OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 14, 2013

Project# 1003874
13DRB-70644 EXT OF SIA FOR TEMP DEFR SDWK CONST

CURB, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of EL RANCHO GRANDE UNIT 16 zoned R-D, located on GIBSON AND UNSER (N-8)

At the August 14, 2013 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by August 29, 2013, in the manner described below.

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

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

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

Jack Cloud, DRB Chair

Cc:
Marilyn Maldonado
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2011

Project# 1008927/1003874
11DRB-70219 EXT OF SIA FOR TEMP DEFR SDWK CONST

CURB, INC. request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE UNIT 16** zoned R-D, located on GIBSON BLVD SW WEST OF UNSER BLVD SW. (N-8)

At the August 17, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidwalks are still deferred.

If you wish to appeal this decision, you must do so by September 1, 2011, in the manner described below.

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

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

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

Jack Cloud, DRB Chair

Cc: Curb, Inc. – Bo. K. Johnson – 5160 San Francisco NE – Albuquerque, NM 87109
Marilyn Maldonado

3. **Project# 1002856**
09DRB-70167 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS INC request(s) the referenced/ above action(s) for all or a portion of **THE MEADOWS AT ANDERSON HILLS Unit 5,** zoned R-LT, located north of DAISY SUMMER AVE SW between UNSER BLVD SW and 98TH ST SW containing approximately 8.0422 acre(s). (N-9) *[Deferred from 6/3/09]***DEFERRED TO 6/24/09 AT THE AGENT'S REQUEST.**

4. **Project# 1007140**
08DRB-70297 VACATION OF PUBLIC EASEMENT
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFR SWDK CONST
08DRB-70302 MAJOR - SDP FOR SUBDIVISION
08DRB-70303 - PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09, 2/11/09, 3/11/09, 4/15/09, 5/6/09, 5/20/09, 5/27/09, 6/3/09]* **DEFERRED TO 6/24/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1003429**
09DRB-70198 EXT OF SIA FOR TEMP DEFR SDWK CONST

CURB INC request(s) the above action(s) for all or a portion of **SIERRA RANCH UNIT I,** located on GIBSON WEST OF UNSER (N-8) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. ~~**Project# 1003874**~~
09DRB-70199 EXT OF SIA FOR TEMP DEFR SDWK CONST

CURB INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE UNIT 16,** located on GIBSON WEST OF UNSER SW (N-8) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project# 1006768**
09DRB-70196 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for SAN MATEO & LOMAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 29A-1-A AND 291-1-B, **HEIGHTS RESERVOIR ADDITION** zoned CCR-3, located on LOMAS BLVD NE BETWEEN SAN MATEO BLVD NE AND MANZANO ST NE containing approximately 3.0486 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 17, 2009

Project# 1003874
09DRB-70199 EXT OF SIA FOR TEMP DEFR SDWK CONST

CURB INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE UNIT 16,** located on GIBSON WEST OF UNSER SW (N-8)

At the June 17, 2009 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by July 2, 2009 in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Curb Inc. – 5160 San Francisco NE – Albuquerque, NM 87109
Marilyn Maldonado
file

CITY OF ALBUQUERQUE

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003874 **AGENDA ITEM NO: 6**

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

APPROVED X 2-yr; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

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

DATE: June 17, 2009

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003874 **AGENDA ITEM NO: 6**

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

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

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

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

FOR:

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

DATE: June 17, 2009

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003874 AGENDA ITEM NO: 6

SUBJECT:

SIA EXTENSION – SIDEWALK

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro DATE: JUNE 17, 2009
Transportation Development 505-924-3991

GOLINDA
MESSINA
GARLAND
ODESSA
PANOLA
VINTON
DELGADO
SAN LEON
BOWIE
GIBSON
FOUR MILE
CHACO CA
16D2
R-D
Item# 6
Project# 1003874
Hearing Date: Jun. 17, 2009

#8

DRB CASE ACTION LOG (FINAL PLAT)

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-01412 (FP)** Project # **1003874**

Project Name: **EL RANCHO GRANDE UNIT 16**

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

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 9/21/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES: Easement Language
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): Record plat
  AMAFCA signature
  Dedicated open space agreement
- ☐

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

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

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

Project Number 1003874

#8

COMPLETED 10/05/05 SH

DRB CASE ACTION LOG (FINAL PLAT)

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-01412 (FP)** Project # **1003874**

Project Name: **EL RANCHO GRANDE UNIT 16**

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

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/21/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ UTILITIES: Easement Language
- ☐ RG 9/29/05
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ PLANNING (Last to sign): Record plats
- ☐ AMAFCA Signature
- ☐ Detached open space agreement
- ☐ 9/29/05 Christina Sanchez
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** — OK
- ☐ **Copy of recorded plat for Planning.**

Called to pick up 09/29/05 SH

Sign Notice of Plat Conditions

Project Number 1003874

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 21, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant
Wilfred Gallegos, Transportation Development — Roger Green, Utility Development
Brad Bingham, Alternate City Engineer — 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: 11:15 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 # 1000511** 05DRB-01342 Major-Vacation of Public Easements	MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A-1 through A-3, **HERITAGE EAST, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on DE VARGAS NE and FREEDOM WAY NE containing approximately 1 acre(s). [REF: DRB-94-851, 05-DRB-01101, 05-DRB01102] (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

05DRB-01102 Minor-Vacation of Private Easements (withdrawn)
05DRB-01101 Minor-Prelim&Final Plat Approval

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] *[Deferred from 7/27/05 & 8/24/05]* (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

2. Project # 1002478
05DRB-01344 Major-Vacation of Public Easements
05DRB-01343 Major-Preliminary Plat Approval

CDS INC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO ST NE, between JEFFERSON ST NE and EDITH BLVD NE containing approximately 23 acre(s). (D-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE CURRENT ZONING SHALL APPEAR UNDER THE SUBDIVISION DATA ON THE FINAL PLAT. WILL JACS PLACE BE A PUBLIC OR PRIVATE ROAD?**

3. Project # 1004404
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

4. **Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] *[Deferred from 8/31/05 & 9/21/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1003926**
05DRB-01407 Minor-SiteDev Plan Subd/EPC

PATRICK JOSEPH HOFFMAN AND WILLIAM R. DAVIS request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) 15, **PEREA ADDITION,** zoned SU-1, located on LOMAS BLVD NW, between FRUIT NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05EPC-00200, 05EPC01100] **[Stephanie Shumsky, EPC Case Planner]** (J-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

6. **Project # 1000997**
05DRB-01408 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-14, **RIVERVIEW ACRES, UNIT 1,** zoned RA-1, located on CALLE FACIO NW, between RIVERSIDE DRAIN and GABALDON ROAD NW containing approximately 10 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1001945**
05DRB-01415 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN)** zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] *[Deferred from 9/21/05]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

8. **Project # 1003874**
05DRB-01412 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC, request(s) the above action(s) for TRACTS 16-D,16-E, AND 16-F OF THE BULK LAND PLAT FOR TRACTS 16-A,16-B,16-C,16-D,16-E, AND 16-F, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD NW, between MESSINA DR SW and DELGADO DR SW containing approximately 51 acre(s).[REF:05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00342, 05DRB00894, 05DRB00126, 05DRB00199, 04DRB00717, 04DRB01892, 05AA00978] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EASEMENT LANGUAGE, AMAFCA SIGNATURE, DETACHED OPEN SPACE PAYMENT AND RECORDING OF PLAT.**

9. **Project # 1000029**
05DRB-01428 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE (JAMES LEWIS) request(s) the above action(s) for all or a portion of Tract(s) 2 & 15, **ARBOLERA DE VIDA, UNIT 2,** zoned S-M1, S-I, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 24 acre(s). [REF: 03DRB-01785,03DRB-01786,04DRB-01650, 04DRB-01651](H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PALNNING FOR AGIS DXF FILE AND RECORDING.**

10. **Project # 1003685**
05DRB-01421 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 81A and 82A, **WESTERN SHADOWS @ VENTANA RANCH WEST,** zoned R-LT residential zone, located on JAMESTOWN RD NW, between CHANCE CT NW and SANDY DR NW containing approximately 1 acre(s). [REF: 04DRB01448] (B-8) **PRELIMNARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003687**
05DRB-01418 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 9, **WESTERN RIDGE, UNIT 2,** zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01512, 05DRB00697] (B-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1001568**
05DRB-01422 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A-1, A1-B1-A1-B2, **MRGCD MAP NO 35,** zoned RA-2 & R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and LOS ANAYAS NW containing approximately 3 acre(s). (A-2) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: CROSS-LOT DRAINAGE EASEMENTS WILL BE NEEDED.**

13. Project # 1004415
05DRB-01420 Minor-Prelim&Final Plat Approval
05DRB-01419 Minor-Vacation of Private Easements

ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION,** zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] *[Deferred from 9/21/05]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

14. Project # 1000351
05DRB-01303 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] *(Deferred from 8/24/05 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT) [Indef deferred from 9/7/05]* (E-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SKETCH SHOWING 10-FEET FROM CURB FACE TO PROPERTY LINES AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

05DRB-01416 Minor-Vacation of Private Easements

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP special use zone, located on OSUNA RD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (E-15) **THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. Project # 1003128
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

16. Project # 1000965
05DRB-01382 Minor-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) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ,** zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] *[Deferred from 9/7/05 & 9/14/05 & 9/21/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

17. Project # 1000116
05DRB-01385 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2Al-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] *[Deferred from 9/7/05 & 9/14/05 Indef Deferred on a no show]* (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. Project # 1004412
05DRB-01413 Minor-Sketch Plat or Plan

ABEL ARAGON request(s) the above action(s) for all or a portion of Tract(s) 361, 362 and 363, **RIO GRANDE HEIGHTS,** zoned R-2 residential zone, located on 55TH ST SW, between DOLORES ST SW and GONZALES SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1004413
05DRB-01414 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for TURNER & MARGARET BRANCH request(s) the above action(s) for all or a portion of Lot(s) 43, **ALVARADO GARDENS, UNIT 2,** zoned RA-2, located on RIO GRANDE BLVD NW, between KESTREL CT NW and ORO VISTA RD NW containing approximately 2 acre(s). [REF: ZA-68-76, Z-80-37] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004414
05DRB-01417 Minor-Sketch Plat or Plan

PHILIP D SHEETS agent(s) for MEGA III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-8, and Gibson Tract A, **GIBSON SUBDIVISION,** zoned R-2 residential zone, located on SAN CLEMENTE AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 3 acre(s). [REF:05DRB00981,Project #1002123] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1004416**
05DRB-01425 Minor-Sketch Plat or Plan

BRUCE C. LEVIN request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION,** zoned SU-1, located on ZIA RD NE, between PAISANO NE and ZENA LONA NE containing approximately 3 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for September 7, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR SEPTEMBER 7, 2005 WERE APPROVED.**

ADJOURNED: 11:15 A.M.

