Project # 1003592**  
05DRB-00055 Minor-Prelim&Final Plat  
Approval

FORSTBAUER SURVEYING INC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **SCHMIDER PARCEL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA RD NE, between EDITH NE and I-25 containing approximately 6 acre(s). [REF: 04DRB01197, 04DRB01368] (G-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003752**  
05DRB-00027 Minor-Prelim&Final Plat  
Approval

SURV-TEK, INC agent(s) for DISMAS CHARITIES INC request(s) the above action(s) for all or a portion of Tract(s) F, **MENAU DEVELOPMENT AREA**, zoned C-3, located on MENAU NE, between PRINCETON NE and VASSAR NE containing approximately 3 acre(s). [REF: 04DRB01679] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

11. **Project # 1003102**  
05DRB-00039 Minor-Prelim&Final Plat  
Approval

WILKS COMPANY agent(s) for CLASSIC EMPORIUM 1, LLC request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **FERRARI-ESQUIBEL-PALMER**, zoned SU-1 PRD, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 03EPC01925, 03EPC01929, 04AA01762, 04DRB00236] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1003883**  
05DRB-00052 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 9A-1A-1, **JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP industrial park zone, located on MASTHEAD ST NE, between TIBURON ST NE and JEFFERSON ST NE containing approximately 10 acre(s). [REF: 1000633] (D-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. Project # 1003871  
05DRB-00019 Minor-Prelim&Final Plat  
Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] *[Was Indef. Deferred on a no show 1/19/05]* (K-22) **DEFERRED AT AGENT'S REQUEST TO 1/26/05.**

14. **Project # 1003884**  
05DRB-00056 Minor-Prelim&Final Plat  
Approval

DOUG SMITH SURVEYING agent(s) for MAXWELL & BETTY SEVER request(s) the above action(s) for all or a portion of Lot(s) 29-32, Block(s) 37, **MESA VERDE ADDITION**, zoned R-2, located on VERMONT ST NE, between MARQUETTE AVE NE and COPPER AVE NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

15. **Project # 1003885**  
05DRB-00057 Minor-Sketch Plat or  
Plan

ISAACSON & ARFMAN AND FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT AGENCY, request(s) the above action(s) for all or a portion of Lot(s) 4-7, 9-12 AND 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15<sup>TH</sup> ST NW and 16<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: ZA-88-50, Z-68-134, Z-85-8, Z-68-134, Z-85-8] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003749**  
05DRB-00059 Minor-Sketch Plat or  
Plan

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, ELENA GALLEGOS GRANT, UNIT 2 (to be known as **ANCALA VILLAGE TOWNHOMES**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

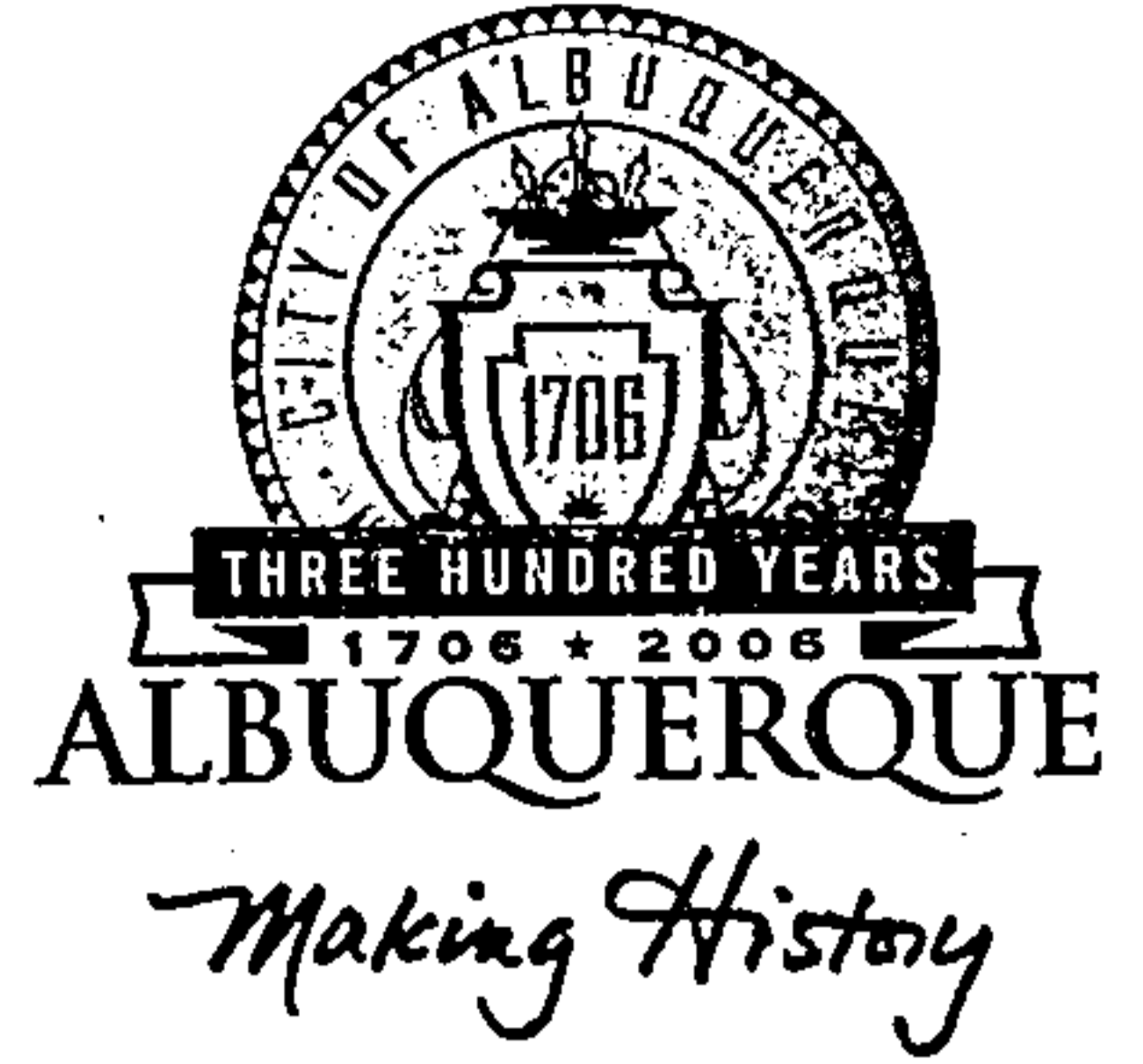
17. **Project # 1003886**  
05DRB-00060 Minor-Sketch Plat or  
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, **MESA VILLAGE SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 5.2 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for Month January 5, 2005. **THE DRB MINUTES FOR JANUARY 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003871

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

All private easements need maintenance responsibilities stated.  
Previous lot lines and numbers only make the plat confusing. What is being vacated?

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>indef</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: January 19, 2005

**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

**DRB- 1003871                      Item No. 13                      Zone Atlas K-22**

**DATE ON AGENDA 1-19-05**

**INFRASTRUCTURE REQUIRED (X)YES ( )NO**

**CROSS REFERENCE: \_\_\_\_\_  
  \_\_\_\_\_**

**TYPE OF APPROVAL REQUESTED:**

- ( ) SKETCH PLAT    (X) PRELIMINARY PLAT    (X) FINAL PLAT**  
**( ) SITE PLAN REVIEW AND COMMENT    ( ) SITE PLAN FOR SUBDIVISION**  
**( ) SITE PLAN FOR BUILDING PERMIT**

<u>No.</u>	<u>Comment</u>
1)	Where are maintenance notes for easements being granted?
2)	Why doesn't the access easement for B-1-A extend to the drivepad?
3)	Need parking calculations that show all parking for buildings are contained within their respective lots.
4)	Where is the 30' private utility easement that is being vacated?
5)	Is I-40 an access controlled facility? Designate with line type.

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



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
January 19, 2005  
DRB Comments**

**ITEM # 13**

**PROJECT # 1003871**

**APPLICATION # 05-00019**

**RE: Tract B-1-A & B-1-B, Blocks 3 & 4, La Cuesta/minor plat**

**No objections to replat.**

**AGIS dxf approval is required before Planning signs the plat.**

**Applicant mentions vacation of private easement but no checklist included.**

**~~Copy of plat doesn't show vacation.~~**

*Matson*  
*DRB Chair*



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): BOHANNAN HUSTON, INC. PHONE: 505-823-1000  
 ADDRESS: 7500 JEFFERSON ST., COURTYARD I FAX: 505-798-9988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: PWYMER@BHINC.COM  
 APPLICANT: PAISANO PARTNERS PHONE: \_\_\_\_\_  
 ADDRESS: P.O. Box 50130 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87181 E-MAIL: RJBABQ@LIVE.COM  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SUBDIVIDE EXISTING TRACT B-1 INTO 2 PARCELS AND VACATE A 30' PUBLIC UTILITY EASEMENTS

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. B-1 Block: 3 AND 4 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA CUESTA SUBDIVISION  
 Existing Zoning: SUZ-C3 Proposed zoning: NO CHANGE MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-22-2 UPC Code: 102205702209930505

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003871

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 1.0034  
 LOCATION OF PROPERTY BY STREETS: On or Near: PAISANO ST-  
 Between: JUAN TABO and AT INTERSTATE 40  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 10/24/12

SIGNATURE [Signature] DATE 8-4-15  
 (Print Name) PAUC M. WYMER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>EDRB -70876</u>	<u>SK</u>	_____	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>August 12, 2015</u>			Total
			\$ <u>0</u>

[Signature] 8-4-15 Project # 1003871  
 Staff signature & Date

**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.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- 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
- Infrastructure list if required (verify with DRB Engineer)
- 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.

PAUL M. WYMER  
 Applicant name (print)  
[Signature] 8/4/15  
 Applicant signature / date

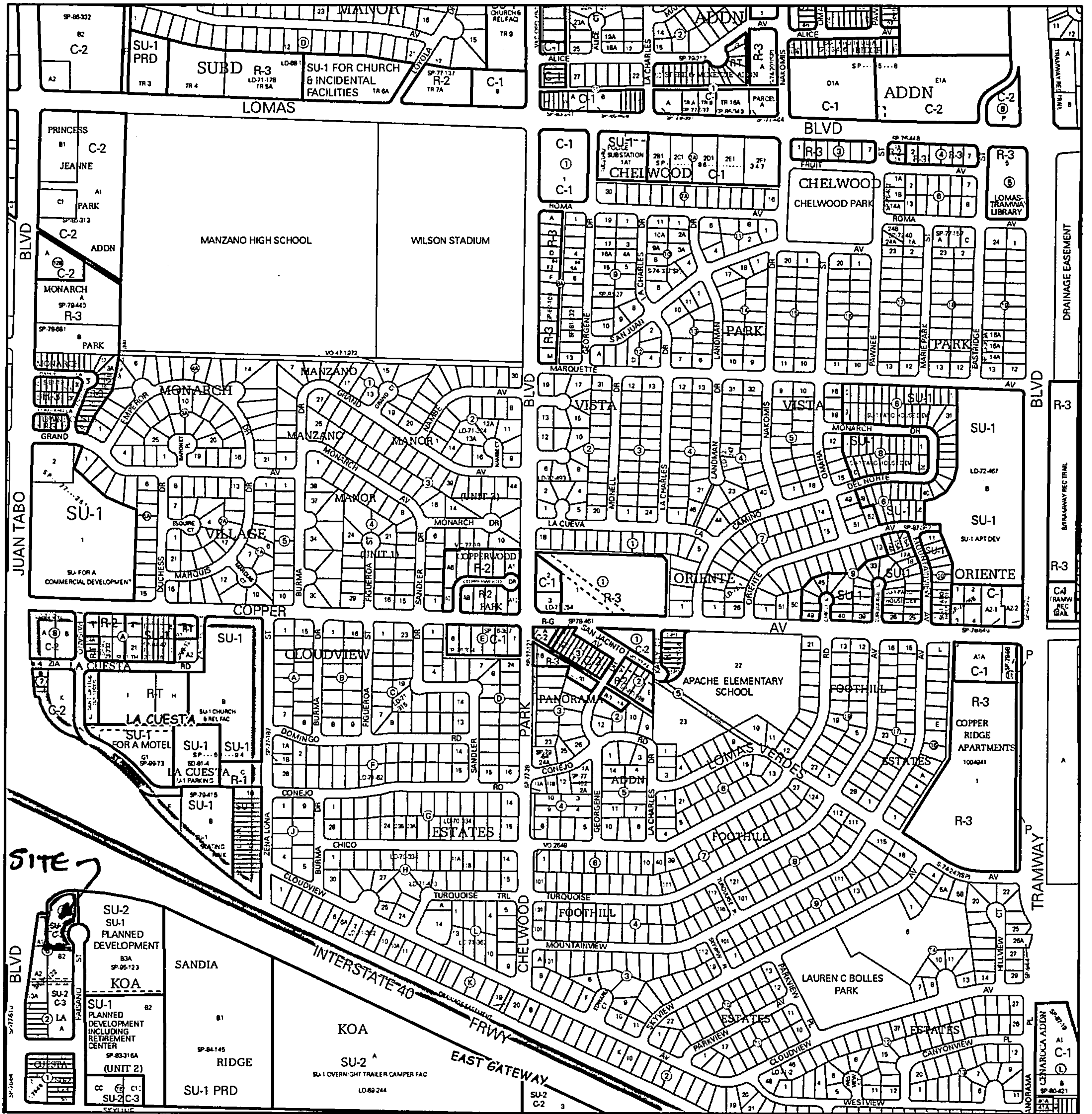


Form revised October 2007

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

Application case numbers  
 15DRB - 70276

[Signature] 8-4-15  
 Planner signature / date  
 Project # 1003871



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

Map amended through: 4/2/2012

Zone Atlas Page:  
**K-22-Z**

Selected Symbols

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

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

August 4, 2015

Mr. Jack Cloud  
Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Sketch Plat Review: Tract B-1, La Cuesta Subdivision, to be known as Tract B-1-A and B-1-B, Block 3 and 4, La Cuesta Subdivision: COA Project 1003871

Dear Chairman Cloud,


Enclosed for Sketch Plat review and comments are the following documents associated with the subject project:

1. Plat depicting the proposed subdivision of existing Tract B-1, La Cuesta Subdivision.
2. Aerial Image depicting the existing improvements on the property.
3. Zone Atlas Page K-22-Z with the site located.
4. This letter describing the request.
5. Development Review Application and Form S(3).

The purpose of this request is to subdivide Tract B-1 into two parcels and to vacate a Public Utility Easement. A sketch plat review was provided by the D.R.B. on Wednesday, October 24, 2012. Because of the amount of time that has transpired since that review, this submittal is being made to obtain the Board's current comments on this request.

Please schedule this review for the August 12, 2015 D.R.B. hearing. Please contact me with comments or questions.