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

Development Review Board Comments

Project Number: 1003874	**DRB Date:** 9/21/2005
Application Number: 05DRB-01412	**Item Number:** 8

Subdivision:

Tracts 16-A, 16-B, 16-C, 16-D, 16-E and 16-F, El Rancho Grande, Unit 16

Zoning: R-D

Zone Page: N-08

New Lots (or units) : 159

Request for:

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

Parks and Recreation Comments:

The plat states that the detached open space requirement was met through cash payment. I have no record of payment.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003874 **AGENDA ITEM NO: 8**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments on plat.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 21, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 21, 2005
DRB Comments

Item # 8

Project # 1003874 Application # 05-01412

RE: El Rancho Grande, Unit 16/final plat

The condition of final plat to submit an application for a subdivision design variance for block length is met.

AGIS dxf is approved.

Planning will take delegation to record the plat. Bring in everything needed to file the plat.

The SIA is recorded. Planning has no objection to the final plat approval.

Sheran Matson, AICP DRB Chair
924-3880 fax 924.3864 smatson@cabq.gov

#8

3874

DXF Electronic Approval Form

DRB Project Case #: 1003874

Subdivision Name: EL RANCHO GRANDE UNIT 16

Surveyor: TIMOTHY ALDRICH

Contact Person: RUTH LOZANO

Contact Information: 884-1990

DXF Received: 9/14/2005 Hard Copy Received: 9/14/2005

Coordinate System: NMSP Grid (NAD 27)

Approved 09-15-2005 Date

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

AGIS Use Only

Copied fc **3874** to agiscov on **9/15/2005** Contact person notified on **9/15/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 22, 2005

3. Project # 1003874
05DRB-00894 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB0033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8)

At the June 22, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by July 7, 2005, in the manner described below.

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc:Curb Inc., 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003874 AGENDA#: 3 DATE: 6.22.05

1. Name: Fred Aigman Address:_____ Zip:_____

2. Name:_____ Address:_____ Zip:_____

3. Name:_____ Address:_____ Zip:_____

4. Name:_____ Address:_____ Zip:_____

5. Name:_____ Address:_____ Zip:_____

6. Name:_____ Address:_____ Zip:_____

7. Name:_____ Address:_____ Zip:_____

8. Name:_____ Address:_____ Zip:_____

9. Name:_____ Address:_____ Zip:_____

10. Name:_____ Address:_____ Zip:_____

11. Name:_____ Address:_____ Zip:_____

12. Name:_____ Address:_____ Zip:_____

13. Name:_____ Address:_____ Zip:_____

14. Name:_____ Address:_____ Zip:_____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003874 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Parks

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 22, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000635
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12)

Project # 1000650
05DRB-00903 Major-Two Year SIA

No objection.
TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK,** zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10)

Project # 1003874
05DRB-00894 Major-Vacation of Public Easements

No objection.
ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB0033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8)

Project # 1004223
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

Defer to Hydrology.
SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] (F-16)

Defer to Hydrology regarding the vacation request.

No objection to the platting action.

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 22, 2005

Project # 1003874
05DRB-00894 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB0033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8)

AMAFCA No objection to requested action. AMAFCA will record the Quitclaim Deed before the Final Plat is recorded. The recording information should be referenced on the plat.

COG This section of Gibson West has been identified as a Principal Arterial on the Long Range Roadway System map with ROW of 124'.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Westgate Heights NA (R) and Westgate Vecinos Neighborhood Associations.

APS No comments received.

Police Department No CPTED or crime prevention comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas Approves.

Comcast No comments received.

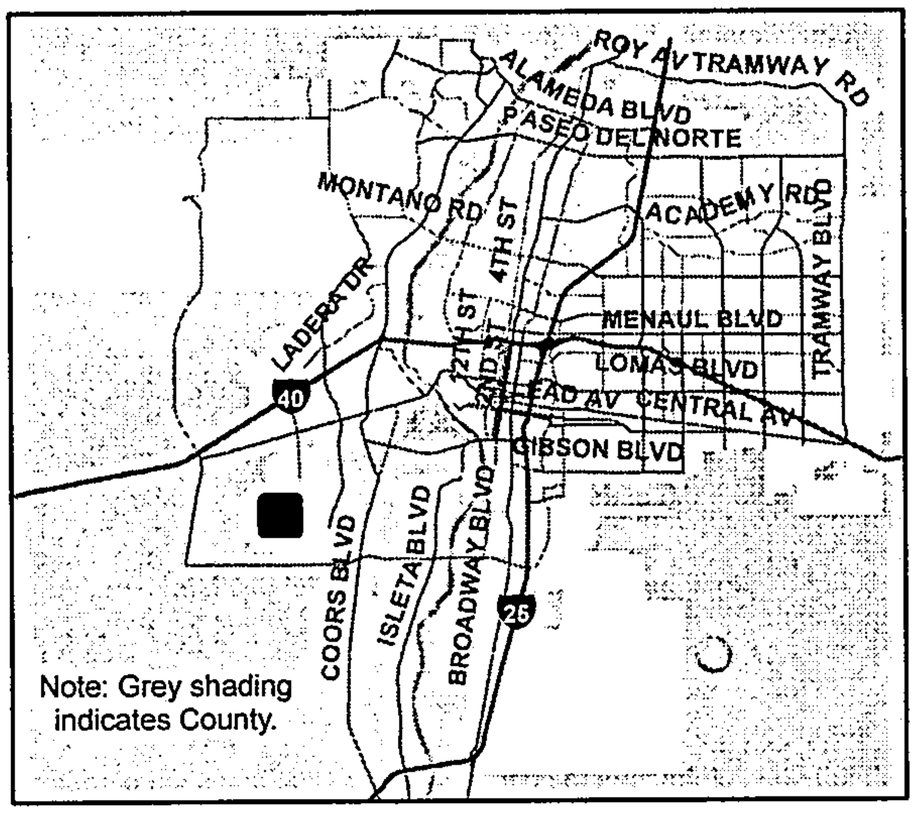
QWEST No comments received.

Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.
Transportation Development	Defer to Hydrology and AMAFCA.
Parks & Recreation	Contact Christina Sandoval at 768-3808 for comments.
Utilities Development	No objection to Vacation request, defer to Hydrology.
Planning Department	No objection. Defer to Hydrology Engineer.

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

cc:Curb Inc., 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108

ZONING MAP



1 inch equals 566 feet

Project Number:
1003874
Hearing Date:
6/22/05
Zone Map Page:
N-8
Additional Case Numbers:
05DRB-00894

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 22, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000635
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12)

Project # 1000650
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK,** zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10)

Project # 1003874
05DRB-00894 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB0033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8)

Project # 1004223
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] (F-16)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004228
05DRB-00888 Major-Vacation of Pub Right-of-Way

PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15)

Project # 1004232
05DRB-00896 Major-Vacation of Public Easements

MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION,** zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). (L-15)

Project # 1004233
05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION)** zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s).(H-9, J-8, J-9)

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

Claire Senova

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 6, 2005.

CITY OF ALBUQUERQUE FYI

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 9, 2005

TO: Kelly Thomas and Sylvia Hayes, Westgate Vecinos

This letter is a ***COURTESY NOTIFICATION*** from the City of Albuquerque pertaining to a request for: **Requests the following: Major Vacation of Public Easements for El Rancho Grande, Unit 16 – vacation of AMAFCA Easements.**

Proposed by: **Isaacson and Arfman, P.A. at 268-8828**
Agent for: **Curb, Inc.**

For property located: **On or near Gibson Boulevard SW between Messina Drive SW and Delgado Drive SW.**

The case number(s) assigned is: **05DRB- 00894, Project # 1003874.**

City Planning accepted application for this request on **May 26, 2005**.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board at **9 a.m.** on **Wednesday, June 22, 2005** at the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

If you have any questions, please call Stephani Winklepleck at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JUNE 22, 2005
Zone Atlas Page: N-8-Z
Notification Radius: 100 Ft.

Project# 1003874
App# 05DRB-00894

Cross Reference and Location: LOCATED ON GIBSON BLVD SW BETWEEN MESSINA DR SW AND DELGADO DR SW

Applicant: CURB, INC.
Address: 5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

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

Special Instructions:

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

Date Mailed: JUNE 3, 2005

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
M-8	1008054	337-412	101-04	✓ mf 1008055	337-022	420	11 ✓
		825-800	03	✓ mf	343-022		10 ✓
		824-348	01	✓ mf	358-005	421	01 ✓
		807-400	05	✓ mf	363-005		02 ✓
		725-524	201-01	✓	370-005		03 ✓
M-8	1008055	281-016	420-01	✓	377-005		04 ✓
		343-005	09	✓	382-005		05 ✓
		337-005	08	✓	389-005		06 ✓
		331-005	07	✓	395-005		07 ✓
		325-005	06	✓	401-005		08 ✓
		319-005	05	✓	408-005		09 ✓
		312-005	04	✓	414-005		10 ✓
		302-005	03	✓	421-005		11 ✓
		300-012	02	✓ mf	427-005		12 ✓
		305-020	16	✓ mf	358-020	473	01 ✓
		312-022	15	✓	363-020		02 ✓
		319-022	14	✓	370-020		03 ✓
		325-022	13	✓	377-020		04 ✓
		331-022	12	✓	382-020		05 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
M-8	1008055	389-020	423-06	✓			
		395-020	07	✓			
		401-020	08	✓			
		408-020	09	✓			
		414-020	10	✓			
		421-020	11	✓			
		427-020	12	✓			
		440-020	429-01	✓			
		447-020	02	✓			
		453-020	03	✓			
		460-020	04	✓			
		440-005	422001	✓			
		447-005	02	✓			
		453-005	03	✓			
		459-005	04	✓			

100805450434810101	LEGAL: TRACT 16 BULK LAND PLAT FOR TRACTS 14, 15, & 16 EL RANCHO GRANDE CONT 16.6622 AC PROPERTY ADDR: 00000 OWNERS NAME: CURB, INC OWNERS ADDR 6301 INDIAN SCHOOL RD NE, STE# 208 ALBUQUERQUE NM 87110
100805450740010105	LEGAL: TRACT 14 BULK LAND PLAT FOR TRACTS 14, 15, & 16 EL RANCHO GRANDE CONT 22.4339 AC PROPERTY ADDR: 00000 OWNERS NAME: CURB, INC OWNERS ADDR 6301 INDIAN SCHOOL RD NE, STE# 208 ALBUQUERQUE NM 87110

<mainframe@coa1mp3.cabq.gov>
06/06/2005 01:49 PM

To:
cc:
cc:
Subject:

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01008054                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805433741210104      LEGAL: PARC EL 1  OF LANDS OF RIO BRAVO PARTNERS LOCATED
IN  LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: CURB INC
                            OWNER ADDR: 06301   INDIAN SCHOOL              RD NE
ALBUQUERQUE NM         87110
0100805450550010103      LEGAL: TR A -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1
ROS  LAND USE:
                          PROPERTY ADDR: 00000
                            OWNER NAME: CURB INC
                            OWNER ADDR: 06301   INDIAN SCHOOL              RD NE
ALBUQUERQUE NM         87110
0100805422552420101      LEGAL: WEST GATE  DAM DRAINAGE ROW CONT 7.4400 AC M/L OR
32  LAND USE:
                          PROPERTY ADDR: 00000   N/A
                            OWNER NAME: AMAFCA
                            OWNER ADDR: 02600   PROSPECT                    NE
ALBUQUERQUE NM         87107
0100805528101642001      LEGAL: DRAI NAGE  EASEMENT IN ATRISCO VILLAGE UNITJ T
SUBD   LAND USE:
                          PROPERTY ADDR: 00000   N/A
                            OWNER NAME: CONSOLIDATED TRADES INC
                            OWNER ADDR: 01624   MC DONALD                   NW
ALBUQUERQUE NM         87107
0100805534300542009      LEGAL: 1 A  ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
                          PROPERTY ADDR: 00000   CARTAGENA
                            OWNER NAME: LUCERO BERT M ETUX
                            OWNER ADDR: 10900   CARTAGENA                   SW
ALBUQUERQUE NM         87105
0100805533700542008      LEGAL: 2 A  ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
                          PROPERTY ADDR: 00000   CARTAGENA
                            OWNER NAME: VITELA AMADEO & GAYLE
                            OWNER ADDR: 10904   CARTAGENA                   SW
ALBUQUERQUE NM         87105
0100805533100542007      LEGAL: 3 A  ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
                          PROPERTY ADDR: 00000   N/A
                            OWNER NAME: TENA LORENZO &
                            OWNER ADDR: 00375   SEGOLILY
BOSQUE FARMSNM         87068
0100805532500542006      LEGAL: 4 A  ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
                          PROPERTY ADDR: 00000   CARTAGENA
                            OWNER NAME: TORRES TIMOTHY JOHN &
                            OWNER ADDR: 10912   CARTAGENA                   SW
ALBUQUERQUE NM         87105
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0100805531900542005 LEGAL: 5 A ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GALLEGOS CAROLINE
OWNER ADDR: PO BOX 7981
ALBUQUERQUE NM 87194

0100805531200542004 LEGAL: 6 A ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BURCIAGA JORGE & SOCORRO
OWNER ADDR: 10813 CARTAGENA AV SW
ALBUQUERQUE NM 87121

0100805530200542003 LEGAL: 7 A ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: LEYBA SYLVIA
OWNER ADDR: 10924 CARTAGENA SW
ALBUQUERQUE NM 87121

0100805530001242002 LEGAL: 0008 A AT RISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: CUMMINGS BRUCE D & MARY K
OWNER ADDR: 10928 CARTAGENA AV SW
ALBUQUERQUE NM 87121

0100805530502042016 LEGAL: 9 A ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: CUMMINGS BRUCE D & MARY K
OWNER ADDR: 10925 CARTAGENA SW
ALBUQUERQUE NM 87105

0100805531202242015 LEGAL: 10 A ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: ROMERO JESSIE & JANIE H
OWNER ADDR: 10921 CARTEGENA AV SW
ALBUQUERQUE NM 87105

0100805531902242014 LEGAL: 11 A ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: MARTIN ALVIN & BETTY JO
OWNER ADDR: 01109 SANTA FE SW
ALBUQUERQUE NM 87102

0100805532502242013 LEGAL: 12 A ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: MORROW RICK L & MARGARET J
OWNER ADDR: 10913 CARTEGENA AV SW
ALBUQUERQUE NM 87121

0100805533102242012 LEGAL: 13 A ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: MCDONALD DAVID & ERMA J
OWNER ADDR: 10909 CARTAGENA SW
ALBUQUERQUE NM 87105

01008055337022420 11 LEGAL: 14 A ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: ROSS HOWARD L & LYNN A
OWNER ADDR: 10905 CARTAGENA AV SW
ALBUQUERQUE NM 87105
01008055343022420 10 LEGAL: 15 A ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTEGENA
OWNER NAME: SANDOVAL RUBEN J & SHANNON M M
OWNER ADDR: 10901 CARTEGENA AV SW
ALBUQUERQUE NM 87105
01008055358005421 01 LEGAL: 1 B ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: BURCIAGA JORGE & SOCORRO
OWNER ADDR: 10813 CARTAGENA AV SW
ALBUQUERQUE NM 87121
01008055363005421 02 LEGAL: 0002 B AT RISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GARCIA CHARLES N & BARBARA M
OWNER ADDR: 10808 CARTAGENA SW
ALBUQUERQUE NM 87105
01008055370005421 03 LEGAL: 3 B ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: MUNOZ JOSE L & ARMIDA CHAVIRA
OWNER ADDR: 10804 CARTAGENA AV SW
ALBUQUERQUE NM 87105
01008055377005421 04 LEGAL: 4 B ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GONZALES JOSEPH V & SALLY & KI
OWNER ADDR: 10800 CARTAGENA AV SW
ALBUQUERQUE NM 87121
01008055382005421 05 LEGAL: 5 B ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: OWENS IRMA JEAN
OWNER ADDR: 10712 CARTAGENA SW
ALBUQUERQUE NM 87121
01008055389005421 06 LEGAL: 6 B ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GURULE ROBERT J & JULIA
OWNER ADDR: 10708 CARTAGENA AV SW
ALBUQUERQUE NM 87121
01008055395005421 07 LEGAL: 7 B ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SALAZAR DAVID A
OWNER ADDR: 10704 CARTAGENA SW
ALBUQUERQUE NM 87102

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0100805540100542108   LEGAL: 8 B  ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: GUADERRAMA ARTURO
                         OWNER ADDR: 10700   CARTEGENA                    AV SW
ALBUQUERQUE NM        87121
0100805540800542109   LEGAL: 9 B  ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: VALDEZ LEVI D N
                         OWNER ADDR: 10612   CARTAGENA                    AV SW
ALBUQUERQUE NM        87121
0100805541400542110   LEGAL: 10 B  ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: VALLES ABDON & MAGDA B
                         OWNER ADDR: 10608   CARTAGENA                    AV SW
ALBUQUERQUE NM        87121
0100805542100542111   LEGAL: 11 B  ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: OLIVAS JOSE & MARTHA
                         OWNER ADDR: 10604   CARTAGENA                       SW
ALBUQUERQUE NM        87121
0100805542700542112   LEGAL: 12 B  ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: OLIVAS CLARA M
                         OWNER ADDR: 10600   CARTAGENA                    AV SW
ALBUQUERQUE NM        87121
0100805535802042301   LEGAL: 24 C  ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTEGENA
                         OWNER NAME: BURCIAGA JORGE & SOCORRO
                         OWNER ADDR: 10813   CARTAGENA                       SW
ALBUQUERQUE NM        87121
0100805536302042302   LEGAL: 23 C  ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: TRUJILLO ISADOR T & MARIQUITA
                         OWNER ADDR: 10809   CARTAGENA                    AV SW
ALBUQUERQUE NM        87121
0100805537002042303   LEGAL: 22 C  ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: PINON OSCAR & ALMA DELIA
                         OWNER ADDR: 10805   CARTAGENA                    AV SW
ALBUQUERQUE NM        87121
0100805537702042304   LEGAL: 21 C  ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: CHACON RAYMOND R JR
                         OWNER ADDR: 06308   KESWICK                     PL NW
ALBUQUERQUE NM        87120
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0100805538202042305 LEGAL: 20 C ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: DIAZ FLAVIO
OWNER ADDR: 10713 CARTAGENA SW
ALBUQUERQUE NM 87121

0100805538902042306 LEGAL: 19 C ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GARCIA DEBBIE
OWNER ADDR: 10709 CARTAGENA AV SW
ALBUQUERQUE NM 87121

0100805539502042307 LEGAL: 18 C ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: KANTOR JOSEPH N
OWNER ADDR: 10705 CARTAGENA SW
ALBUQUERQUE NM 87105

0100805540102042308 LEGAL: 17 C ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: TORRES JORGE L
OWNER ADDR: 10701 CARTAGENA AV SW
ALBUQUERQUE NM 87121

0100805540802042309 LEGAL: 16 C ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: MARTINEZ ROBERT E AND
OWNER ADDR: 10613 CARTAGENA AV SW
ALBUQUERQUE NM 87105

0100805541402042310 LEGAL: 15 C ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: RAMIREZ JOSE J & PATRICIA M
OWNER ADDR: 10609 CARTAGENA SW
ALBUQUERQUE NM 87105

0100805542102042311 LEGAL: 14 C ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: PEREZ JOSE E & MARIA J
OWNER ADDR: 10605 CARTAGENA AV SW
ALBUQUERQUE NM 87121

0100805542702042312 LEGAL: 13 C ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: DOMINGUEZ DAVID F & ROSALBA
OWNER ADDR: 10601 CARTAGENA AV SW
ALBUQUERQUE NM 87121

0100805544002042401 LEGAL: 24 F ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: HERRERA ALEX J
OWNER ADDR: 10513 CARTAGENA AV SW
ALBUQUERQUE NM 87121