Sincerely,

  
Paul M. Wymer, AIA, AICP  
Project Manager  
Community Development and Planning

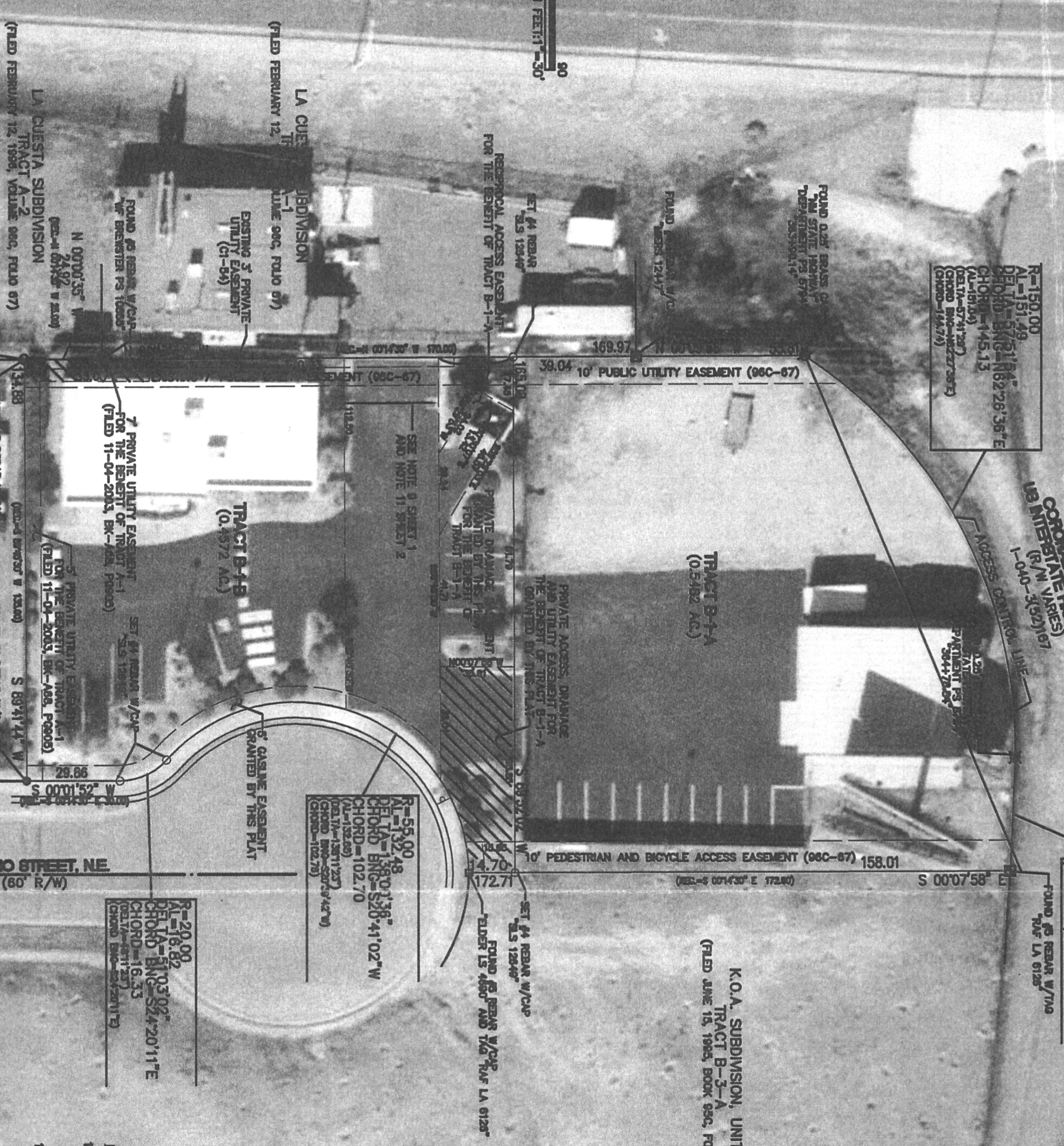
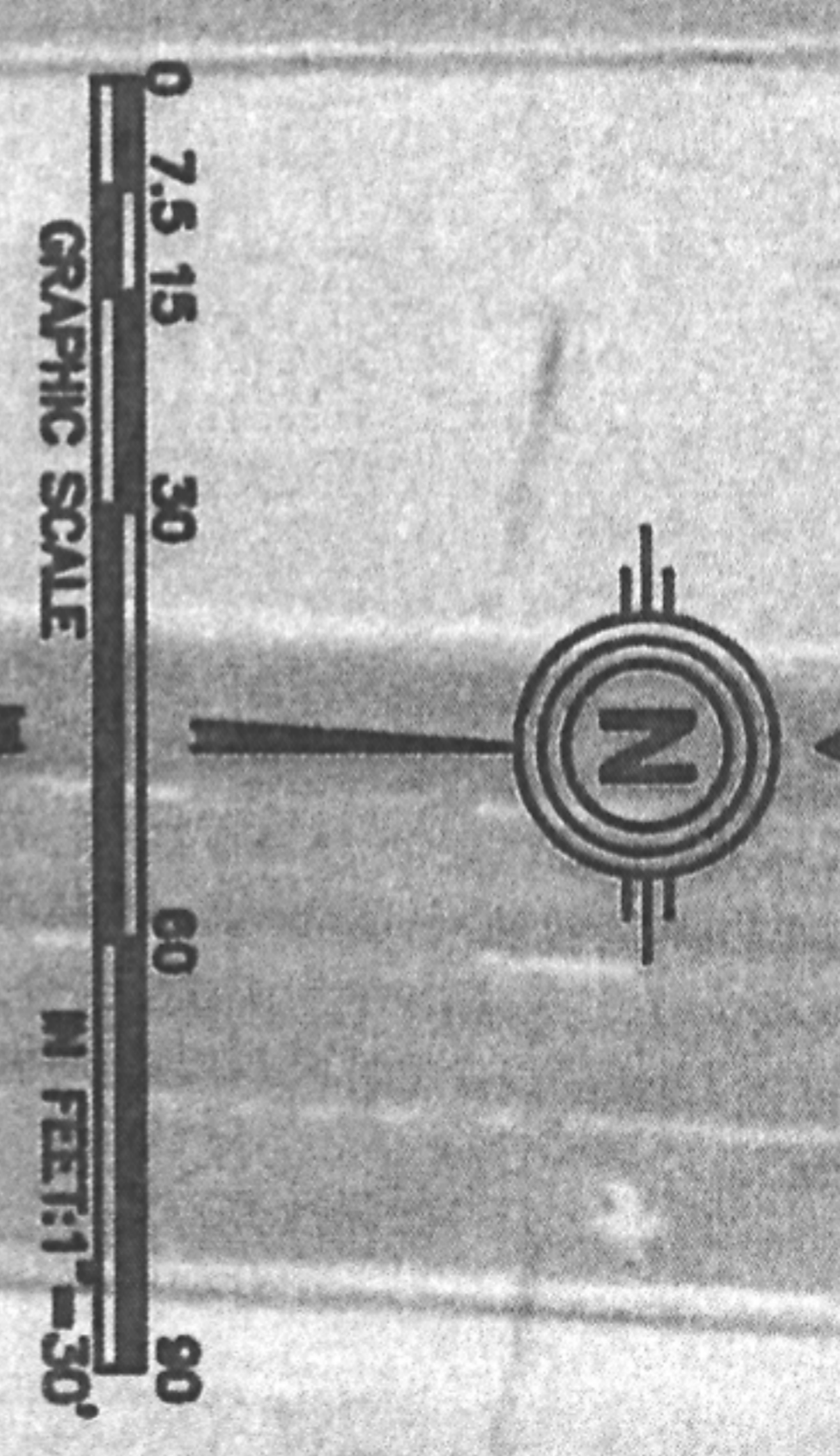
c.c. R.J. Berry, Paisano Partners  
Scott Steffen, BHI

**Engineering ▲**  
**Spatial Data ▲**  
**Advanced Technologies ▲**

Project: 100387/  
 Date: 8-12-15  
 App: 15-70276

**PLAT OF**  
**TRACT B-1-A AND B-1-B,**  
**BLOCK 5 AND 4**  
**LA CUESTA SUBDIVISION**  
 WITHIN  
 SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST,  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2004

K.O.A. SUBDIVISION, UNIT 2  
 TRACT B-3-A  
 (FILED JUNE 18, 1983, BOOK 89C, P. 213)



NOTES:  
 11. THE OWNER OF TRACT B-1-A, B-1-B WILL BE RESPONSIBLE FOR ALL THE MAINTENANCE OF THE PRIVATE ACCESS AND DRAINAGE EASEMENTS, REPROGICAL ACCESS EASEMENT AND THE PRIVATE UTILITY EASEMENT LOCATED ON TRACT B-1-A, B-1-B.  
 12. NOTES 1 THRU 10 ARE ON SHEET 1.

1-121(0)  
 1-421/422/423  
 1-424/425/426  
 1-427/428/429  
 1-430/431  
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 1-865/866/867  
 1-868/869/870  
 1-871/872/873  
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 1-974/975/976  
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 1-980/981/982  
 1-983/984/985  
 1-986/987/988  
 1-989/990/991  
 1-992/993/994  
 1-995/996/997  
 1-998/999/1000

REVISED 11-29-2004 1-31-2005  
**SANDIA AND SURVEYING**  
 6701 GABLE, N.E.  
 ALBUQUERQUE, N.M. 87109  
 TEL: 943-04 DATE: 10-18-2004  
 SCALE: 1"=30' DRAWN: A.S.M.

PROJECT #

1003871

August 12. 2015

SK

SK

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### Supplemental form

#### SUBDIVISION

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

#### SITE DEVELOPMENT PLAN

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

#### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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#### 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)

#### APPEAL / PROTEST of...

- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

#### APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc.(Kevin Patton) PHONE: (505) 823-1000  
 ADDRESS: 7500 Jefferson NE FAX (505) 798-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kpatton@bhic.com  
 APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch Plat

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

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

Lot or Tract No. Tract B-1 Block: 3 & 4 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: La Cuesta Subdivision  
 Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-22 UPC Code: \_\_\_\_\_

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_  
DRB Project # 1003871 (05DRB-00019)

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 2 acres

LOCATION PROPERTY BY STREETS: On or Near: Paisano Street NE

Between: I-40 and Central Ave

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

SIGNATURE [Signature] DATE //  
 (Print) Kevin Patton \_\_\_\_\_ Applicant  Agent

#### FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>12 - DRB - 70330</u>	<u>SP</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ <u>0</u>

Hearing date Oct. 24, 2012

10-16-12  
 Planner signature / date

Project # 1003871



**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.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- 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**
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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.

Kevin P. Patton  
Applicant name (print)  
[Signature]  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
12 - DRB - 70330  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 10-16-12  
Planner signature / date  
Project # 1003871



Supplemental form

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- Major Subdivision action
- Minor Subdivision action
- Vacation
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DRB Project # 1003871 (05DRB-00019)

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 Between: I-40 and Central Ave

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

SIGNATURE Kevin Patton DATE 10-16-12  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

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<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

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10-16-12  
 Planner signature / date

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

KEVIN PATTON  
 Applicant name (print)  
Kevin Patton  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70330

[Signature] 10-16-12  
 Planner signature / date  
 Project # 1003871

October 16, 2012

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Sketch Plat Submittal – Tract B-1, Blocks 3 & 4, La Cuesta Subdivision  
Proposed 'Bulk Land Variance' Plat for Parcel C-3, Replat of Parcels C and D,  
Westland North Plat, and Parcels D, E, F, G and H, Westland North Plat

Dear Mr. Cloud:

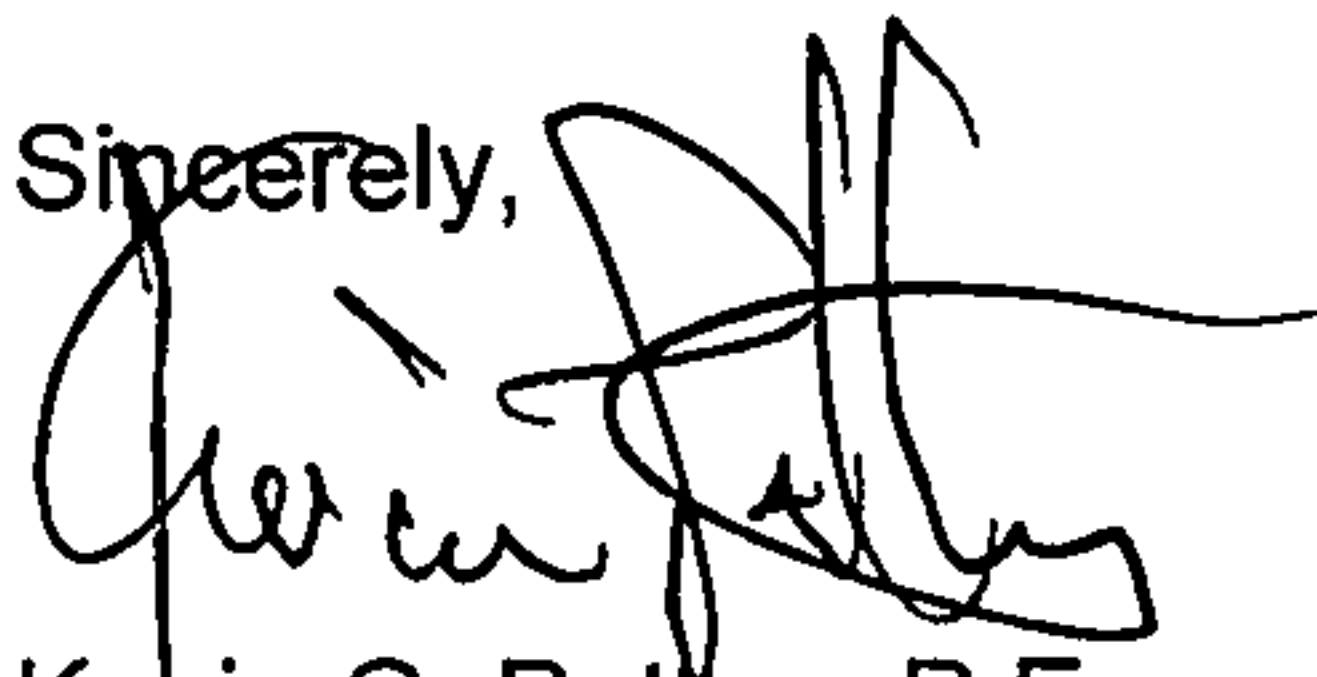
Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of sketch plat
- Zone Atlas page

This request was previously heard at DRB (Project #1003871) but was withdrawn at the clients request in February 2005. We are again requesting to subdivide Tract B-1 into two separate tracts (Tracts B-1-A and B-1-B) as well as a request to grant easements and a possible vacation of a 30 foot private utility easement. However it is my understanding the 30 foot private utility easement was extinguished with recorded document 2003201322 on November 04, 2003 in Book A68 page 905 and it may not be necessary to vacate.