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0100805544702042402   LEGAL: 23 F  ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: GUZMAN CECILIO
                         OWNER ADDR: 10509   CARTEGENA                    AV SW
ALBUQUERQUE NM        87102
0100805545302042403   LEGAL: 22 F  ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   ALTA VISTA
                         OWNER NAME: ENRIQUEZ CESAR & SANDRA
                         OWNER ADDR: 10505   CARTAGENA                    AV SE
ALBUQUERQUE NM        87121
0100805546002042404   LEGAL: 21 F  ATR ISCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: PAYAN FLOR S & JUAN J
                         OWNER ADDR: 10501   CARTAGENA                    ST SW
ALBUQUERQUE NM        87121
0100805544000542201   LEGAL: 1 G  ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: ANDUJO JOSE R & MARIA R
                         OWNER ADDR: 10512   CARTAGENA                    AV SW
ALBUQUERQUE NM        87121
0100805544700542202   LEGAL: 2 G  ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: LEYBA RUDOLPH R & YVETTE P
                         OWNER ADDR: 10508   CARTAGENA                    AV SW
ALBUQUERQUE NM        87121
0100805545300542203   LEGAL: 3 G  ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: CHAVEZ ARTHUR
                         OWNER ADDR: 00531   FOOTHILL                     DR SW
ALBUQUERQUE NM        87105
0100805545900542204   LEGAL: 4 G  ATRI SCO VILLAGE UNIT J T SUBD
LAND USE:
                      PROPERTY ADDR: 00000   CARTAGENA
                         OWNER NAME: SALAS MIGUEL & LUIS G CHAPARRO
                         OWNER ADDR: 10500   CARTAGENA                    AV SW
ALBUQUERQUE NM        87105
.
QUIT
```

"Attachment A"

Date: May 26, 2005
Ruth Lozano, Isaacson & Arfman, P.A.
128 Monroe Street NE/87108 268-8828/Fax-268-2632
Zone Map: N-8
Legal: **Tract 16-E, El Rancho Grande**

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

WESTGATE VECINOS (WGV)
***Kelly Thomas**
1201 Jenaro SW/87121 264-6820 (h)
Sylvia Hayes
10016 Ladrones SW/87121

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

ALBUQUERQUE
Making History

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

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

May 26, 2005

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

Dear Ruth:

Thank you for your inquiry of **May 26, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 16-E, EL RANCHO GRANDE, WEST TERMINUS OF GIBSON BOULEVARD SW BETWEEN MESSINA DRIVE SW AND DELGADO DRIVE SW** zone map **N-8.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/6/04)

Project# 1003874

CURB INC
5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

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

MATTHEW ARCHULETA
Westgate Heights Neigh. Assoc.
1628 SUMMERFIELD SW
ALBUQUERQUE NM 87121

LIBBY McINTOSH
Westgate Heights Neigh. Assoc.
1316 LADRONES CT. SW
ALBUQUERQUE NM 87121

100805433741210104

KELLY THOMAS
Westgate Vecinos
1201 JENARO SW
ALBUQUERQUE NM 87121

100805422552420101

SYLVIA HAYES
Westgate Vecinos
10016 LADRONES SW
ALBUQUERQUE NM 87121

100805528101642001

CURB INC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

100805534300542009

AMAFCA
2600 PROSPECT NE
ALBUQUERQUE NM 87107

100805533700542008

CONSOLIDATED TRADES INC
1624 MC DONALD NW
ALBUQUERQUE NM 87107

100805533100542007

LUCERO BERT M ETUX
10900 CARTAGENA SW
ALBUQUERQUE NM 87105

100805532500542006

VITELA AMADEO & GAYLE
10904 CARTAGENA SW
ALBUQUERQUE NM 87105

100805531900542005

TENA LORENZO &
375 SEGOLILY
BOSQUE FARMS NM 87068

100805531200542004

TORRES TIMOTHY JOHN &
10912 CARTAGENA SW
ALBUQUERQUE NM 87105

100805530200542003

GALLEGOS CAROLINE
PO BOX 7981
ALBUQUERQUE NM 87194

100805530001242002

BURCIAGA JORGE & SOCORRO
10813 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805531202242015

LEYBA SYLVIA
10924 CARTAGENA SW
ALBUQUERQUE NM 87121

100805531902242014

CUMMINGS BRUCE D & MARY K
10928 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805532502242013

ROMERO JESSIE & JANIE H
10921 CARTEGENA AV SW
ALBUQUERQUE NM 87105

100805533102242012

MARTIN ALVIN & BETTY JO
1109 SANTA FE SW
ALBUQUERQUE NM 87102

100805533702242011

MORROW RICK L & MARGARET J
10913 CARTEGENA AV SW
ALBUQUERQUE NM 87121

100805534302242010

MCDONALD DAVID & ERMA J
10909 CARTAGENA SW
ALBUQUERQUE NM 87105

100805536300542102

ROSS HOWARD L & LYNN A
10905 CARTAGENA AV SW
ALBUQUERQUE NM 87105

100805537000542103

SANDOVAL RUBEN J & SHANNON M
10901 CARTEGENA AV SW
ALBUQUERQUE NM 87105

100805537700542104

GARCIA CHARLES N & BARBARA M
10808 CARTAGENA SW
ALBUQUERQUE NM 87105

100805538200542105

MUNOZ JOSE L & ARMIDA CHAVIRA
10804 CARTAGENA AV SW
ALBUQUERQUE NM 87105

100805538900542106

GONZALES JOSEPH V & SALLY & K
10800 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805539500542107

OWENS IRMA JEAN
10712 CARTAGENA SW
ALBUQUERQUE NM 87121

100805540100542108

GURULE ROBERT J & JULIA
10708 CARTAGENA AV SW
ALBUQUERQUE NM 87121

SALAZAR DAVID A
10704 CARTAGENA SW
ALBUQUERQUE NM 87102

GUADERRAMA ARTURO
10700 CARTEGENA AV SW
ALBUQUERQUE NM 87121

100805540800542109

VALDEZ LEVI D N
10612 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805542700542112

OLIVAS CLARA M
10600 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805537702042304

CHACON RAYMOND R JR
6308 KESWICK PL NW
ALBUQUERQUE NM 87120

100805539502042307

KANTOR JOSEPH N
10705 CARTAGENA SW
ALBUQUERQUE NM 87105

100805541402042310

RAMIREZ JOSE J & PATRICIA M
10609 CARTAGENA SW
ALBUQUERQUE NM 87105

100805544002042401

HERRERA ALEX J
10513 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805546002042404

PAYAN FLOR S & JUAN J
10501 CARTAGENA ST SW
ALBUQUERQUE NM 87121

100805545300542203

CHAVEZ ARTHUR
531 FOOTHILL DR SW
ALBUQUERQUE NM 87105

100805541400542110

VALLES ABDON & MAGDA B
10608 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805536302042302

TRUJILLO ISADOR T & MARIQUITA
10809 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805538202042305

DIAZ FLAVIO
10713 CARTAGENA SW
ALBUQUERQUE NM 87121

100805540102042308

TORRES JORGE L
10701 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805542102042311

PEREZ JOSE E & MARIA J
10605 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805544702042402

GUZMAN CECILIO
10509 CARTEGENA AV SW
ALBUQUERQUE NM 87102

100805544000542201

ANDUJO JOSE R & MARIA R
10512 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805545900542204

SALAS MIGUEL & LUIS G CHAPARR
10500 CARTAGENA AV SW
ALBUQUERQUE NM 87105

100805542100542111

OLIVAS JOSE & MARTHA
10604 CARTAGENA SW
ALBUQUERQUE NM 87121

100805537002042303

PINON OSCAR & ALMA DELIA
10805 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805538902042306

GARCIA DEBBIE
10709 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805540802042309

MARTINEZ ROBERT E AND
10613 CARTAGENA AV SW
ALBUQUERQUE NM 87105

100805542702042312

DOMINGUEZ DAVID F & ROSALBA
10601 CARTAGENA AV SW
ALBUQUERQUE NM 87121

100805545302042403

ENRIQUEZ CESAR & SANDRA
10505 CARTAGENA AV SE
ALBUQUERQUE NM 87121

100805544700542202

LEYBA RUDOLPH R & YVETTE P
10508 CARTAGENA AV SW
ALBUQUERQUE NM 87121

WESTGATE DRAINAGE DAM

AMOLE ARROYO DESIGN OVERLAY ZONE

WALK OVERLAY ZONE R-1/MD

SITE

RIO BRAVO

GIBSON

EL RANCHO GRANDE

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

RIO BRAVO PARTNERS

2A

2B

2C

2D

1

16

A1

B1

R-D

R-LT

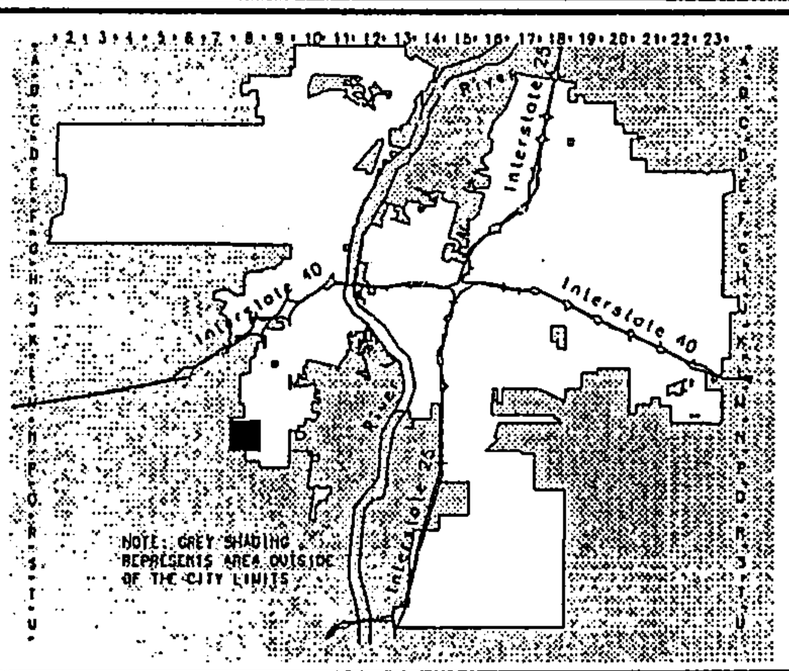
1003029

1002516

5-19-27

SP-90-123

A



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

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Zone Atlas Page

N-8-Z

Map Amended through February 01, 2005

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

May 26, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Vacation of AMAFCA Easements
for El Rancho Grande, Unit 16
DRB #1003874

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for approval of vacation of AMAFCA drainage easements within Tracts 16-D and 16-F of Bulk Land Plat for El Rancho Grande (filed 1-31-05, in Bk. 2005C, Pg. 41). These easements were filed with the Plat of Lands of Rio Bravo Partners on July 19, 1990, in Vol. 90C, Folio 163, and are shown on the attached plat and vacation exhibit.

The justifications for vacating these easements are as follows:

1) The easements are no longer needed because of drainage improvements constructed with El Rancho Grande, Unit 16.
2) The AMAFCA board approved the release of these easements on April 21, 2005, and a Quitclaim Deed will be recorded (see attached).
3) The public welfare is in no way served by retaining the easements.

If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE
FCA/ånw
Attachments

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 9, 2005

8. Project # 1003874
05DRB-00342 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN, P.A. agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located at the west terminus of GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-0717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126, 05DRB-00199](N-8)

At the March 9, 2005, Development Review Board meeting, a subdivision design variance was approved as shown on Exhibit D in the Planning file.

Roger A Sheran

For Sheran Matson, AICP, DRB Chair

Cc:Isaacson & Arfman PA, 128 Monroe St NE, 87108
Curb Inc., 5160 San Francisco 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