We request that this item be scheduled for the October 24, 2012 DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Kevin G. Patton, P.E.  
Senior Vice President  
Community Development & Planning

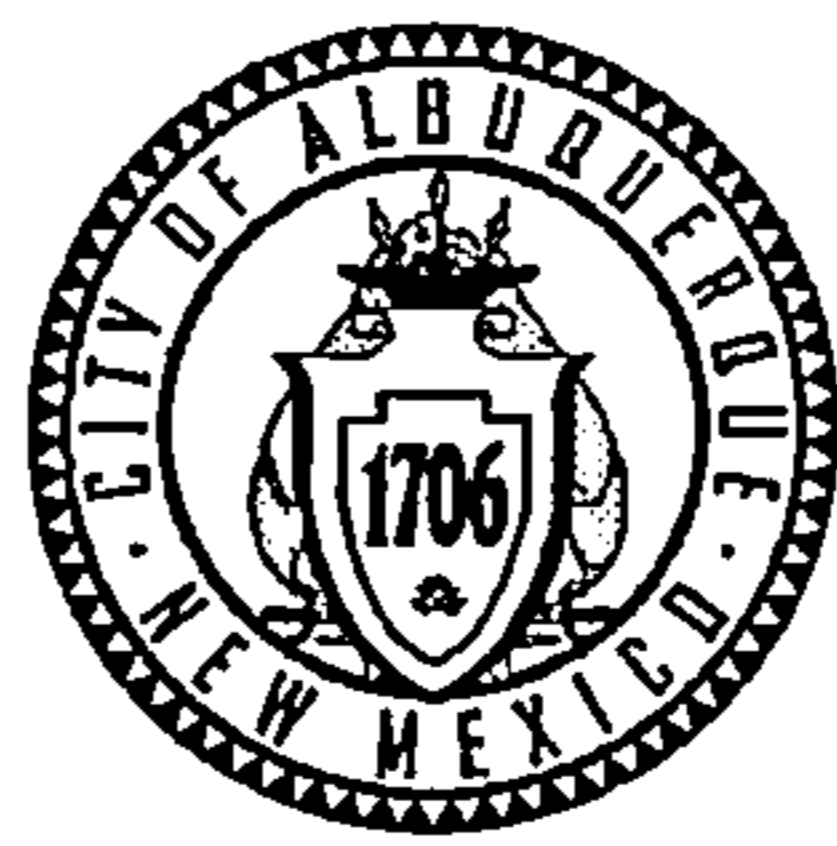
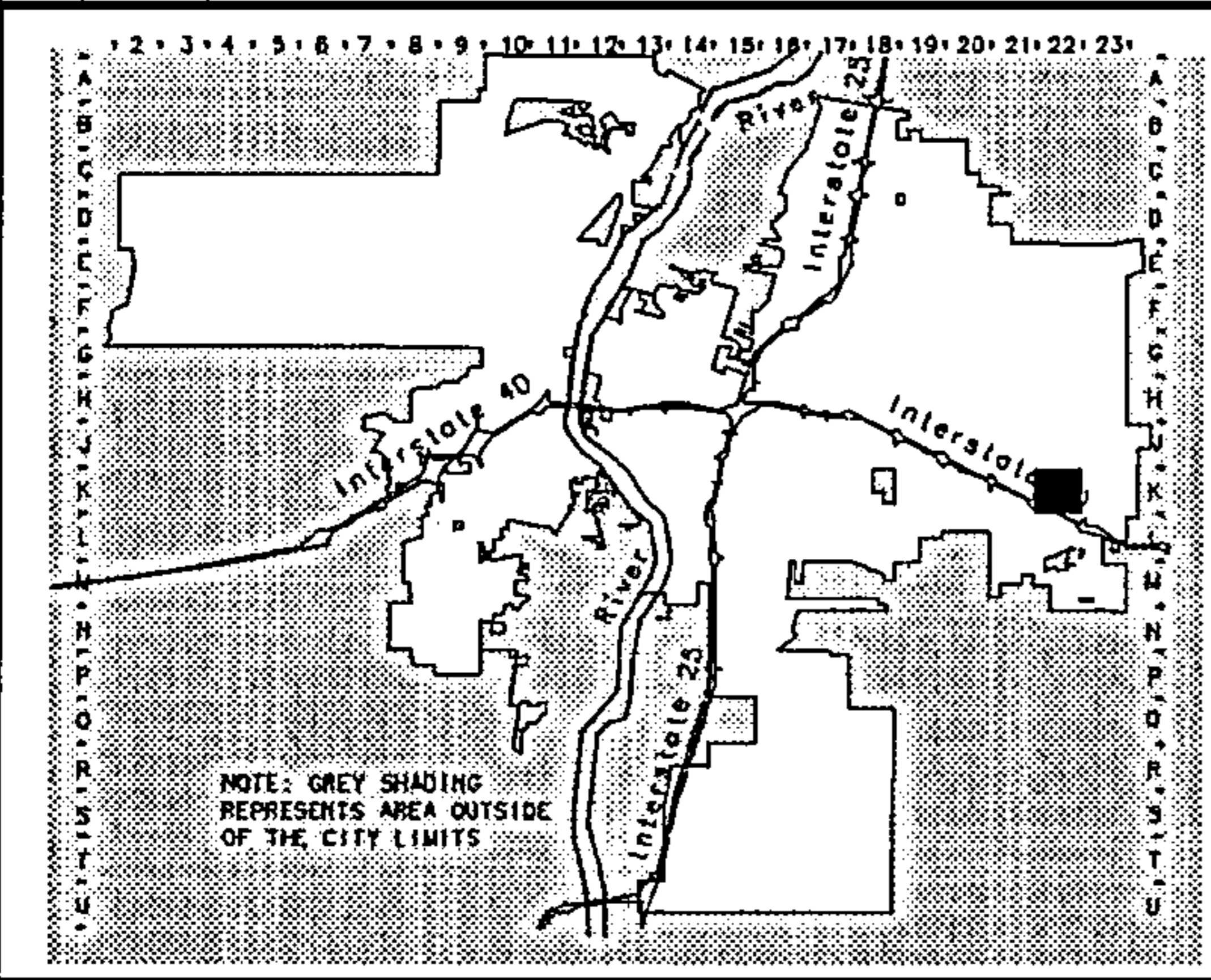
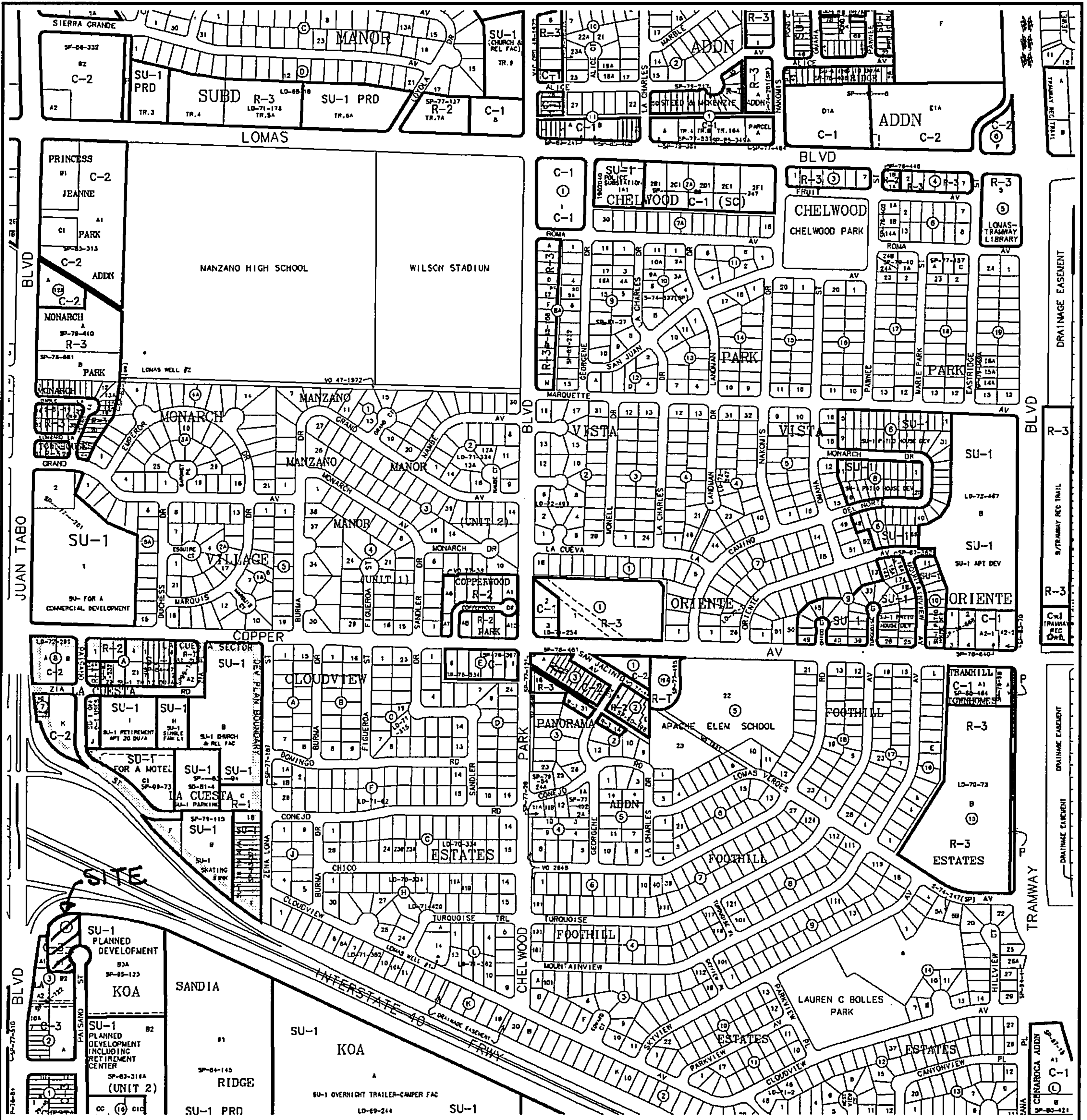
KGP/tms  
Enclosures

cc: Paisano Partners LLC, (w/ enclosures)

**Engineering ▲**

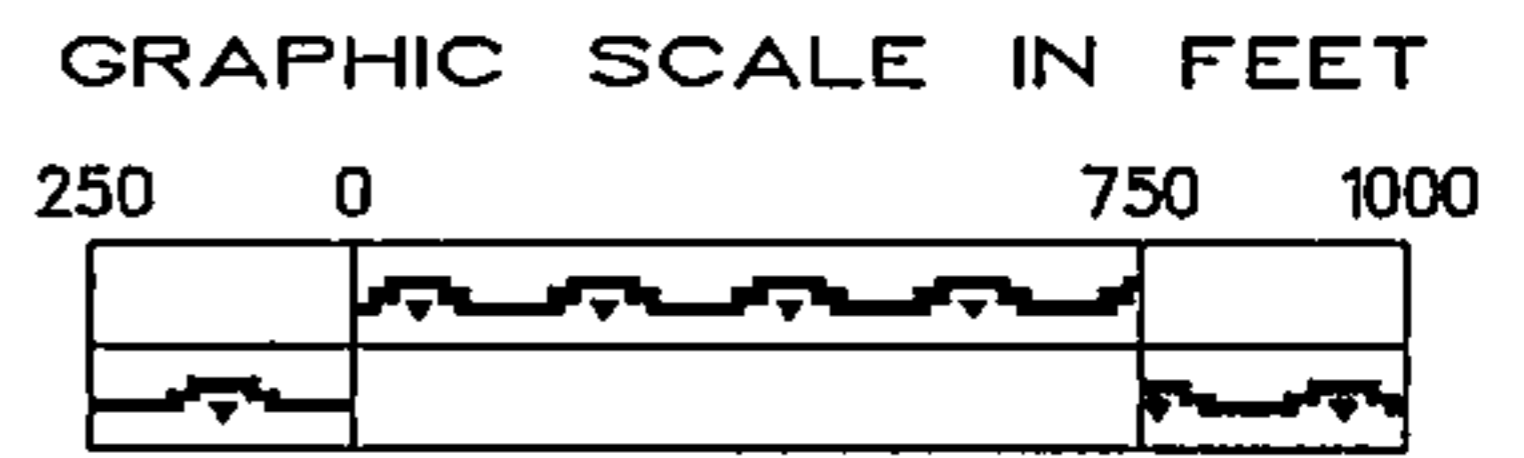
**Spatial Data ▲**

**Advanced Technologies ▲**



Albuquerque Geographic Information System  
 PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

**K-22-Z**

Map Amended through September 02, 2003

**PLAT OF**  
**OF**  
**TRACT B-1-A AND B-1-B,**  
**BLOCK 3 AND 4**  
**LA CUESTA SUBDIVISION**  
 WITHIN  
**SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST,**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**OCTOBER 2004**

**APPROVALS:**

DRB PROJECT NO.: \_\_\_\_\_

APPLICATION NO.: \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT DATE \_\_\_\_\_

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE \_\_\_\_\_

CITY ENGINEER DATE \_\_\_\_\_

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE \_\_\_\_\_

UTILITY DEVELOPMENT DATE \_\_\_\_\_

CITY SURVEYOR DATE \_\_\_\_\_

QUEST DATE \_\_\_\_\_

PNM GAS SERVICES DATE \_\_\_\_\_

PNM ELECTRIC SERVICES DATE \_\_\_\_\_

COMCAST DATE \_\_\_\_\_

VICINITY MAP N.T.S. K-22-Z

**TREASURER'S CERTIFICATION:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC/S PROPERTY OWNER(S) OF RECORD: PAISANO PARTNERS, L.L.C. A NEW MEXICO LIMITED LIABILITY COMPANY  
 UPC# 102205702209930505

BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT B-1 AND TO VACATE THE 30' PUBLIC UTILITY EASEMENT, INTO TRACT B-1-A AND TRACT B-1-B, BLOCK 3 AND 4, LA CUESTA SUBDIVISION AND TO GRANT A 7' AND 5' PUBLIC UTILITY EASEMENT, RECIPROCAL ACCESS EASEMENT, DRAINAGE EASEMENT AND ACCESS AND DRAINAGE EASEMENT.

**NOTES:**

1. UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12849".
2. THE BEARING BASE FOR THIS PLAT ARE ACS MONUMENTS "6-L21" AND "1-L21(R)". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 27).
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER LA CUESTA SUBDIVISION PLAT FILED FEBRUARY 12, 1996, IN VOLUME 96C, FOLIO 87.
4. DISTANCES ARE GROUND DISTANCES
5. GROSS ACREAGE: 1.0054
6. NUMBER OF EXISTING LOTS: 1
7. NUMBER OF LOTS CREATED: 2
8. TALOS LOG NUMBER: 2004480532
9. EXISTING 30' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS A-1 AND B-1-A (FILED 2-12-1996, VOL. 96C, FOLIO 87) A 30' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACT B-1-A AND B-1-B AND A 30' PRIVATE UTILITY EASEMENT VACATED BY THIS PLAT.

10. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - B. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.
  - C. QUEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS ENCLOSURES.
  - D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WITH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**PNM STAMP**

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF TRACT B-1, BLOCK 3 AND 4 OF LA CUESTA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 12, 1996 IN VOLUME 96C, FOLIO 87, AND CONTAINING 1.0054 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12848, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION OF THE ALBUQUERQUE SUBDIVISION ORDINANCES, THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANES, UTILITY COMPANES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANDREW S. MEDINA N.M.P.S. #12848 DATE \_\_\_\_\_

REMEM11-29-2004 1-31-2005

<b>SANDIA AND SURVEYING</b>	
6700 BUELL, N.E. ALBUQUERQUE, N.M. 87109 (505) 885-0888	
JOB NO: 943-04	DATE: 10-18-2004
SCALE: 1"=30'	BOOK: A.S.M.

**FREE CONSENT:**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

PAISANO PARTNERS, L.L.C.  
 A NEW MEXICO LIMITED LIABILITY COMPANY

BY: R.J. BERRY, MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

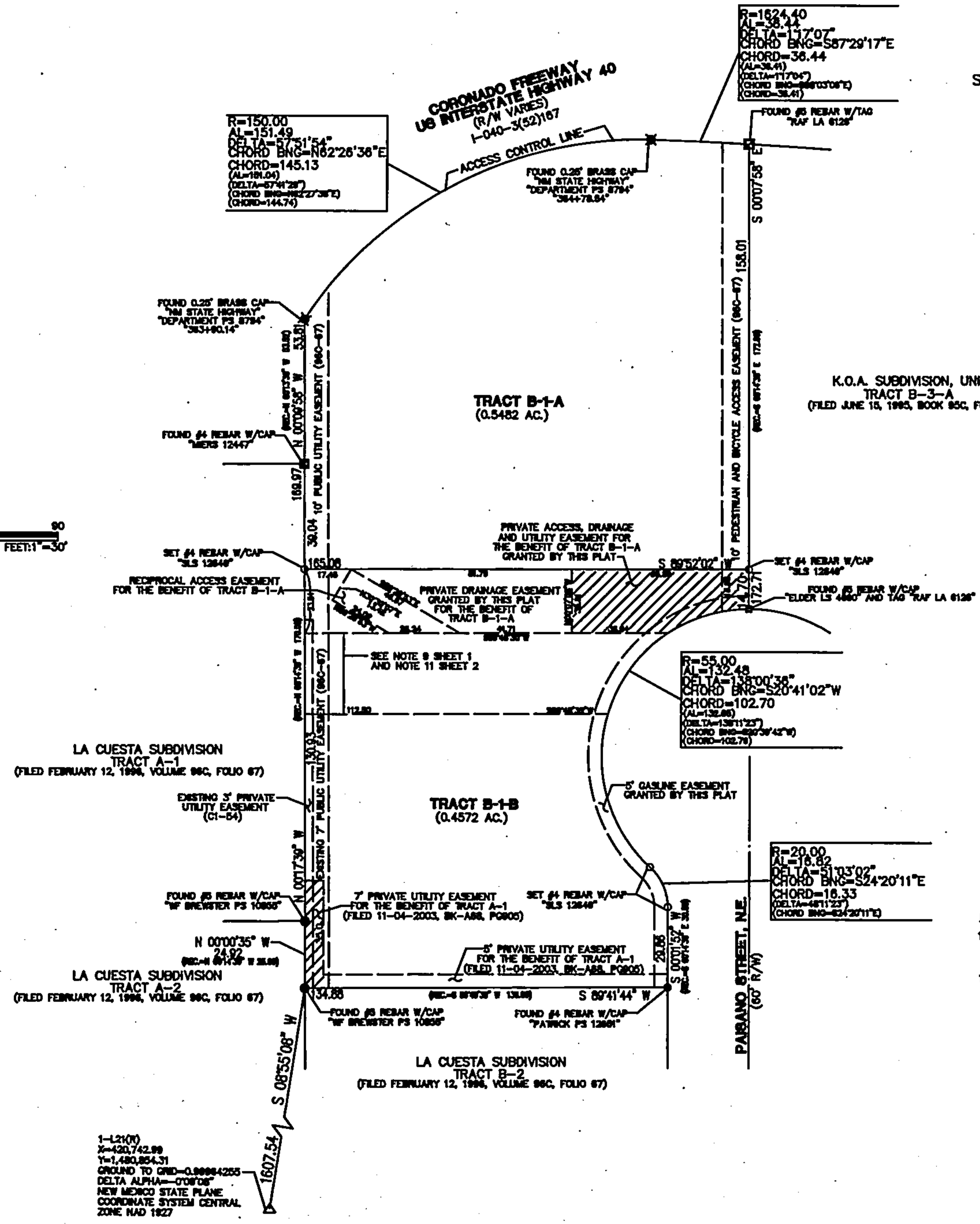
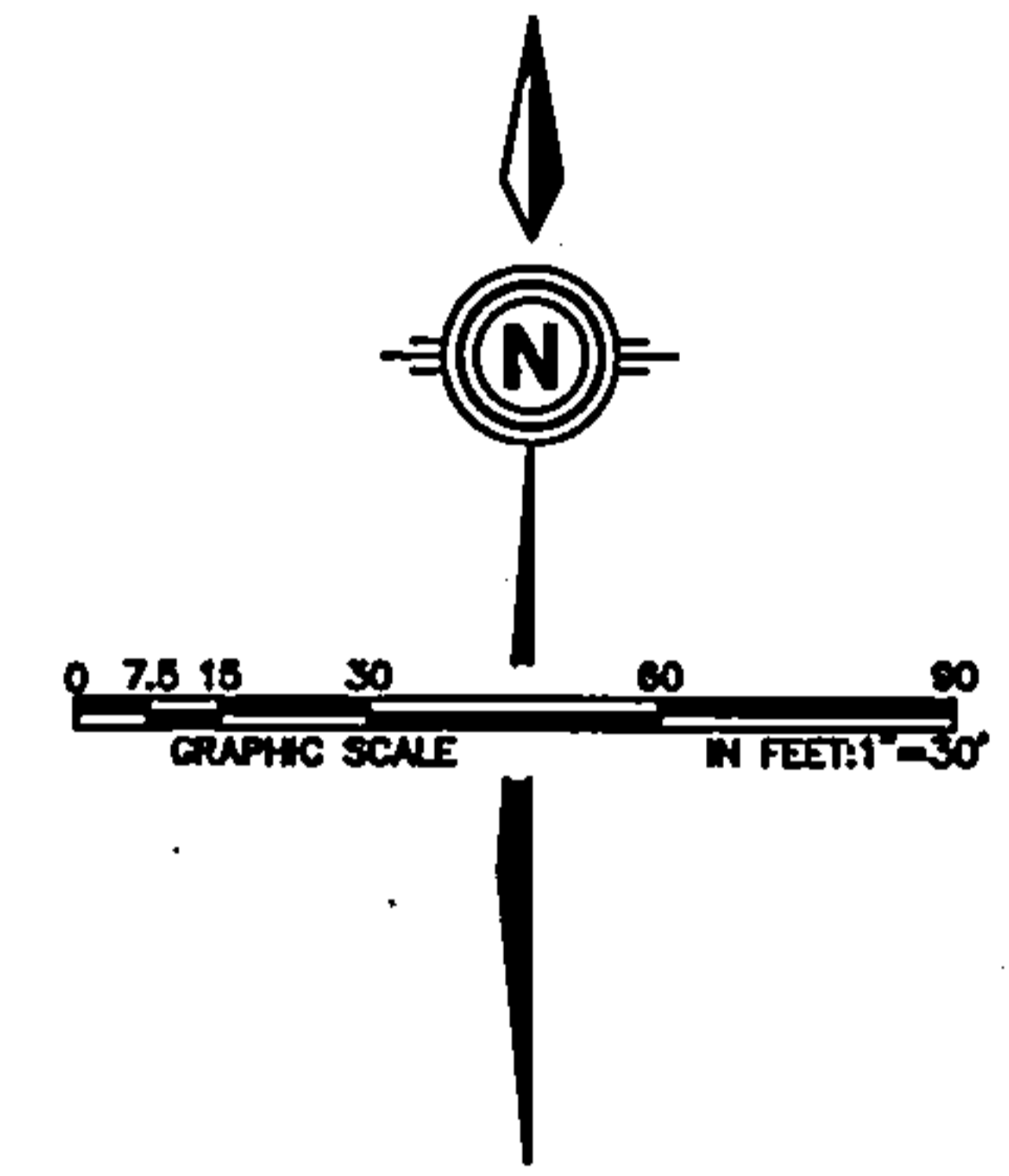
STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 2004, THE FOREGOING INSTRUMENT WAS  
 ACKNOWLEDGED BEFORE ME

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT OF**  
**OF**  
**TRACT B-1-A AND B-1-B,**  
**BLOCK 3 AND 4**  
**LA CUESTA SUBDIVISION**  
 WITHIN  
 SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST,  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2004



- NOTES:**
- THE OWNER OF TRACT B-1-B WILL BE RESPONSIBLE FOR ALL THE MAINTENANCE OF THE PRIVATE ACCESS AND DRAINAGE EASEMENTS, RECIPROCAL ACCESS EASEMENT AND THE PRIVATE UTILITY EASEMENT LOCATED ON TRACT B-1-B.
  - NOTES 1 THRU 10 ARE ON SHEET 1.

1-121(0)  
 N=420,742.89  
 Y=1,483,854.31  
 GROUND TO GRID=0.89984255  
 DELTA ALPHA=0.08706  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM CENTRAL  
 ZONE NAD 1927

REVISED 11-29-2004 1-31-2005

**SANDIA AND SURVEYING**

6700 GRIFF, N.E. ALBUQUERQUE, N.M. 87109 (505) 882-8888

JOB NO: 943-04 DATE: 10-18-2004

SCALE: 1"=30' DRAWN: A.S.M.

**PAISANO PARTNERS LLC**

January 5, 2005

City of Albuquerque  
Planning Department  
Att: Sheran MatsonVIA: Fax to 924-3864Subject: Project # 1003871 05DRB-00019 Minor-Prelim & Final Plat Approval

Ms. Matson,

Per your request this morning at the DRB hearing I am writing this letter to request that the above shown request for re-plat approval be withdrawn. We no longer wish to pursue the re-plat at this time.

As I stated at the hearing this morning we were informed during discussions with the City Surveyor (Glen Haikin) that we needed to proceed with the re-plat for the vacancy of the private utility easement. Since we were going to have to do this anyway we thought it might be efficient to proceed with the lot split at this time as well. Now that we have been assured by the DRB that this re-plat is not necessary for the purpose of the easement vacation and that the vacancy is in order, we no longer wish to pursue the lot split at this time. We do intend on re applying for the lot split in the future, however, we are not certain at this time how soon we will be ready.

Please contact me at 298-2019 if your need any additional information. Once again thank you for your help with this matter.

Sincerely,

Paisano Partners LLC

By: 

Richard J. Berry - Managing Member



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

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

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

### APPLICANT INFORMATION:

NAME: RICHARD BERRY PHONE: 379-4561  
 ADDRESS: 541 PAISANO N.E., SUITE A FAX: 298-2034  
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: MARIA ELENA BERRY  
 AGENT (if any): SANDIA LAND SURVEYING LLC PHONE: 828-0858  
 ADDRESS: 6705 GISELE DR. N.E. FAX: 828-1301  
 CITY: ALBUQ. STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: TO VACATE 30' PRIVATE UTILITY EASEMENT

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. B-1 Block: 3 and 4 Unit: \_\_\_\_\_  
 Subdiv. / Addn. LA CUESTA SUBDIVISION  
 Current Zoning: C-3 Proposed zoning: C-3  
 Zone Atlas page(s): K-22-2 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): 1.0054 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 102205 7022099 30505 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: PAISANO STREET N.E.  
 Between: I-40 and CENTRAL BLVD N.E.

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): ORB 94-317-  
V-94-60 V-85-56 05ORB. 00019

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

SIGNATURE [Signature] DATE 1-24-05  
 (Print) ANDREW S. MBOINA \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers

05DRB 00125

Action

V PRE

CMF

S.F.

V

Fees

\$ 45.00

\$ 20.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 65.00

Hearing date 2-2-05

1-25-05

Planner signature / date

Project #

1003871

[Signature]

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

95  
96  
97

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

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

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

Andrew S. Medina **ANDREW S. MEDINA**  
Applicant name (print)  
Andrew **1-24-05**  
Applicant signature / date

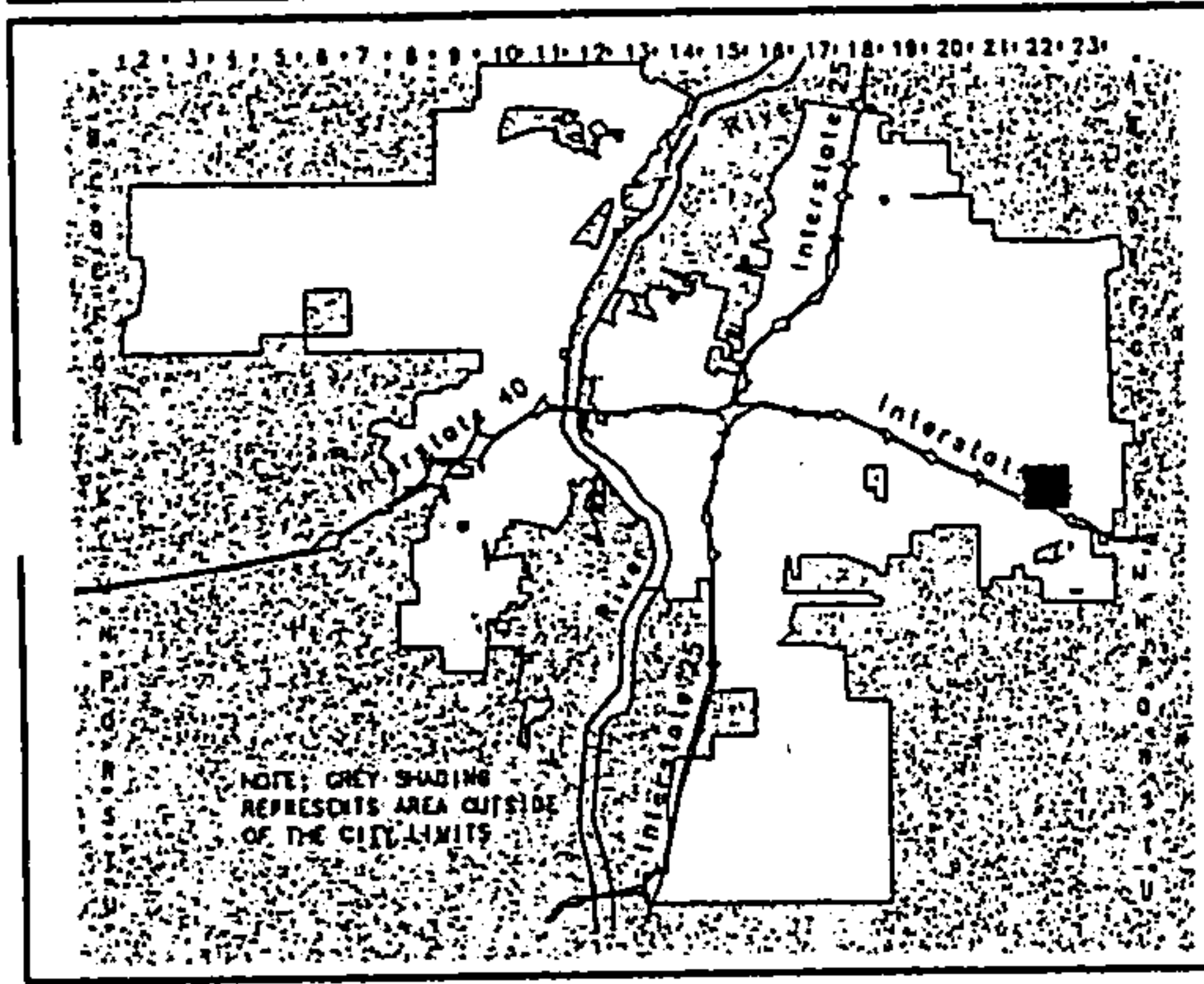
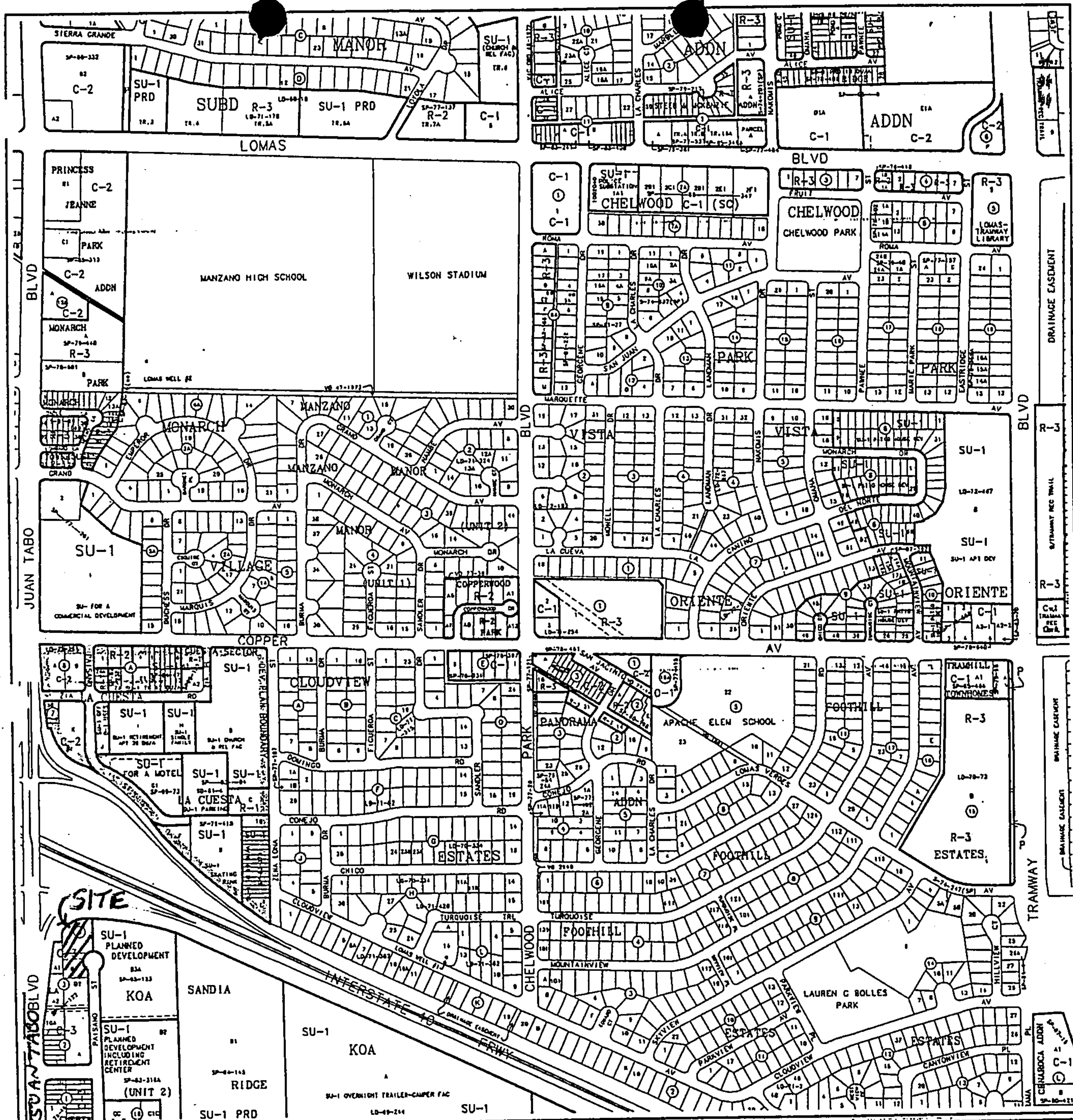