March 9, 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 # 1003703** 05DRB-00150 Major-Preliminary Plat Approval 05DRB-00151 Major-Vacation of Pub Right-of-Way 05DRB-00153 Minor-Temp Defer SDWK	THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES)** zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05 & 3/9/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

2. Project # 1000965 05DRB-00270 Major-Preliminary Plat Approval 05DRB-00275 Major-Vacation of Public Easements 05DRB-00272 Major-Vacation of Pub Right-of-Way 05DRB-00277 Minor-Sidewalk Waiver 05DRB-00278 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B & 2, LANDS OF RAY GRAHAM III (to be known as **VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ,** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857, 05DRB-00124, 05DRB00129] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/11/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: SECURING THE OFFSITE LIFT STATION ACCESS EASEMENT OR USING THE EXISTING EASEMENT IS REQUIRED TO THE SATISFACTION OF THE WATER UTILITY DEPARTMENT. THE HOME OWNERS ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
05DRB-00345 Minor-Amnd SiteDev Plan Subd/EPC 05DRB-00346 Minor-SiteDev Plan BldPermit/EPC	CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS/ANDALUCIA DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 1, 2, 3, 4, 5, 6A, 6B & A, LANDS OF RAY A GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1 FOR PRD 5 DU/AC, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 227 acre(s). [REF: 04EPC-00855, 04EPC-00857, 03EPC-01103, 03DRB-01714] (F-11) **AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO UTILTIES DEVELOPMENT FOR REMOVAL OF TREES, CORRECTION OF VARIOUS NOTES ON THE SITE PLAN.**

3. **Project # 1003030**
05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 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) 15, **EL RANCHO GRANDE, UNIT 15,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9) **WITH THE RESIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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 WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **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, 2/9/05, 2/16/05, 2/23/05 & 3/9/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

5. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05]* (A-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05 & 3/9/05]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

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

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

7. Project # 1003470
05DRB-00339 Minor-Amnd SiteDev Plan Subdivision

WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, LANDS OF MONTBEL-KUSSUBA, (to be known as **VISTA VIEJA**) zoned R-D, located on 81ST ST NW, between SCENIC BLVD NW and GILA NW containing approximately 158 acre(s). [REF: Z-85-84 AX-85-20 DRB-97-274, 04DRB00824, 04DRB01460] (D-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. Project # 1003874
05DRB-00342 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN, P.A. agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located at the west terminus of GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-0717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126, 05DRB-00199](N-8) **A SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

9. Project # 1001133
05DRB-00337 Minor - Ext of SIA for Temp Deferral of Sidewalk

THE TRIAD GROUP request(s) the above action(s) for all or a portion of Tract(s) 6, 9, 11, 23 & 29, **PARADISE TERRACE,** zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

10. Project # 1002856 05DRB-00340 Minor-Extension of Preliminary Plat	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **THE MEADOWS @ ANDERSON HILLS, UNITS 2 & 5**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 49 acre(s). [REF: Z-99-58, 03DRB01194, 03DRB01195, 03DRB01196, 03DRB01197, 03DRB01198] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APRPOVED.**
11. Project # 1002857 05DRB-00341 Minor-Extension of Preliminary Plat	MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT (to be known as **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**) zoned RLT, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW containing approximately 62 acre(s). [REF: Z-99-58] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APRPOVED.**
12. Project # 1003573 04DRB-01417 Minor-Prelim&Final Plat Approval	RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04,10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

13. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: ALL ACCESS AND DRAINAGE EASEMENTS SHOWN ON THE PRELIMINARY PLAT TO BE VACATED MUST ACTUALLY BE VACATED PRIOR TO FINAL PLAT APPROVAL. A PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project # 1000570**
05DRB-00347 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) F, **WESTLAND NORTH SUBDIVISION**, zoned SU-2 RLT, located on LADERA NW, between TOWN PLAZA NW and 118TH ST NW containing approximately 99 acre(s). (K-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003982**
05DRB-00338 Minor-Sketch Plat or Plan

MARY ANN & TAIHI JONES request(s) the above action(s) for all or a portion of Lot(s) A-15MS16 & A-15MS17, **LANDS OF ARCHDIOCESE OF SANTA FE,** zoned SU-2 NRC, located on EDITH NE, between MOUNTAIN RD NE and INDIAN SCHOOL NE containing approximately 1 acre(s). [REF: Z-78-124,ZA-74-84] (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003983**
05DRB-00344 Minor-Sketch Plat or Plan

KIRA SOWANICK agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RICHFIELD PARK SUBDIVISION,** zoned IP, located on ALAMEDA BLVD NE, between JEFFERSON ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: ZA-94-267] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 16, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 9, 2005
DRB Comments

ITEM # 8

PROJECT # 1003874 **APPLICATION # 05-00342**

RE: Tract 16-E, El Rancho Grande, Unit 16

No objection to this request.
Defer to Transportation

for Sheran Matson, AICP / DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003874 **AGENDA ITEM NO: 8**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the variance request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 9, 2005

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 16, 2005

16. Project # 1003874
05DRB-00199 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN, PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-00717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126] (N-8)

At the February 16, 2005, Development Review Board meeting, a subdivision design variance for block length was approved as shown on Exhibit D in the Planning file.

for Sheran Matson, AICP, DRB Chair

Cc: Curb Inc., 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
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 16, 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

****

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A. Call to Order: 9:00 a.m. Adjourned: 11:45 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 # 1000126**
05DRB-00099 Major-Two Year SIA
05DRB-00100 Minor-Ext of SIA for Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 11, 12 and 13, **SAUVIGNON, UNIT 1,** zoned R-1, located on SAN ANTONIO NE, between SKY VALLEY WAY NE and LOWELL ST NE containing approximately 16 acre(s). [REF: 02DRB00032, 03DRB00016] (E-22) **THE TWO-YEAR SIA WAS WITHDRAWN AT THE AGENT'S REQUEST. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

3. **Project # 1000508**
05DRB-00093 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A, **TOWNE PARK PLAZA,** zoned SU-1, C-1, located on EUBANK BLVD NE, between I-40 and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00EPC01182, 02DRB01528, 02DRB01529, 02AA01605] (K-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION OF FINAL PLAT: RELOCATED WATER LINE MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.**

4. **Project # 1002960**
05DRB-00108 Major-Vacation of Pub Right-of-Way
05DRB-00109 Major-Preliminary Plat Approval
05DRB-00110 Minor-Sidewalk Waiver
05DRB-00111 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, SUNDORO SOUTH, UNIT 1, (to be known as **SUNDORO SOUTH, UNIT 2,** zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA DR NW and I-40 containing approximately 6 acre(s). [REF: 04DRB01006, 04DRB01007] (J-8/J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROPERTY SHALL BE EXCHANGED WITH NMDOT. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003285**
05DRB-00105 Major-Preliminary Plat Approval
05DRB-00106 Major-Vacation of Pub Right-of-Way
05DRB-00112 Minor-Sidewalk Waiver
05DRB-00107 Major-Vacation of Public Easements
05DRB-00113 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT UNIT 5 (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 23 acre(s). [REF: 04DRB01689, 04DRB01690, 04DRB01691, 04DRB01692, 04DRB01693] [Listed under Project #1003606 in error] (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: SILICA AVENUE SHALL BE DEDICATED AS A 44-FOOT RIGHT-OF-WAY TO THE WESTERN BOUNDARY. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B 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.**

6. **Project # 1003360**
05DRB-00115 Major-Vacation of Public Easements
05DRB-00116 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER,** zoned SU-1 special use zone, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF:, ZA-77-179] (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

7. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

8. **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 & 2/9/05 & 2/16/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

9. **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) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CORRECT WATER AND SEWER SERVICE LINE SIZES AND SHOW METER LOCATION AND SIZE AND PLANNING FOR 15-DAY APPEAL PERIOD AND COMMENTS IN FILE.**

10. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s).[REF:04DRB01790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00165 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY,** zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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.

11. **Project # 1003929**
05DRB-00205 Minor-SiteDev Plan BldPermit

SANDERS AND ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 42, **ALAMEDA BUSINESS PARK,** zoned SU-2 FOR IP-EP USES, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, PROJ-1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON COMMENT SHEET AND TO PLANNING TO ADD ROOF LANGUAGE ON 2/11/05 LETTER ONTO SITE PLAN FOR BUILDING PERMIT AS A NOTE.**

12. **Project # 1002529**
05DRB-00212 Minor-SiteDev Plan Subd/EPC
05DRB-00213 Minor-SiteDev Plan BldPermit/EPC
05DRB-00214 Minor-Amnd Prelim Plat Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374] **[Makita Hill, EPC Case Planner]** (B-13/B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK NEEDS TO BE ADDED. THE AMENDED INFRASTRUCTURE LIST DATED 2/16/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **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) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 2/9/05 & 2/16/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00160 Minor-Prelim&Final Plat Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] *[Deferred from 2/9/05 & 2/16/05]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

15. **Project # 1003764**
05DRB-00208 Minor-SiteDev Plan BldPermit/EPC

SMPC ARCHITECTS agent(s) for HOPE EVANGELICAL FREE CHURCH request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **HOLIDAY PARK SUBDIVISION**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE containing approximately 4.6 acre(s). **[Stephanie Shumsky, EPC Case Planner]** (F-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS, RESCIND TCL AND 3 COPIES OF SITE PLAN FOR BUILDING PERMIT.**

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

16. **Project # 1003874**
05DRB-00199 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN, PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-00717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126] (N-8) **A SUBDIVISION DESIGN VARIANCE FOR BLOCK LENGTH WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

17. **Project # 1003932**
05DRB-00215 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for TRICOR REFERENCE LABS request(s) the above action(s) for all or a portion of Tract(s) D-1-A, **GATEWAY SUBDIVISION,** zoned SU-2 FOR C-3, located on WOODWARD PL NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 10 acre(s). [REF: 02DRB01516] (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND CHECK FOR LINEOUT NOTE.**

18. **Project # 1000849**
05DRB-00211 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 61, 62 and 63, **BREEZE AT MOUNTAIN GATE,** zoned SU-1, PRD,C-1, SC, located on FOUR HILLS RD SE, between WENONAH AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989]*[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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

21. **Project # 1003931**
05DRB-00209 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for THOMAS AND BETTS request(s) the above action(s) for all or a portion of Tract(s) A, **ATRISCO BUSINESS PARK, UNIT 1,** zoned SU-1 Planned Industrial Park, located on BLUEWATER RD NW, between AIRPORT DR NW and COORS BLVD NW containing approximately 40 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003928**
05DRB-00203 Minor-Sketch Plat or Plan

SURVEY'S SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 16-D, **TOHATCHI ADDITION** and Lot(s) 12, Block(s) C, **J. M. MOORE REALTY CO'S 3RD ADDITION**, zoned R-1, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 2 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003930**
05DRB-00206 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LANDS OF BRACKSON A. COURSON,** zoned RD, located on 64TH ST NW, between MILNE RD NE and containing approximately 4 acre(s). [REF: 03DRB-02074] (G-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for January 26, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 26, 2004 WERE APPROVED.**

ADJOURNED: 11:45 A.M.

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003874 **AGENDA ITEM NO: 16**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the variance request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 16, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 16, 2004
DRB Comments

ITEM # 16

PROJECT # 1003874 APPLICATION # 05-00199

RE: El Rancho Grande, Unit 16/subd. des. var.

Defer to Traffic Engineer.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2005

9. 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)

At the February 9, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 2/9/05 and approval of the grading plan engineer stamp dated 1/6/05 the preliminary plat was approved with the following condition of final plat:

The applicant must submit a Subdivision Design Variance for block length.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

A sidewalk variance for waiver of sidewalk 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-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)

The site plan for subdivision was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by February 24, 2005, in the manner described below.

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

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

Sheran Matson, AICP, DRB Chair

Cc:Curb Inc., 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003874 AGENDA#: 9 DATE: 2/9/05

1. Name: Fred Cifuentes Address: _____ Zip: _____
2. Name: Rick Esquivel Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003874 **AGENDA ITEM NO: 9**

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
		(15) Sidewalk Waiver

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 1-6-05 is on file for Preliminary Plat approval.
Comments on infrastructure list.

RESOLUTION: signal I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 9, 2005

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

Complete 2/9/05 PB

#4

#9

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-00126 (SPS)** Project # **1003874**

Project Name: **EL RANCHO GRANDE UNIT 16**

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

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 2/9/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

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

- ❑ **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.**

Project Number 1003874

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

1.	**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 from12/29/04,1/12/05 &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 97TH 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 PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003874 AGENDA#: 3 DATE: 2/2/05

1. Name: Red Squires Address: Ceres Zip: _____
2. Name: Olsa Welber Address: Ceres Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003874 **AGENDA ITEM NO: 3**

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:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED __X__; COMMENTS PROVIDED ___; WITHDRAWN 2-9-05

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 2, 2005
DRB Comments

ITEM # 3

PROJECT # 1003874 **APPLICATION # 05-00126 & 00032**

RE: El Rancho Grande, Unit 16/SPS & PP Infrastructure List

The Site Plan sheet should be titled Site Development Plan for Subdivison. The word "Signoff" should be removed from the signature block as this site plan did not go to EPC for initial approval.

Be sure to list minimum lot size on the SPS under Site Data.

The Landscape Plan under Notes:

- Because there is landscaping outside the perimeter walls & on the median, a Homeowners Association should be named as the responsible entity for landscaping & irrigation system maintenance in these areas,
- The HOA should also be the responsible entity in addition to the property owner for water management.
- SFB (Santa Fe Brown) should be spelled out.

The infrastructure list should have language which calls out a separate water meter for right of way irrigation, a Landscape Maintenance Agreement for R/W landscaping plus a statement that the perimeter walls are constructed per DRB approved design. The final required statement is "Wall & Landscaping certification from a registered landscape architect or engineer is required prior to release of financial guarantees".

Sheran Matson

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 2, 2005

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) (N-8)

AMAFCA — No adverse comments.

COG — This section of Gibson Boulevard West is identified as a Study Corridor on the Long Range Roadway System map with an anticipated functional classification of principal arterial. ROW fro this type of facility is 156'. In addition, the Long Range Bikeway System map identifies this section of Gibson as a Study Corridor. This proposed development is located in an emerging area of growth and significant downstream infrastructure and capacity issues can be expected involving multiple jurisdictions such as the County and the NMDOT. The TIS should consider these implications and coordinate off-site improvements accordingly.