Form revised 4/03 and October 2003

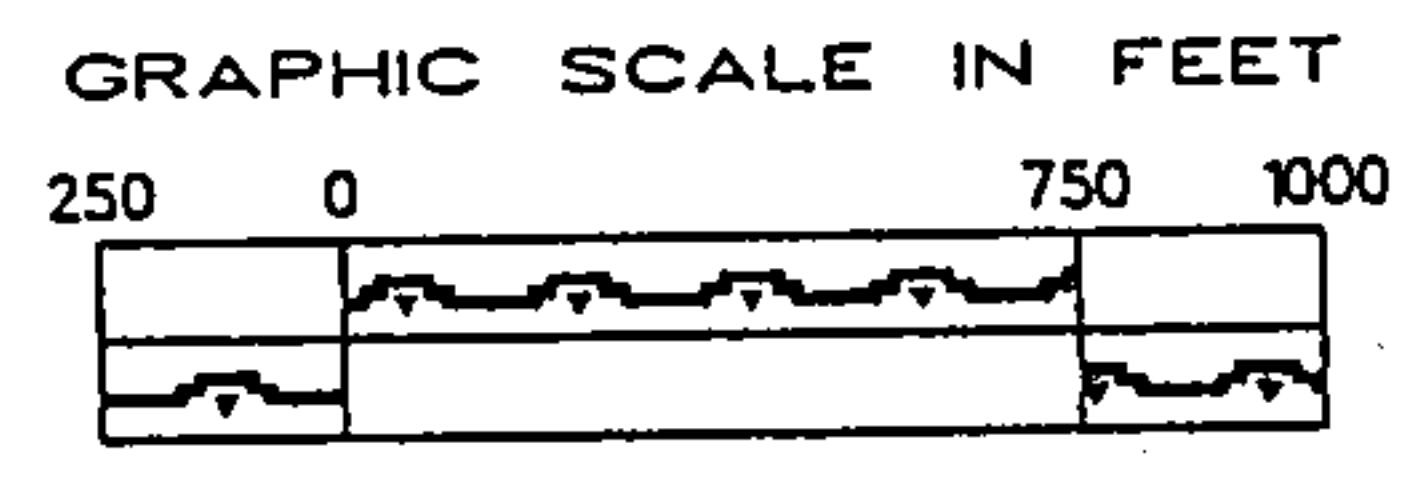
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
05DRB - 00125

Blanca **1-25-05**  
Planner signature / date  
**Project # 1003871**



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**

**K-22-Z**

Map Amended through January 21, 2003

# PAISANO PARTNERS LLC

---

January 205, 2005

City of Albuquerque  
Planning Department

Subject: Private utility easement vacation at 541 Paisano NE (Tract B-1-A and B-1-B,  
Blocks 3 & 4, La Questa)

To Whom it May Concern,

Paisano Partners LLC is requesting the vacation of the private utility easement at Tract B-1-A and B-1-B, Blocks 3 & 4, La Questa. We are requesting this vacation in order to avoid future disruption to our ingress and egress from the site and to avoid unsightly patching of the asphalt if utilities were installed. We have granted our neighbor a different easement through our property that has already allowed them to connect to their utilities. They will also be able to use this other easement in the future if they need it. This easement that we granted them in lieu of the easement being vacated is on an unpaved portion of our property.

Sincerely,

Paisano Partners LLC

By: 

RJ Berry - Managing Member

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

**PAID RECEIPT**

APPLICANT NAME Richard Berry  
 AGENT Sandra Land Surveying LLC  
 ADDRESS 6705 Gisele Dr NE.  
 PROJECT & APP # 1003871  
 PROJECT NAME La Cuesta Subdivision

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 45.00 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  
 \$ 65.00 TOTAL AMOUNT DUE

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

1/25/  
RECEI  
ACCOU  
Activ  
Trans  
J24 M  
CK  
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3199

**SANDIA LAND SURVEYING, LLC** 10-92  
 6705 GISELE NE 828-0858  
 ALBUQUERQUE, NM 87109

DATE 1-25-05  
 City of Albuquerque  
 Treasury Division \$ 65.00

PAY TO THE ORDER OF CITY OF ALBUQUERQUE  
SIXTY FIVE DOLLARS & 00/100

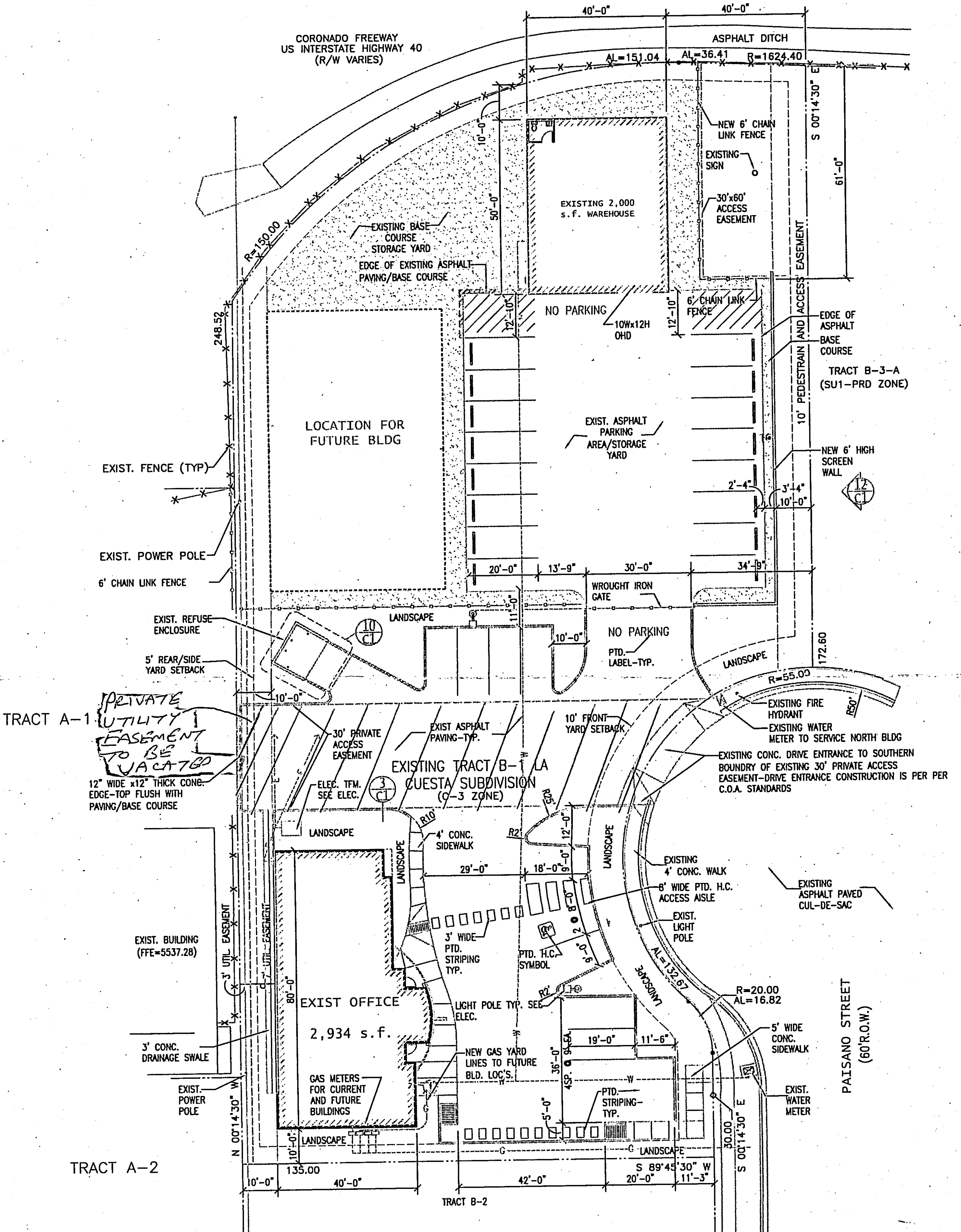
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 Account 441032 Fund 0110  
 Activity 3424000 TRSEJA  
 T. \$65.00

NEW MEXICO EDUCATORS  
 FEDERAL CREDIT UNION  
 P.O. BOX 8530  
 ALBUQUERQUE, NEW MEXICO 87198-8530

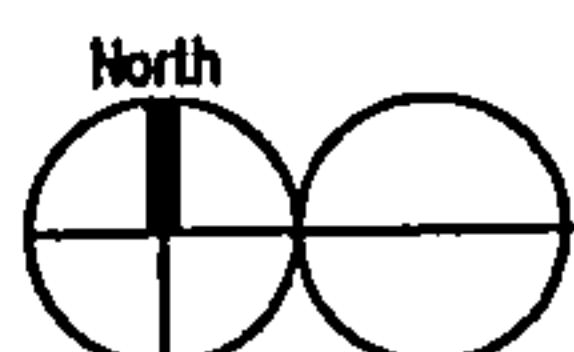
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013070836651 0011713311 3199

CORONADO FREEWAY  
US INTERSTATE HIGHWAY 40  
(R/W VARIES)



TRACT B-1 LA CUESTA SUBDIVISION  
**Existing Site Plan**



scale: NTS

Easement Agreement

This Easement Agreement ("Agreement") is made and entered into by and between Paisano Partners, L.L.C., a New Mexico limited liability company ("Paisano"), and Coe Properties, Inc., a New Mexico corporation, and Charles Bombach, Trustee of the Charles Bombach & Co. Realtors 401K Profit Sharing Trust (collectively, "Coe-Bombach").

Recitals

A. Paisano is the owner of Tract B-1 ("Tract B-1") in Blocks 3 and 4 of the Corrected Plat of La Cuesta Subdivision to the City of Albuquerque, New Mexico, as the same is shown on the replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 1996, in Plat Book 96C, folio 67 ("La Cuesta Plat").

B. Coe-Bombach are the owners of Tract A-1 as shown on the La Cuesta Plat ("Tract A-1")

C. Paisano and Coe-Bombach desire to extinguish an easement currently burdening Tract B-1 and to grant new easements burdening Tract B-1 and Tract A-1 on the terms and conditions set forth in this Agreement.

Now, therefore, in consideration of their respective covenants and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Extinguishment; Conveyance of Interest.** Paisano and Coe-Bombach hereby extinguish that certain easement depicted as a "30' PRIVATE UTILITY ESMT" on the La Cuesta Plat. With the exception of the easements granted in paragraph 2 of this Agreement, Coe-Bombach grant and convey to Paisano any and all right, title, interest or claim that each may have in Tract B-1.

2. Grants of Easements.

a. Paisano grants to Coe-Bombach, as the owners of Tract A-1, a thirty (30) foot wide, perpetual, non-exclusive easement on, over, and across Tract B-1, along the courses and distances set forth in Exhibit "A" to this Agreement, for vehicular and pedestrian access to Tract A-1, and for no other purpose or use.

b. Paisano grants to Coe-Bombach, as the owners of Tract A-1, a perpetual, non-exclusive easement on, over, across, and under portions Tract B-1, along the southern and western boundary lines on the courses and distances set forth in Exhibit "A" to this Agreement, for the installation, maintenance, repair, replacement, and relocation of underground utility service lines serving Tract A-1, and for no other purpose or use.

c. Coe-Bombach understand and acknowledge that the easements granted and described in this paragraph 2 are granted solely for the use and benefit of the present and future owners of Tract A-1, and no other lot, parcel, or tract of land. The installation, maintenance, repair, replacement, and relocation of underground sewer and water utility service lines within the easement described in subparagraphs 2.b. and 2.c. of this Agreement shall be accomplished in a prompt, good, and workmanlike manner, and any disturbance to the surface of Tract B-1 occurring after December 1, 2003, shall be immediately repaired and restored by the owners of Tract A-1 to the condition existing prior to such work.



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5884354  
Page 1 of 8  
11/04/2003 01:28P  
Bk-858 Pg-985

3. **Dedication.** Nothing in this Agreement is intended to be or shall be construed as a dedication of a public right of way or a public utility easement. The provisions of this Agreement are not intended to and do not constitute a dedication for public use, and the rights created herein are private and for the benefit only of the parties to this Agreement and their heirs, successors or assigns.

4. **Non-Liability of Paisano.** Coe-Bombach and the future owners of Tract A-1, and their guests, invitees, agents, employees, and representatives, shall use the easements described in paragraph 2 of this Agreement at their own risk.

5. **Running of Benefits and Burdens.** This Agreement shall run with the land and shall be binding upon and inure to the benefit of the land, and any persons or entities vested in title to Tract A-1 and Tract B-1.

6. **Entire Agreement.** This Agreement constitutes the entire agreement among the parties and any other prior agreements among the parties or their predecessors, written or oral, are merged herein and superseded hereby.

7. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

8. **Effective Date.** This Agreement is effective upon recordation in the records of Bernalillo County, New Mexico.

Paisano Partners, L.L.C.,  
a New Mexico limited liability company

Dated: 11-4-03

By: [Signature]  
R.J. Berry, Member

Acknowledgment



State of New Mexico } cc

TAX 10"



Coe Properties, Inc.,  
a New Mexico corporation

Dated: 11/4/03

By: [Signature]  
Its: President

**Acknowledgment**

State of New Mexico     )  
  ) ss.  
County of Bernalillo     )

This instrument was acknowledged before me on 11/4, 2003, by STEVEN COE,  
President of Coe Properties, Inc., a New Mexico corporation, for and on behalf of said  
corporation.



OFFICIAL SEAL  
**COLLEEN R. McGRATH**  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 10/18/05

[Signature]  
Notary Public  
My commission expires: 10/18/05



Maru Herrera

Bern. Co. EASE

R 23.00

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5884354  
Page: 3 of 8  
11/04/2003 01:28P  
Bk-A68 Pg-305

Charles Bombach & Co. Realtors  
401K Profit Sharing Trust

Dated: 11/4/03

By: [Signature]  
Charles Bombach, Trustee

**Acknowledgment**

State of New Mexico )  
County of Bernalillo ) ss.

This instrument was acknowledged before me on 11/4, 2003, by Charles Bombach, Trustee of the Charles Bombach & Co. Realtors 401K Profit Sharing Trust.