Transit — No comments received.

Zoning Enforcement

Regarding the typical lot detail, corner lots in the R-D zone (R-T typical lot sizes) require a 10-foot street side yard setback for building. The building areas of these lots typically appear to be slightly less than the remaining lots.

Neighborhood Coordination

Letters sent to Westgate Heights NA (R) and Westgate Vecinos Association.

APS — No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic control devices, traffic volume, burglaries - residential commercial and construction sites any day 7 am - 6 pm. Lighting issues- street lights, commercial burglary, need for a neighborhood association, other: gang activity, related vandalism.

Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	What is the status of the Bulk Plat? An approved drainage report is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

Shouldn't the sidewalks along Denton – Block J be deferred? Is the vacation of public easements the old Delgado extension? Crandall and Denton Road are too long for block lengths. Provide traffic distribution map to verify that the lots are not required to be P1 designated. Gibson Blvd requires arterial pavement and should be 30' F-F (median curb). Messina Drive should have a 6' sidewalk. Are any offsites going to be attached to this subdivision per the traffic study?

The Park Dedication requirements for 158 units are met with the dedication of the approximately 6-acre park in El Rancho Grande Unit 17.

The Park Development requirements will be met at building permit.

Parks & Recreation

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). **Note: This option is only applicable to land covered by a Sector Development Plan.*

Defer to Transportation regarding the vacation requests. No objection the sidewalk requests.

Utilities Development

Infrastructure List is incomplete in regards to water line requirements. No objection to Preliminary Plat in concept. No objection to Vacation requests. No objection to Sidewalk Waiver/Deferral.

Planning Department

Agent should provide Planning with an 11" x 14" vacation exhibit (maximum size) for the file. This size fits the file much better.

The perimeter wall design. The walls facing public right of way cannot exceed 6' max. height in side or rear yard setback unless up to 2' is retaining, then the max height is 6' on the private side. If the retaining wall area exceeds 2', then the wall is to be built in 6' max vertical heights with a minimum 4' horizontal distance separating the heights with 2 façade design elements required. The topmost segment can be 8' max if the wall is not over 6' above grade on the property side. Several of the wall sections shown appear to violate these requirements. The 4' horizontal sections should have native grasses or some other type of treatment other than plain dirt.

Planning Department

A revised submittal should be delivered to Planning no later than Monday, January 24th to assure review time before the scheduled hearing. The wall design itself is okay.

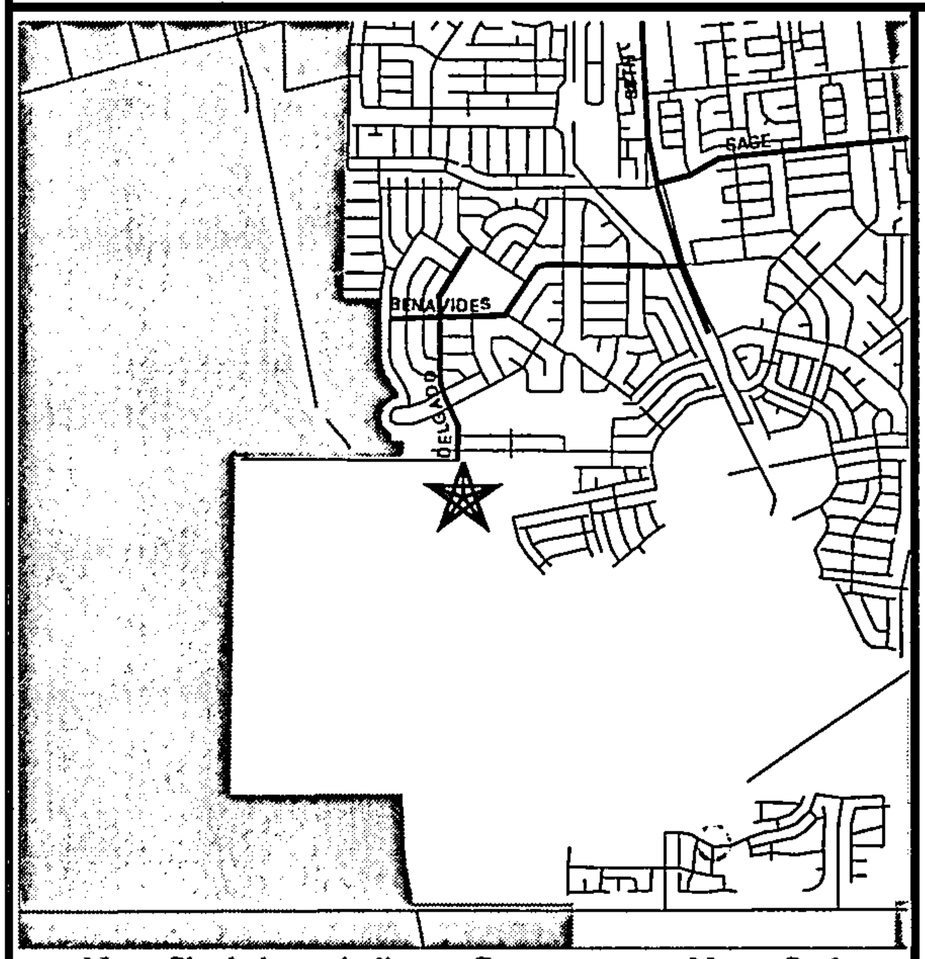
The meandering sidewalk is okay. However, what will be in the sections between the wall and walk or the street & walk? Dirt is not acceptable.

Called agent on 1/13/05 about the zoning...outside Rio Bravo Plan area and so R1 zoning required unless do a SPS & LP. Left Message.

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

cc: Curb Inc., 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108

ZONING MAP



Scale 1"= 729 '

PROJECT NO.
1003874

HEARING DATE
2-2-05

MAP NO.
N-8

ADDITIONAL CASE NUMBER(S)
05DRB-00032
05DRB-00033
05DRB-00034

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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

Project # 1001932
04DRB-01995 Major-Two 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)

Project # 1002250
05DRB-00009 Major-Two 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)

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) (N-8)

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)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

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). (C-20)

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). (K-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 17, 2005.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: FEBRUARY 2, 2005
Zone Atlas Page: N-8-Z
Notification Radius: 100 Ft.

Project# 1003874
App# 05DRB-00032
App# 05DRB-00033
App# 05DRB-00034
App# 05DRB-00035

Cross Reference and Location:

Applicant: CURB, INC
Address: 5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

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

Special Instructions:

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

Date Mailed: JANUARY 14, 2005

Signature: KYLE TSETHLIKAI

100805531200542004 LEGAL: 6 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BURCIAGA JORGE & SOCORRO
OWNER ADDR: 10813 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805531900542005 LEGAL: 5 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GALLEGOS CAROLINE
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100805532500542006 LEGAL: 4 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: TORRES TIMOTHY JOHN &
OWNER ADDR: 10912 CARTAGENA SW ALBUQUERQUE NM 87105

100805533100542007 LEGAL: 3 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TENA LORENZO &
OWNER ADDR: 00375 SEGOLILY BOSQUE FARMSNM 87068

100805530200542003 LEGAL: 7 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: LEYBA SYLVIA
OWNER ADDR: 10924 CARTAGENA SW ALBUQUERQUE NM 87121

100805533700542008 LEGAL: 2 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: VITELA AMADEO & GAYLE
OWNER ADDR: 10904 CARTAGENA SW ALBUQUERQUE NM 87105

100805536300542102 LEGAL: 0002 B AT RISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GARCIA CHARLES N & BARBARA M
OWNER ADDR: 10808 CARTAGENA SW ALBUQUERQUE NM 87105

100805537000542103 LEGAL: 3 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: MUNOZ JOSE L & ARMIDA CHAVIRA
OWNER ADDR: 10804 CARTAGENA AV SW ALBUQUERQUE NM 87105

100805534300542009 LEGAL: 1 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: LUCERO BERT M ETUX
OWNER ADDR: 10900 CARTAGENA SW ALBUQUERQUE NM 87105

100805535800542101 LEGAL: 1 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: BURCIAGA JORGE & SOCORRO
OWNER ADDR: 10813 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805537700542104 LEGAL: 4 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GONZALES JOSEPH V & SALLY & KI
OWNER ADDR: 10800 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805538200542105 LEGAL: 5 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: OWENS IRMA JEAN
OWNER ADDR: 10712 CARTAGENA SW ALBUQUERQUE NM 87121

100805538900542106 LEGAL: 6 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GURULE ROBERT J & JULIA
OWNER ADDR: 10708 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805539500542107 LEGAL: 7 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SALAZAR DAVID A
OWNER ADDR: 10704 CARTAGENA SW ALBUQUERQUE NM 87102

100805540100542108 LEGAL: 8 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GUADERRAMA ARTURO
OWNER ADDR: 10700 CARTEGENA AV SW ALBUQUERQUE NM 87121

100805540800542109 LEGAL: 9 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: VALDEZ LEVI D N
OWNER ADDR: 10612 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805541400542110 LEGAL: 10 B ATR ISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VALLES ABDON & MAGDA B
OWNER ADDR: 10608 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805542100542111 LEGAL: 11 B ATR ISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: OLIVAS JOSE & MARTHA
OWNER ADDR: 10604 CARTAGENA SW ALBUQUERQUE NM 87121

100805542700542112 LEGAL: 12 B ATR ISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: OLIVAS CLARA M
OWNER ADDR: 10600 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805544000542201 LEGAL: 1 G ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: ANDUJO JOSE R & MARIA R
OWNER ADDR: 10512 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805544700542202 LEGAL: 2 G ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: LEYBA RUDOLPH R & YVETTE P
OWNER ADDR: 10508 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805433741210104 LEGAL: PARC EL 1 OF LANDS OF RIO BRAVO PARTNERS LOCATED IN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100805450550010103 LEGAL: TR A -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1 ROS LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100805450740010105 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100805450434810101 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

"Attachment A"

RUTH LOZANO, ISAACSON & ARFMAN, PA
ZONE MAP: N-8

Westgate Heights NA (R)
***Matthew Archuleta**
1628 Summerfield SW / 87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW / 87121 831-5189 (h)

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

Westgate Vecinos
***Kelly Thomas**
1201 Jenaro SW / 87121 831-5242 (h)
Sylvia Hayes
10016 Ladrones SW / 87121 836-7358 (h)

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

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