OFFICIAL SEAL  
COLLEEN R. McGRATH,  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 10/18/05

[Signature]

Notary Public  
My commission expires: 10/18/05



SANDIA LAND SURVEYING LLC

6705 GISELE, N.E.  
ALBUQUERQUE, N.M. 87109  
(505) 828-0858

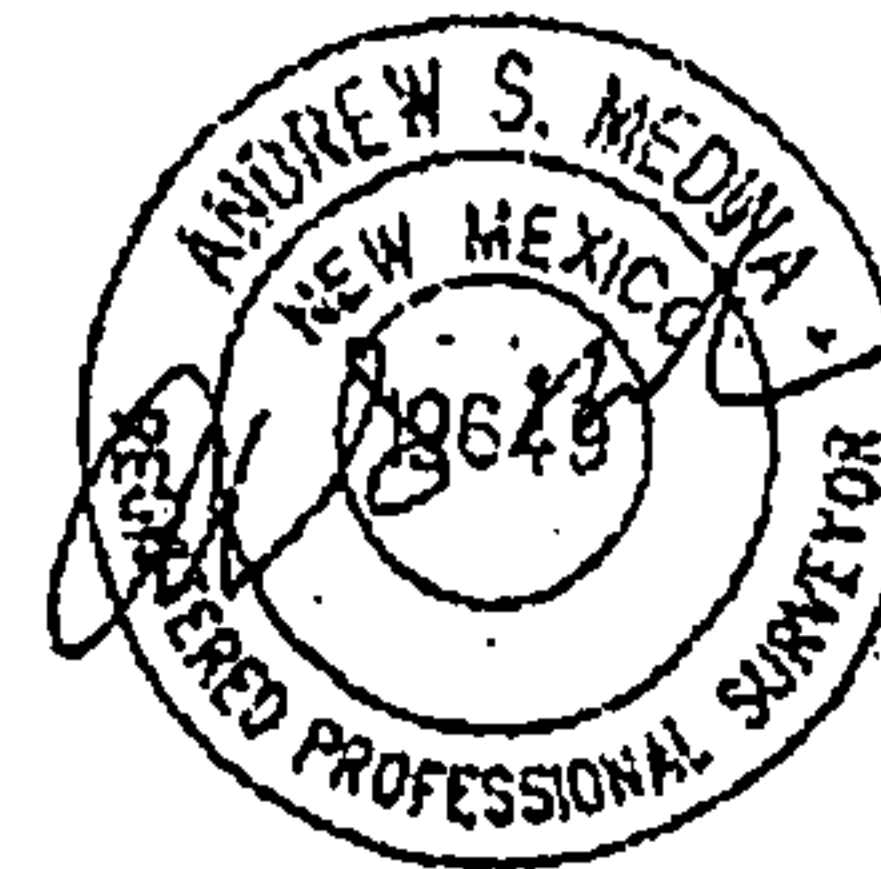
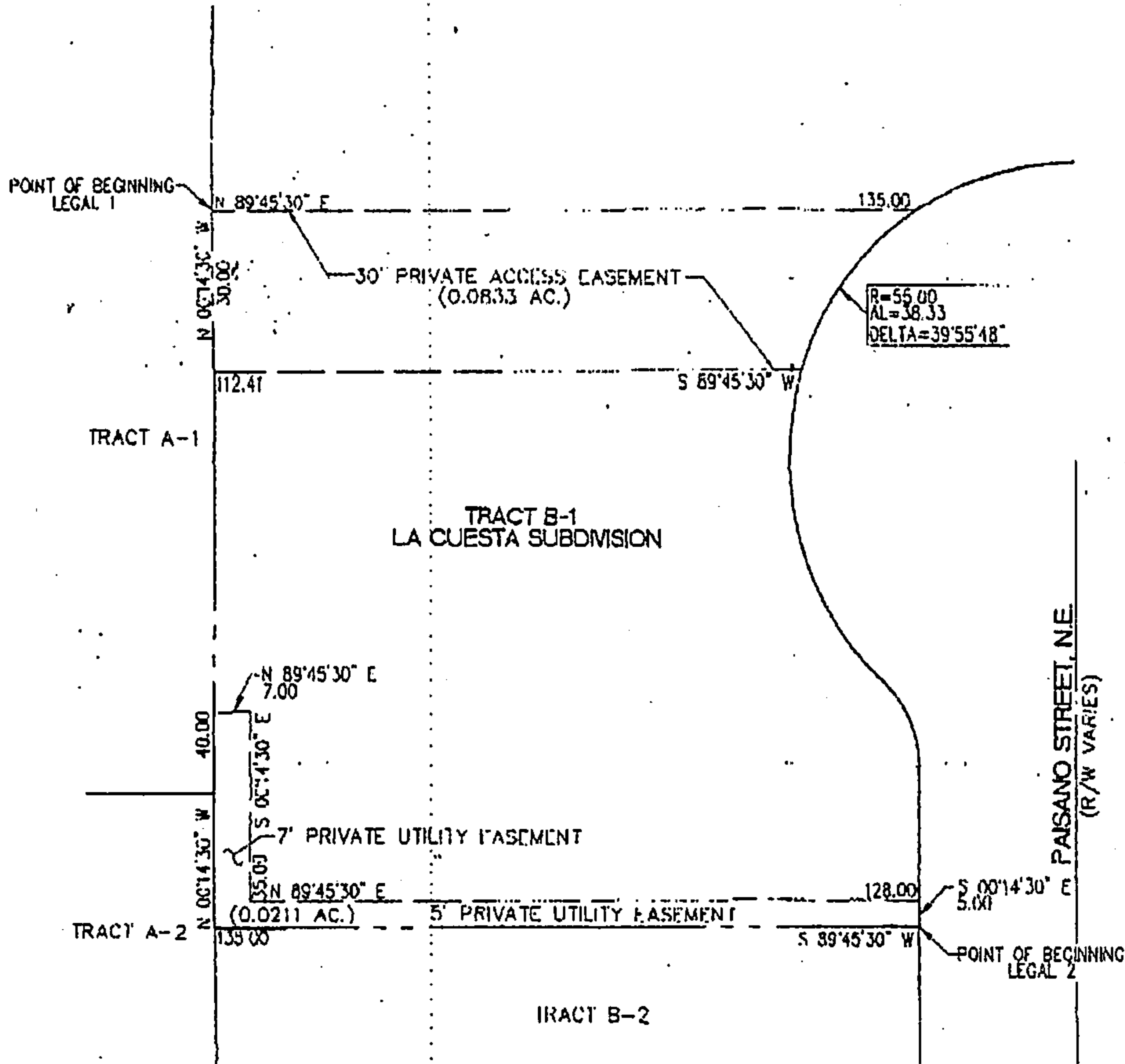
EXHIBIT "A"  
TRACT B-1  
LA CUESTA SUBDIVISION  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JOB NO.:  
1035 03

DATE:  
10-29-2003

SCALE:  
1" = 30'

PAGE 1 OF 2



2690091322  
 Page: 5 of 8  
 11/04/2003 01:26P  
 BX-668 Pg-005

Haru Herrera

Bern. Co. ERSE

R 23.00

EXHIBIT "A"  
PAGE 2 OF 2  
LEGAL DESCRIPTION 1

A 30' PRIVATE ACCESS EASEMENT SITUATED WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN TRACT B-1, LA CUESTA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 1996, VOLUME 96C, FOLIO 67 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 30' PRIVATE ACCESS EASEMENT; THENCE, N 89°45'30" E, 135.00 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT AND THE WESTERLY RIGHT-OF-WAY LINE OF PAISANO STREET, N.E.; THENCE, 38.33 FEET ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE TO THE LEFT (SAID ARC HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 39°55'48"); THENCE, LEAVING SAID RIGHT-OF-WAY S 89°45'30" W, 112.41 FEET TO THE SOUTHWEST CORNER OF SAID EASEMENT; THENCE, N 00°14'30" W, 30.00 FEET TO THE NORTHWEST CORNER OF SAID EASEMENT AND THE TRUE POINT OF BEGINNING.

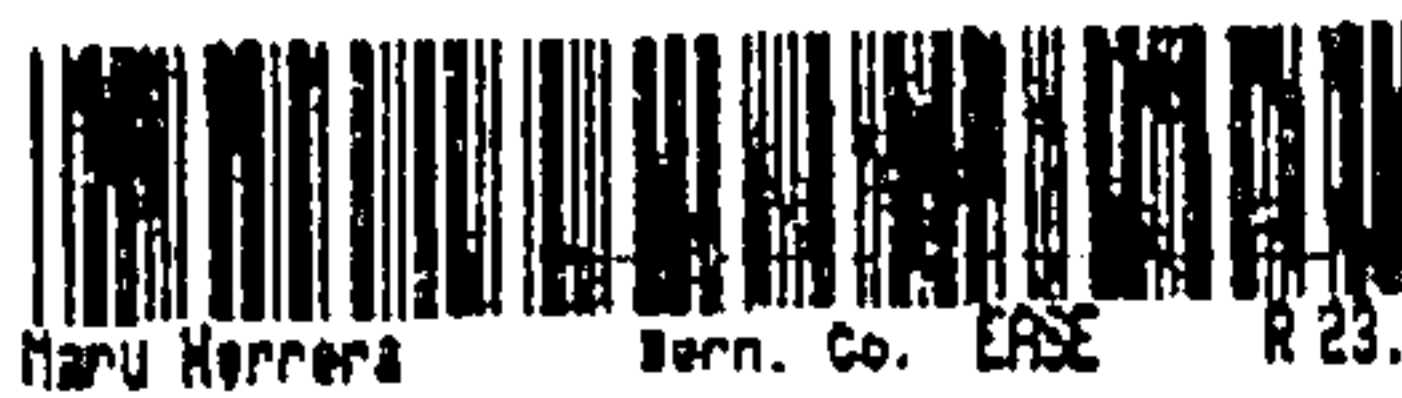
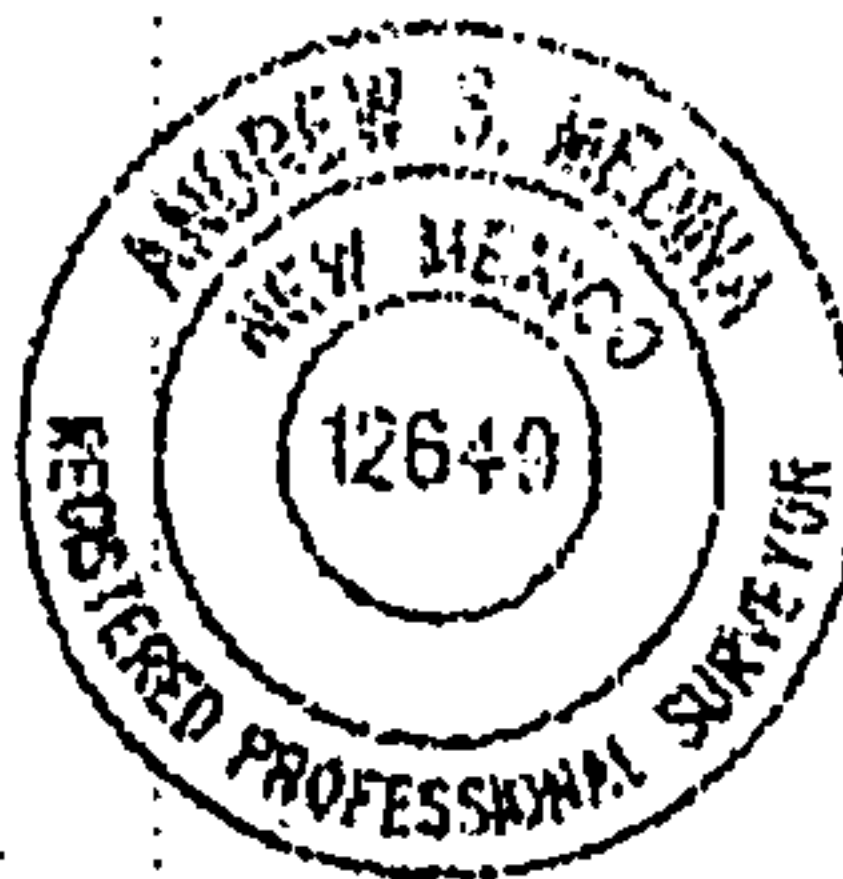
SAID EASEMENT CONTAINS 0.0833 ACRES MORE OR LESS.

LEGAL DESCRIPTION 2

A PRIVATE UTILITY EASEMENT SITUATED WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN AND WITHIN TRACT B-1, LA CUESTA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 1996, VOLUME 96C, FOLIO 67 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID PRIVATE UTILITY EASEMENT AND TRACT B-1; THENCE, S 89°45'30" W, 135.00 FEET TO THE SOUTHEAST CORNER OF SAID EASEMENT AND TRACT B-1; THENCE, N 00°14'30" W, 40.00 FEET TO THE NORTHWEST CORNER OF SAID EASEMENT; THENCE, N 89°45'30" E, 7.00 FEET TO A POINT ON SAID EASEMENT; THENCE, S 00°14'30" E, 35.00 FEET TO A POINT ON SAID EASEMENT; THENCE, N 89°45'30" E, 128.00 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT AND THE WESTERLY RIGHT-OF-WAY LINE OF PAISANO STREET, N.E.; THENCE ALONG SAID RIGHT-OF-WAY, S 00°14'30" E, 5.00 FEET TO THE SOUTHEAST CORNER OF SAID EASEMENT AND THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.0211 ACRES MORE OR LESS.



2603261322  
388-4334  
Page 6 of 8  
11/04/2003 01:28P  
8x-662 Pg-255

POINT OF BEGINNING  
LEGAL 1

N 89°45'30" E

135.00

N 00°14'30" W  
30.00

30' PRIVATE ACCESS EASEMENT  
(0.0833 AC.)

R=55.00  
AL=38.33  
DELTA=39°55'48"

112.41

S 89°45'30" W

TRACT A-1

TRACT B-1  
LA CUESTA SUBDIVISION

N 89°45'30" E  
7.00

40.00

S 00°14'30" E  
35.00

7' PRIVATE UTILITY EASEMENT

N 00°14'30" W  
135.00

N 89°45'30" E

(0.0211 AC.)

5' PRIVATE UTILITY EASEMENT

128.00

S 00°14'30" E  
5.00

TRACT A-2

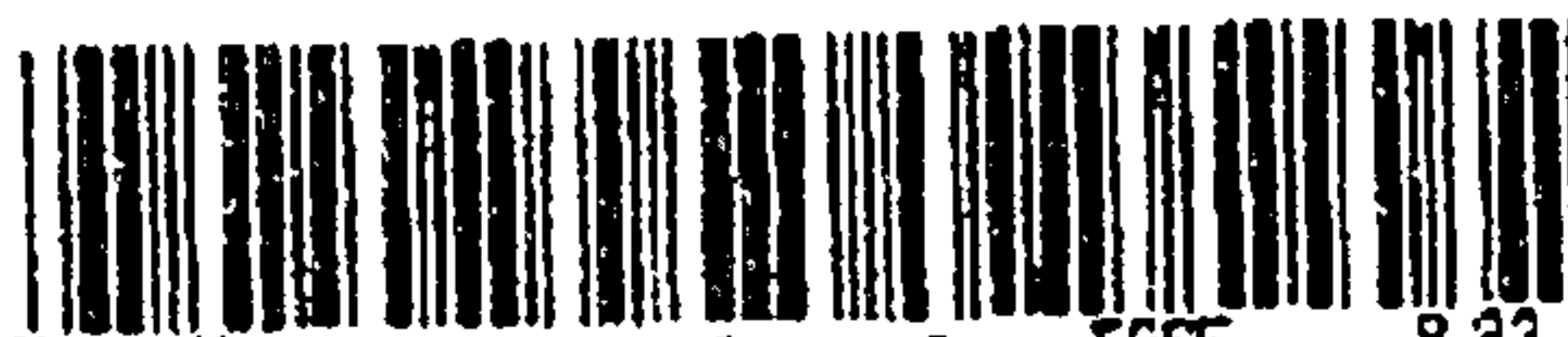
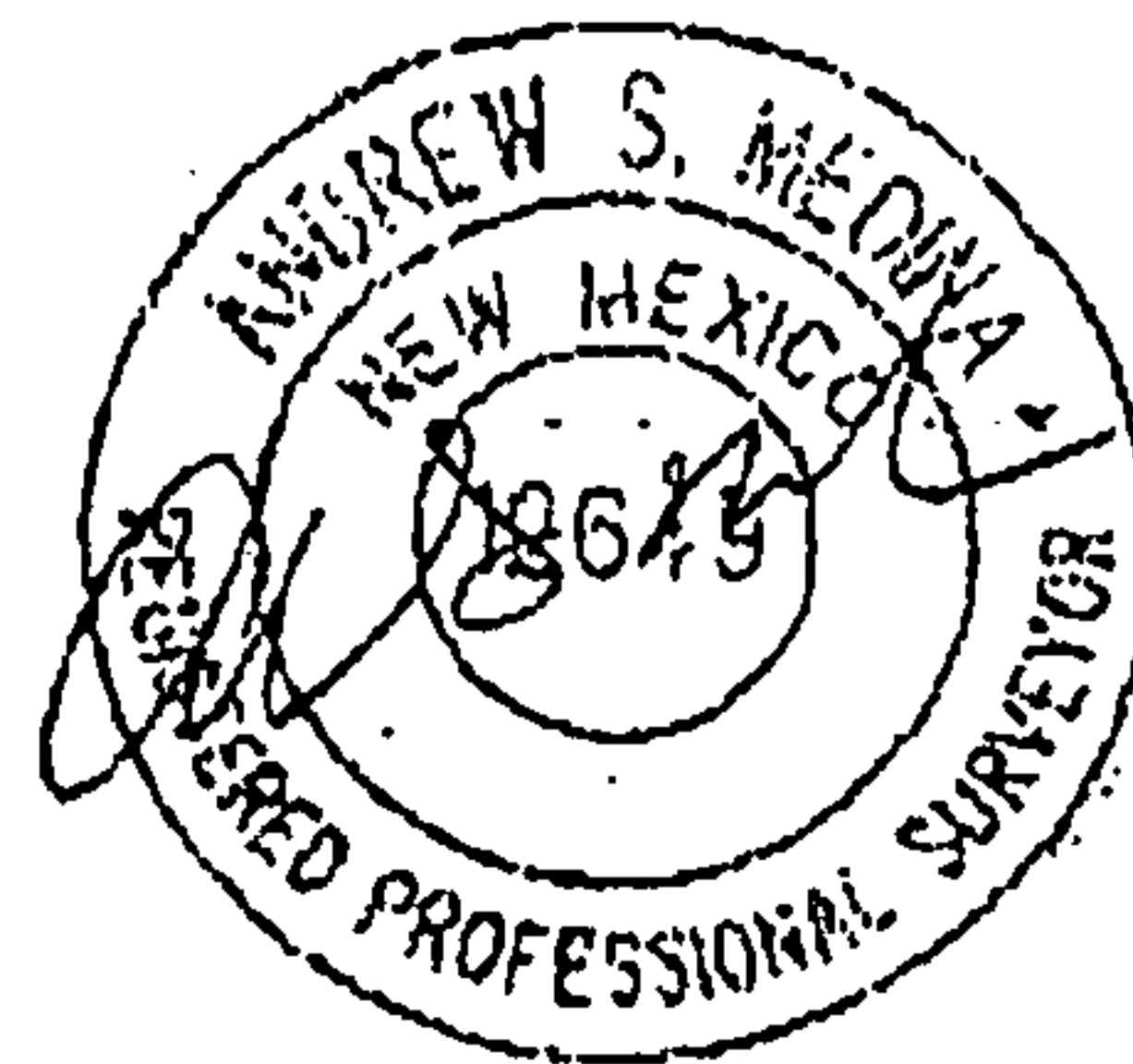
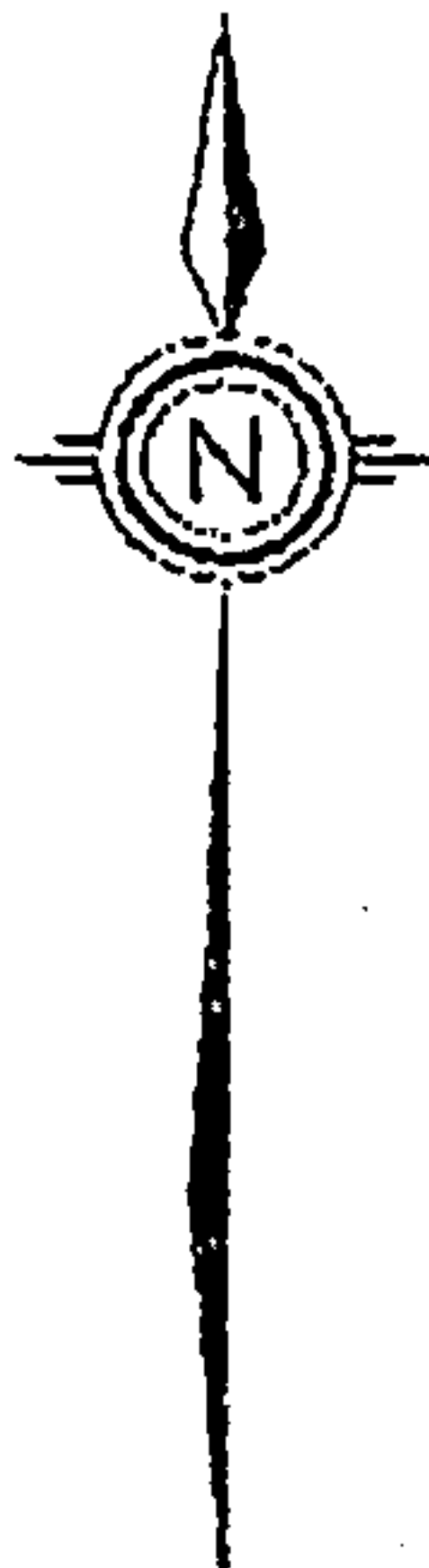
135.00

S 89°45'30" W

POINT OF BEGINNING  
LEGAL 2

TRACT B-2

PAISANO STREET, NE  
(R/W VARIES)



Maru Herrera

Bern. Co. ERSE

R 23.09

2003201322

5994354

Page: 5 of 8

11/04/2003 01:28P

BX-R88 Pg-905

FREE CONSENT AND DEDICATION:

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING TRACT B-1, BLOCKS 3 & 4, LA CUESTA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PRIOR(OR) OWNER(S) HEREON, AS SHOWN HEREON, AND DO HEREBY DEDICATE THE ADDITIONAL STREET AT-OFF-WAY IN FEE SIMPLE AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE, AND DO HEREBY GRANT THESE EASEMENTS AS SHOWN HEREON, AND DO HEREBY GRANT THOSE EASEMENTS, AS SHOWN HEREON, FOR THE PURPOSES INTENDED.

ZACK CLEM, *[Signature]*

CITY OF NEW MEXICO } ss.  
CITY OF BERNALILLO }

INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF

October 5, 1998  
*[Signature]*  
NOTARY PUBLIC

Name of New Mexico  
County of Bernalillo  
This instrument was filed for record on

10:19 AM  
11/1/04  
966

~~2003201322~~

CORRECTED

PLAT OF  
TRACT A, BLOCK 2  
AND

TRACTS A-1, A-2, B-1 & B-2 BLOCKS 3 & 4  
LA CUESTA SUBDIVISION

98015946

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST 1994

City of New Mexico } ss.  
County of Bernalillo }

*[Signature]*  
11/1/04 - 11/1/05  
11/1/04 - 11/1/05  
11/1/04 - 11/1/05

FREE CONSENT AND DEDICATION:

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING TRACT A, BLOCK 2, LA CUESTA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PRIOR(OR) OWNER(S) HEREON, AS SHOWN HEREON, AND DO HEREBY DEDICATE THE ADDITIONAL STREET AT-OFF-WAY, IN FEE SIMPLE, AS SHOWN HEREON, TO THE CITY OF ALBUQUERQUE, AND DO HEREBY GRANT THOSE EASEMENTS, AS SHOWN HEREON, FOR THE PURPOSES INTENDED.

OWNER AND/OR PROPRIETOR TRACT A, BLOCK 2, LA CUESTA SUBDIVISION

BY: *[Signature]*  
CR. ROBERT D. FELTON

STATE OF NEW MEXICO } ss.  
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF  
November 1994, BY *[Signature]*

*[Signature]*  
NOTARY PUBLIC

My Commission Expires 11/1/05  
BY COMMISSION EXPIRES

FREE CONSENT AND DEDICATION:

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING TRACT A-1 & A-2, BLOCKS 3 & 4, LA CUESTA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PRIOR(OR) OWNER(S) HEREON, AS SHOWN HEREON, AND DO HEREBY GRANT THOSE EASEMENTS, AS SHOWN HEREON, FOR THE PURPOSES INTENDED.

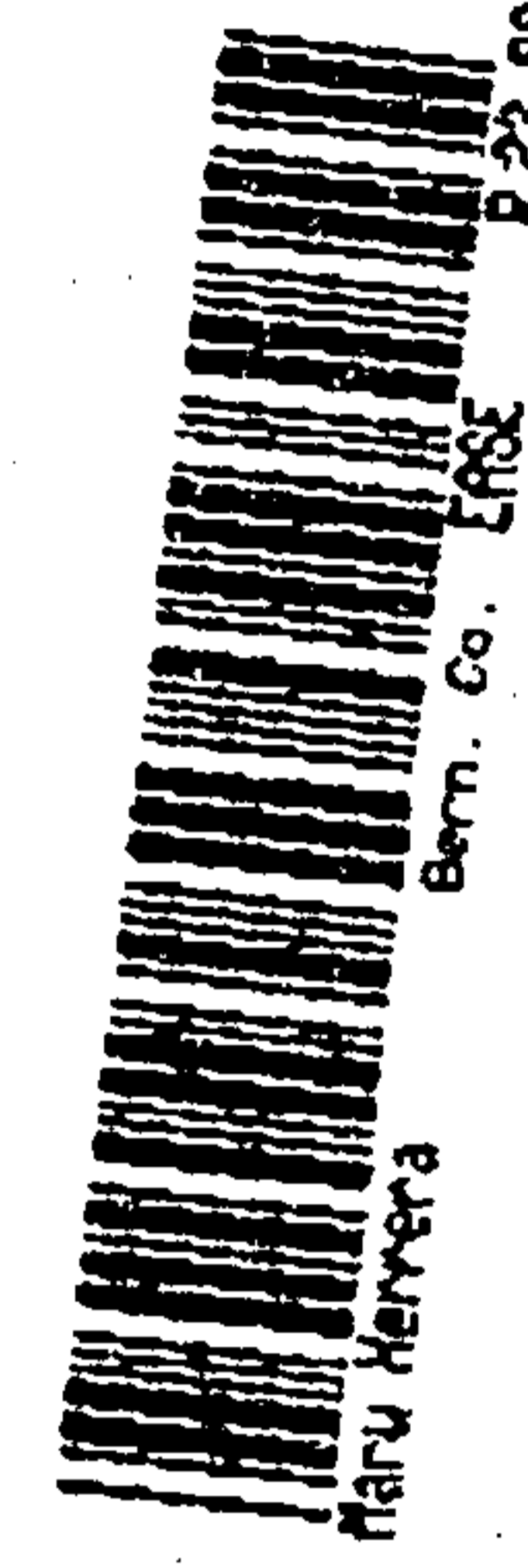
OWNER AND/OR PROPRIETOR TRACTS A-1 & A-2, BLOCKS 3 & 4, LA CUESTA SUBDIVISION

*[Signature]*  
INVESTMENT CO. OF THE SOUTHWEST

CITY OF NEW MEXICO } ss.  
CITY OF BERNALILLO }

INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF

January 1994 BY *[Signature]*  
*[Signature]*  
NOTARY PUBLIC

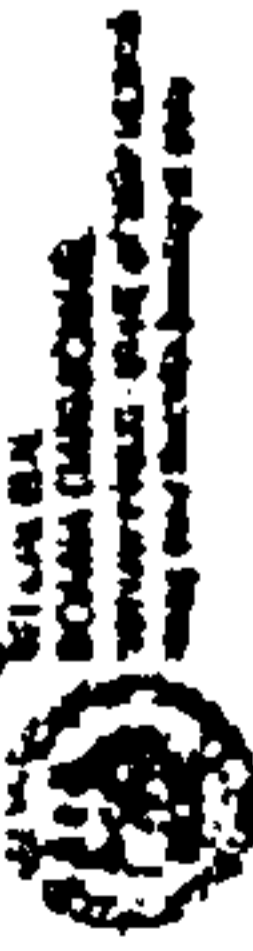


2003201322  
5864334  
Page: 9 of 9  
11/04/2003 01:20P  
BX-ASR

OWNER AND/OR PROPRIETOR TRACT A-1 & A-2, BLOCKS 3 & 4, LA CUESTA SUBDIVISION  
INVESTMENT CO OF THE SOUTHWEST

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF

February 1998 BY Bob Thompson  
Notary Public



MY COMMISSION EXPIRES: 7/2/98

FREE CONSENT AND DEDICATION:

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING TRACT B-2, BLOCK 2, LA CUESTA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IS WITH THE FREE CONSENT OF, AND IN ACCORDANCE WITH THE DESIRES OF, THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AS SHOWN HEREON, AND DO HEREBY GRANT THOSE EASEMENTS AS SHOWN HEREON, FOR THE PURPOSES INTENDED, OTHER AND/OR PROPRIETOR TRACT B-2, BLOCK 2, LA CUESTA SUBDIVISION

BY: James T. Thompson  
NOTARY PUBLIC

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF  
February 1998, BY James T. Thompson  
Notary Public

Bob Thompson  
NOTARY PUBLIC

Feb 5, 1998  
MY COMMISSION EXPIRES:

OFFICIAL SEAL  
LINDA BURCH  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires February 11, 2000



K. Leach Miller  
NOTARY PUBLIC  
My Commission Expires:

Barcode  
Mary Herrera Bern, Co. ERSE R 23.89 Bk-R68 Pg-985  
2983201322  
5884354  
Page: 8 of 8  
11/04/2003 01:28P

EMBED  
MAY 16 1996

SURVEYOR'S CERTIFICATION:

I, WILLIAM F. BREWSTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 10855, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND DIRECTION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS THAT ARE DEPICTED ON THE PLATS OF RECORD FOR THIS SUBDIVISION OR THAT WERE MADE KNOWN TO ME BY THE OWNERS, PROPRIETORS, TITLE COMPANIES, UTILITY COMPANIES, OR OTHER PARTIES; AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**WILSON & COMPANY**  
4111 GILMAN CT.  
ALBUQUERQUE, NEW MEXICO  
87108  
(800) 218-4325

William F. Brewster  
WILLIAM F. BREWSTER, N.M.R.P.S. NO. 10855  
10 Oct 1994  
DATE

SHEET 2 OF 3

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

PAID RECEIPT

APPLICANT NAME Richard Berry  
AGENT Andrea Land Surveying  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1003871 / 05 DRB 00019  
PROJECT NAME La Cuesta

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 50<sup>00</sup> 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

\$ 50<sup>00</sup> TOTAL AMOUNT DUE

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

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

1/19/2005 1:28PM LOC: ANNX  
RECEIPT# 00037308 WSH 007 TRANSH 0034  
Account 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$50.00  
J24 Misc \$50.00  
CA \$50.00  
CHANGE \$0.00

Thank You



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

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

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

### APPLICANT INFORMATION:

NAME: RICHARD BERRY PHONE: 379-4561  
 ADDRESS: 541 PAISANO NE SUITE A FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: MARIA ELENA BERRY  
 AGENT (if any): SANDIA LAND SURVEYING LLL PHONE: 828-0858  
 ADDRESS: 6705 GIBBLE DR. NE FAX: 828-1307  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: TO SUBDIVIDE TRACT B-1 LA CUESTA  
TO VACATE 30' PRIVATE UTILITY EASEMENT

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. B-1 Block: 3 AND 4 Unit: \_\_\_\_\_  
 Subdiv. / Addn. LA CUESTA SUBDIVISION  
 Current Zoning: C-3 Proposed zoning: C-3  
 Zone Atlas page(s): K-22-2 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 1.0054 Density if applicable: dwellings per gross acre: 2 dwellings per net acre: 2  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.)  
 Within 1000FT of a landfill? NO  
 UPC No. 102205702209930505 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: PAISANO STREET NE.  
 Between: I-40 and CENTRAL BLVD.

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): DRB 94-317-1  
V-94-60 - V 85-36

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

SIGNATURE [Signature] DATE 1-5-05  
 (Print) ANDREW S MEDINA Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-00019</u>	<u>PEF</u>	<u>SL3)</u>	<u>\$ 285.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 305.00</u>

Hearing date 1-19-05  
 Planner signature / date [Signature] 1-6-05 Project # 1053871

**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.
- NA 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. Pending.**

**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.

ANDREW S. MBOINT  
Applicant name (print)  
[Signature]  
Applicant signature / date  
1-6-05

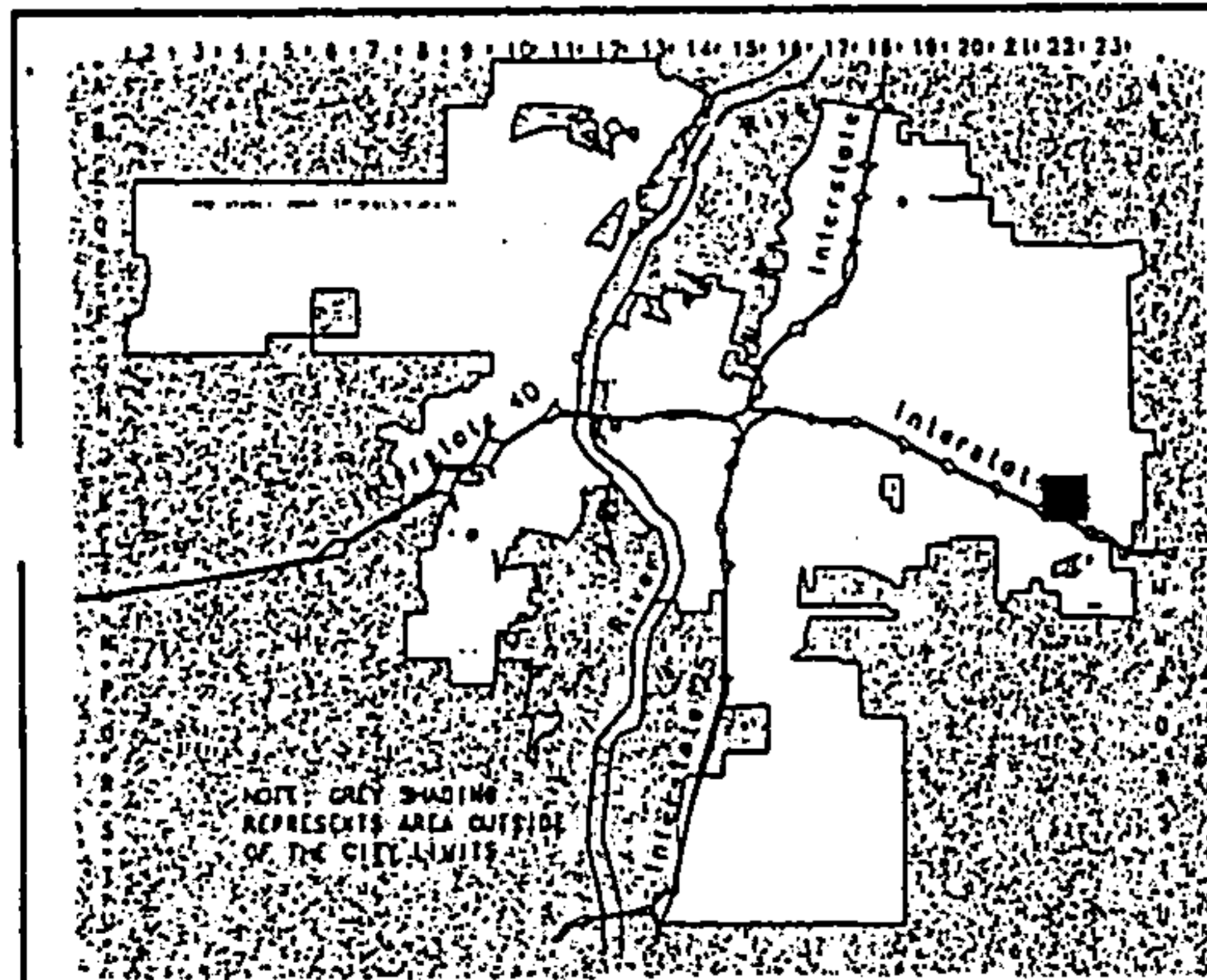
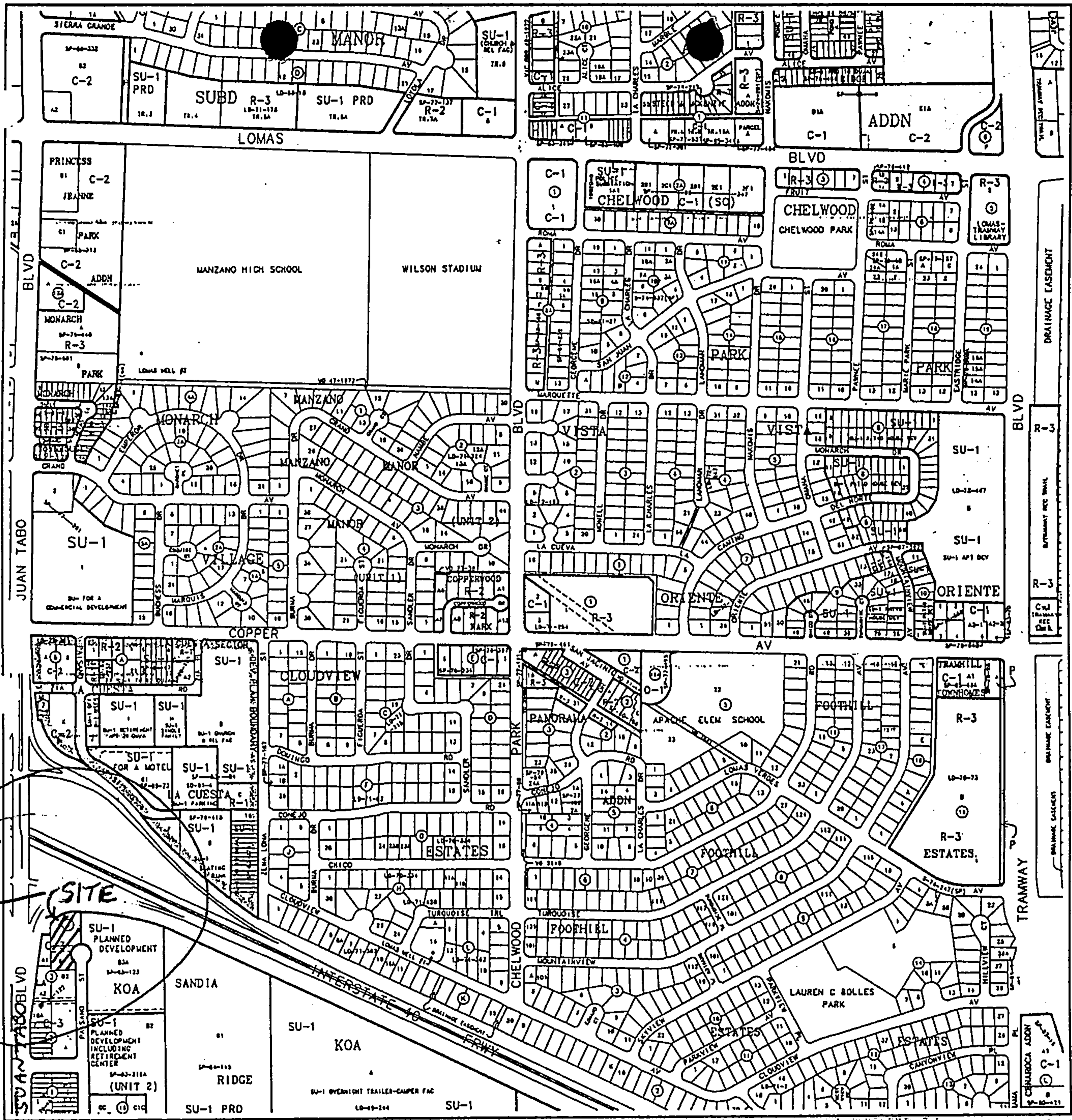


Form revised 11/04

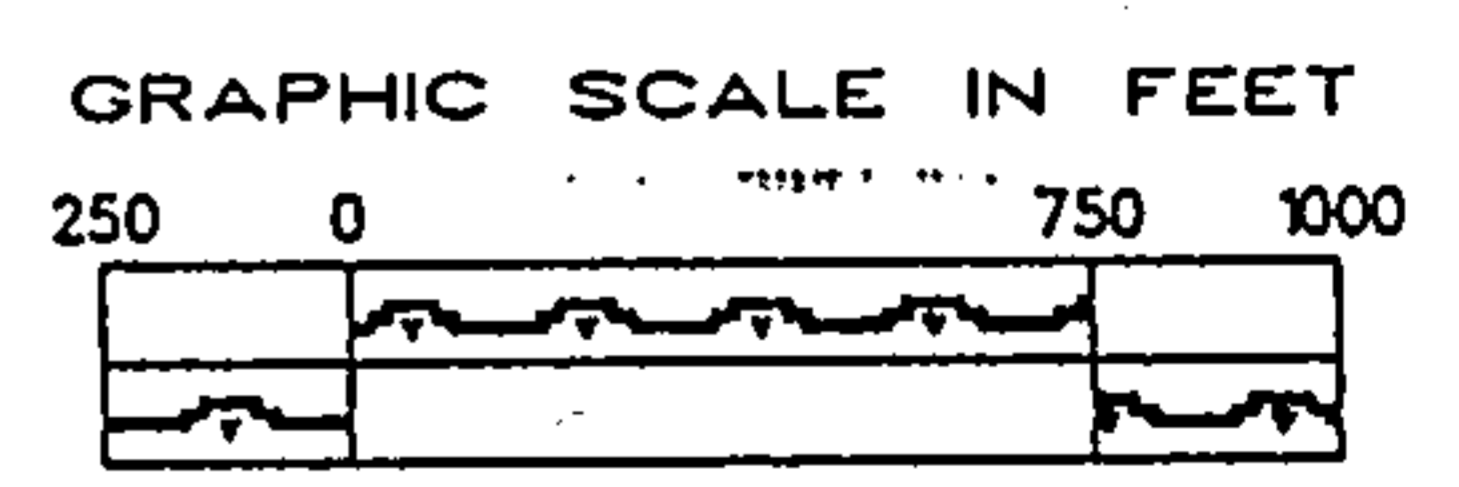
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
05DRB - 00019  
\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_

[Signature] 1-6-05  
Planner signature / date  
**Project # 1003871**



  
**CITY OF**  
**Albuquerque**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2003



**Zone Atlas Page**  
**K-22-Z**  
 Map Amended through January 21, 2003

# PAISANO PARTNERS LLC

---

January 5, 2005

City of Albuquerque  
Planning Department

Subject: Requested Re-plat of property at 541 Paisano NE

To Whom it May Concern,

Paisano Partners LLC is requesting the replat of the property as shown in the attached package. The reason and/or purpose of the replat request is to allow for the property to be divided into two lots from the existing single lot.

Sincerely,

Paisano Partner LLC

By:   
RJ Berry - Managing Member

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

**PAID RECEIPT**

APPLICANT NAME Richard Berry  
 AGENT Sandia Land Surveying  
 ADDRESS 6705 G, sele Dr NE  
 PROJECT & APP # 1003871/05 DRB 00019  
 PROJECT NAME La Cuesta Tr B-1 BIK 3E 4

\$ 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.**

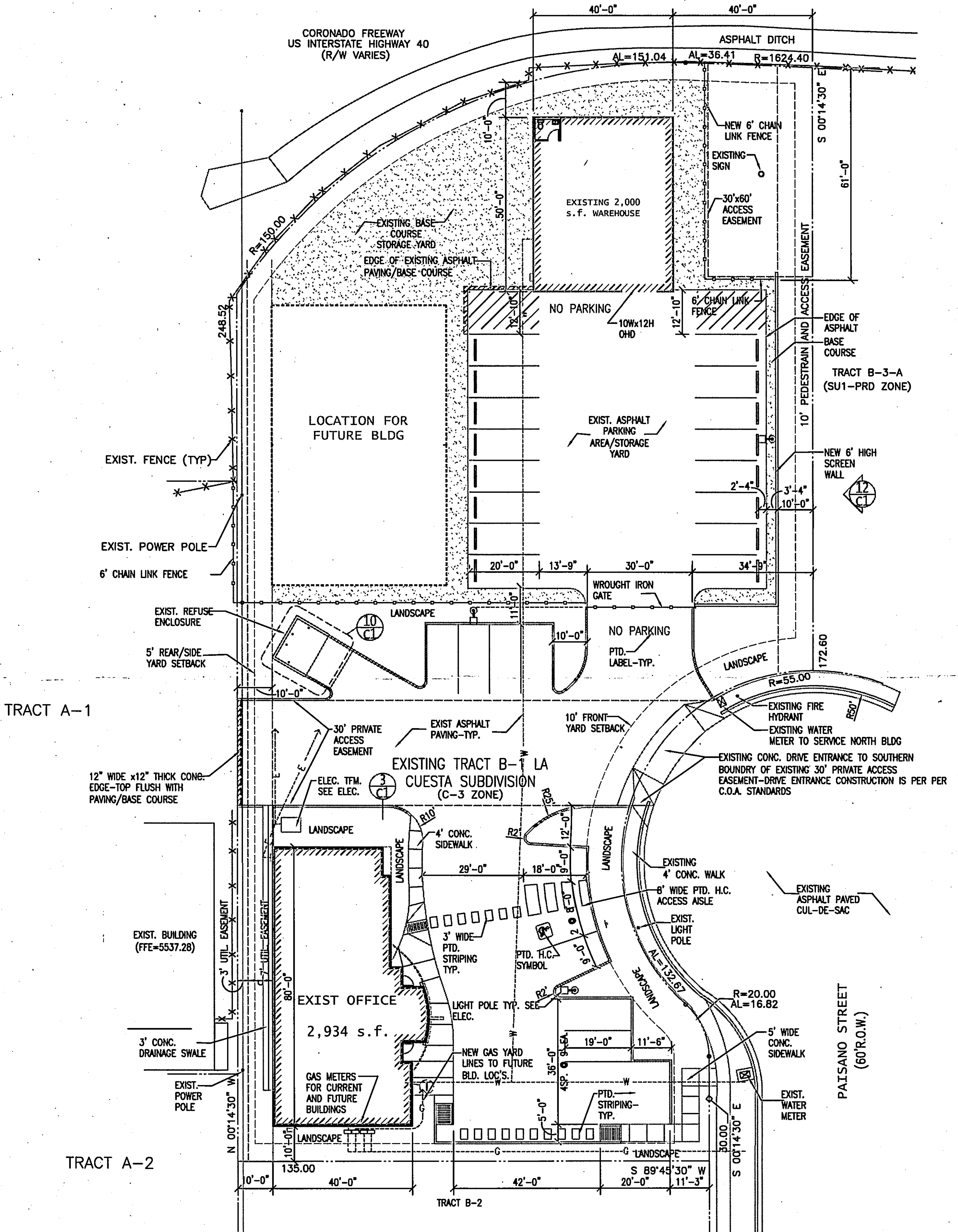
<b>PAISANO PARTNERS, LLC</b> P.O. BOX 50130 PH. 505-298-2019 ALBUQUERQUE, NM 87181		95-654/1070 6117352	<b>1036</b>
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>12/17/04</u>	<b>\$ 305.00</b>
<u>Three hundred five</u> <sup>00</sup> / <sub>100</sub>		City of Albuquerque Treasury Division	
City of Albuquerque Treasury Division		City of Albuquerque Treasury Division	
1/6/2005 RECEIPT# 00033467 WSH 006 - TRANSH 0012 Account 441006 Fund 0110 Activity 4983000	P.O. Box 1048 Albuquerque, NM 87103 505-830-8100	1/6/2005 RECEIPT# 00033467 WSH 006 - TRANSH 0012 Account 441006 Fund 0110 Activity 4983000	10:29AM OC: ANNX TRSEJA

J24 Misc	\$285.00	J24 Misc	\$285.00
CK	\$305.00	CK	\$305.00
CHANGE	\$0.00	CHANGE	\$0.00

Thank You

Thank You

CORONADO FREEWAY  
US INTERSTATE HIGHWAY 40  
(R/W VARIES)



TRACT B-1 LA CUESTA SUBDIVISION

### Existing Site Plan

scale: NTS