January 4, 2005

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

Dear Ruth:

Thank you for your inquiry of **January 4, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 1, RIO BRAVO PARTNERS ABUTTING RIO BRAVO SW AND WESTGATE DRAINAGE DAM** zone map N-8

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

WESTGATE DRAINAGE DAM
SP-93-200

AMOLE ARROYO DESIGN OVERLAY ZONE

WATER OVERLAY ZONE R-1/W2-4

SITE

RIO BRAVO

GIBSON

EL RANCHO GRAND UNIT 1

EL RANCHO GRAND

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

RIO BRAVO PARTNERS

R-D

R-LT

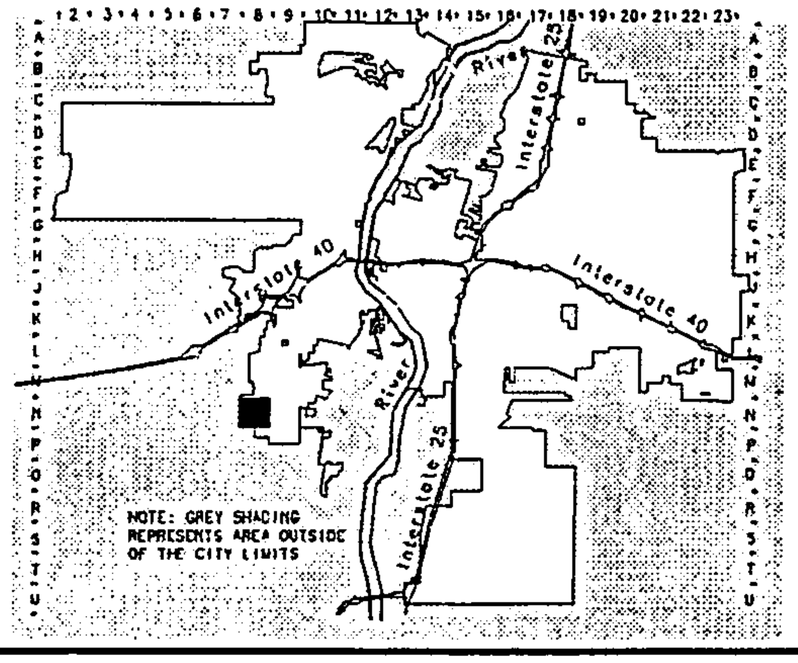
1, 2A, 2B, 2C, 2D, A1, B1, 16

S-93-27

SP-90-123

1003828

1002516



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Zone Atlas Page

N-8-Z

Map Amended through September 02, 2004

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 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 see preliminary plat
✓ 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.

Fred C. Artman
Applicant name (print)

Fred C. Artman 1/7/05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB-_____-00033
05DRB-_____-00034
05DRB-_____-00035

1-7-05
Planner signature / date

Project # 1003874

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

S	Z	**ZONING & PLANNING**
		____ Annexation
	V	____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P		____ 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
D		____ Street Name Change (Local & Collector)
L	A	**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 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE ____ ZIP _____ E-MAIL: _____

APPLICANT: Curb, Inc.--Bo K. Johnson PHONE: 440-2080

ADDRESS: 5160 San Francisco NE FAX: 875-1723

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rick@bokayconst.com

Proprietary interest in site: owner **List all owners:** _____

DESCRIPTION OF REQUEST: 2 year extension of deferred sidewalk construction completion deadline

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

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

Lot or Tract No.: _____ Block: _____ Unit: _____

Subdiv/Addn/TBKA: El Rancho Grande Unit 16

Existing Zoning: R-D Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): N-8 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.): 1003874

CASE INFORMATION:

Within city limits? _x_Yes Within 1000FT of a landfill? no

No. of **existing** lots: _____ No. of **proposed** lots: _____ Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd. SW west of Unser SW

Between: _____ and _____

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

SIGNATURE _____ DATE 7-25-13

(Print Name) Bo K. Johnson Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☑ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	13DRB-70644	ESIA	___	$ 50.00
☑ All fees have been collected	____-____	CMF	___	$ 20.00
☑ All case #s are assigned	____-____	____	___	$ ____
☑ AGIS copy has been sent	____-____	____	___	$ ____
☐ Case history #s are listed	____-____	____	___	$ ____
☐ Site is within 1000ft of a landfill	____-____	____	___	$ ____
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	**Hearing date** Aug. 14, 2013			$ 70.00

8-1-13
Staff signature & Date

Project # ~~1008927~~ 1003874

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**
- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- K Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- K Zone Atlas map with the entire property(ies) clearly outlined
- K Letter briefly describing, explaining, and justifying the deferral or extension
- ___ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**
- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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

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

Bo K. Johnson
Applicant name (print)

Applicant signature / date 7/26/13

Form revised 4/07

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

Application case numbers
13-DRB-70644
_____-_____-_____
_____-_____-_____

8-1-13
Planner signature / date

Project # 1008927

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

S	Z		
		SUBDIVISION	
		___	Major subdivision action
		___	Minor subdivision action
	V	___	Vacation
		___	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
	P	___	for Subdivision
		___	for Building Permit
		___	Administrative Amendment/Approval (AA)
		___	IP Master Development Plan
	D	___	Cert. of Appropriateness (LUCC)
		STORM DRAINAGE (Form D)	
		___	Storm Drainage Cost Allocation Plan
		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)
L	A	**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 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE ___ ZIP _____ E-MAIL: _____

APPLICANT: Curb, Inc.--Bo K. Johnson PHONE: 440-2080

ADDRESS: 5160 San Francisco NE FAX: 875-1723

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rick@bokayconst.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: 2 year extension of deferred sidewalk construction completion deadline

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

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

Lot or Tract No.: _____ Block: _____ Unit: _____

Subdiv/Addn/TBKA: El Rancho Grande Unit 16

Existing Zoning: R-D Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): N-8 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.): 1003874

CASE INFORMATION:

Within city limits? _x_Yes Within 1000FT of a landfill? no

No. of **existing** lots: _____ No. of **proposed** lots: _____ Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd. SW west of Unser SW

Between: _____ and _____

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

SIGNATURE _____ DATE 7-25-13

(Print Name) Bo K. Johnson Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY **Revised: 4/2012**

		Application case numbers	Action	S.F.	Fees
☑	**INTERNAL ROUTING**				
☑	All checklists are complete	13DRB-70644	ESIA	___	$ 50.00
☑	All fees have been collected		CMF	___	$ 20.00
☑	All case #s are assigned			___	$
☑	AGIS copy has been sent			___	$
☐	Case history #s are listed			___	$
☐	Site is within 1000ft of a landfill			___	$
☐	F.H.D.P. density bonus				Total
☐	F.H.D.P. fee rebate	Hearing date Aug. 14, 2013			$ 70.00

8-1-13
Staff signature & Date

Project # ~~1008927~~ 1003874

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
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☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- K Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- K Zone Atlas map with the entire property(ies) clearly outlined
- K Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
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- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

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

Bo K. Johnson
Applicant name (print)

Applicant signature / date 7/26/13

Form revised 4/07

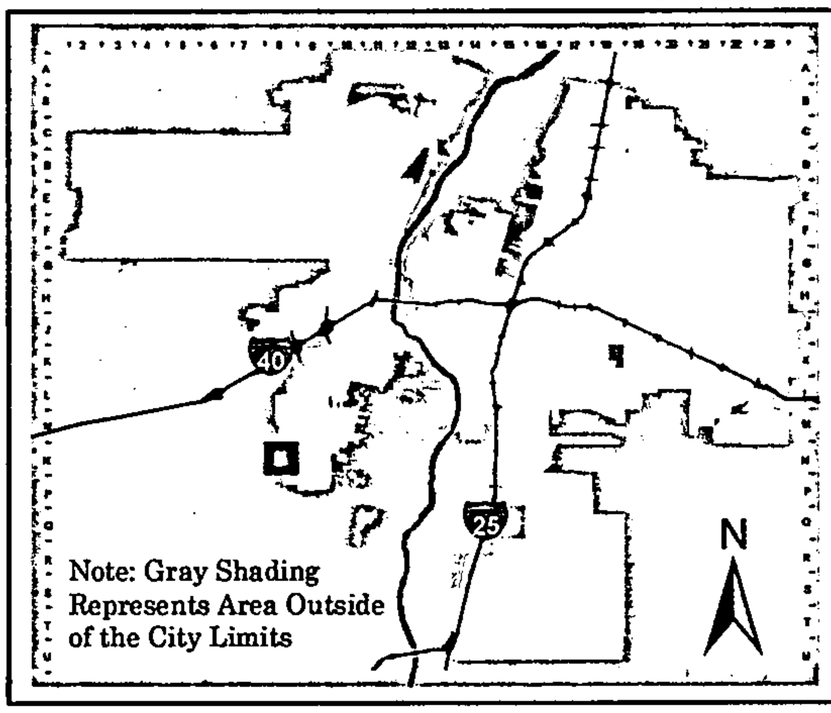
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
13-DRB-70644
_____
_____

8-1-13
Planner signature / date

Project # 1008927

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



Address Map Page:

N-08-Z

Map Amended through:
8/29/2012

These addresses are for informational purposes only and are not intended for address verification.

Albuquerque Geographic Information System

0 750 1,500 Feet

CURB, INC.

5160 San Francisco Dr. NE
Albuquerque, New Mexico 87109

Telephone (505) 899-9656
Fax (505) 875-1723

7-25-13

City of Albuquerque
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: El Rancho Grande Unit 16 Subdivision—Sidewalk Deferral Extension Request
City Project No. 742881

To Whom It May Concern,

On behalf of Curb Inc., please consider this letter as a request for a two year extension of the construction completion deadline for deferred sidewalks in the above referenced subdivision. The current construction completion deadline is August 9th, 2013.

This request is necessary due to the current market conditions resulting in a significant slowdown in the rate of sales and absorption of the subdivision lots.

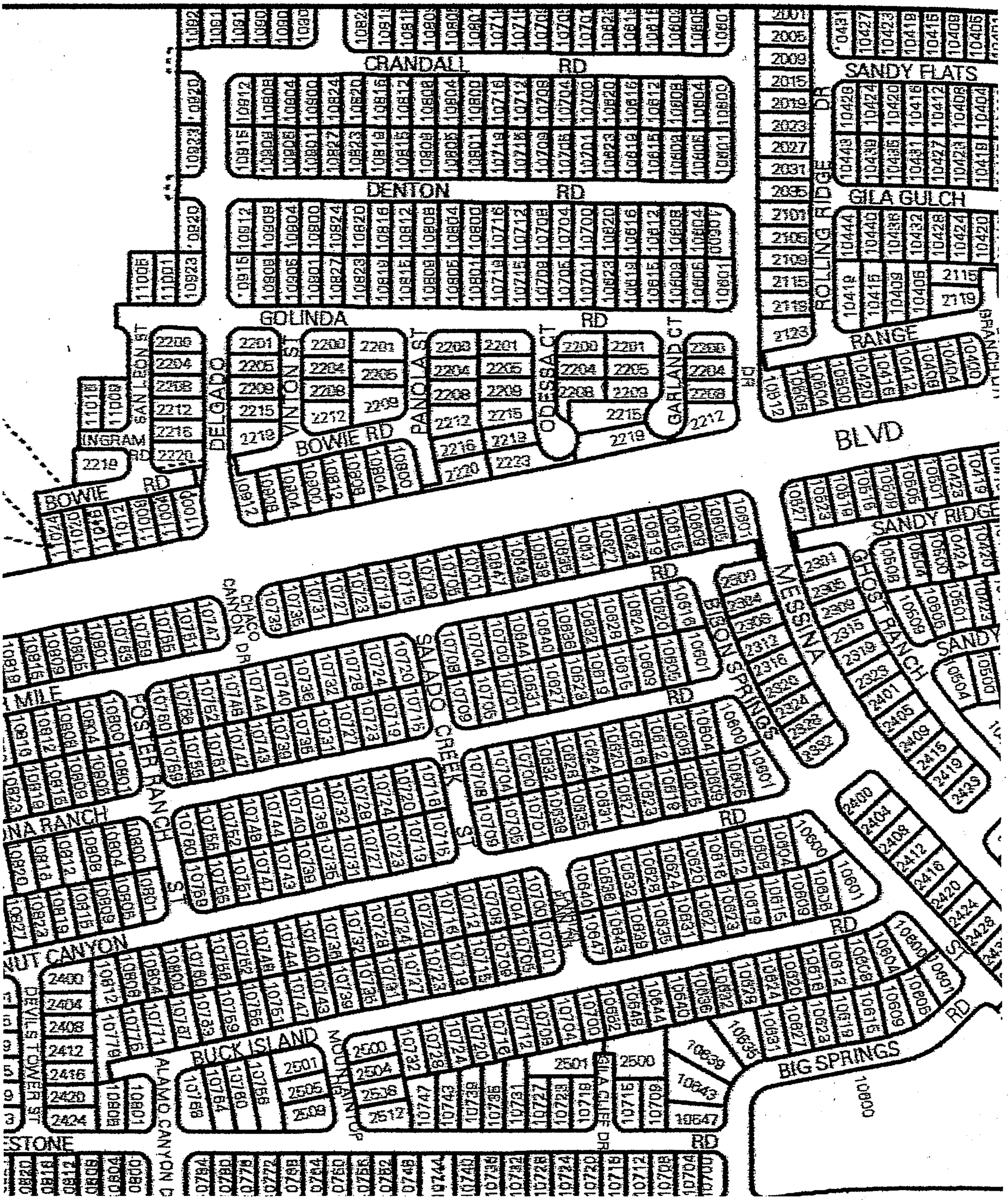
Thank you for your consideration of this matter. Please feel free to call me with any questions that you may have. You may reach me on my mobile phone at 450-4616, or at my office at 899-9656.

Sincerely,

Bo K. Johnson, PE
Executive Vice President
Curb, Inc.

RJS/bkj

Enclosures


CRANDALL RD
DENTON RD
GOLINDA RD
BOWIE RD
SANDY FLATS DR
ROLLING RIDGE DR
GILA GULCH RANGE
BLVD
SANDY RD
GHOST RANCH
MESSINA
BISON SPRINGS RD
SALADO CREEK ST
CHACO CANYON DR
POSTER RANCH ST
CANYON ST
BUCK ISLAND MOUNTAIN
ALAMO CANYON
DEVILS TOWER ST
STONE
BIG SPRINGS
DELGADO ST
SAN LEON ST
INGRAM RD
VANOSS ST
BOWIE RD
PANOLA ST
ODESSA CT
GARLAND CT
GILA CLIFF DR
RD

***

August 14. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
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Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE ____ ZIP _____ E-MAIL: _____

APPLICANT: Curb, Inc.--Bo K. Johnson PHONE: 440-2080

ADDRESS: 5160 San Francisco NE FAX: 875-1723

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rick@bokayconst.com

Proprietary interest in site: owner List **all** owners: _____

DESCRIPTION OF REQUEST: Extension of deferred sidewalk construction completion deadline.

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. _____ Block: _____ Unit: _____

Subdiv/Addn/TBKA: El Rancho Grande Unit 16

Existing Zoning: R-D Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): N-8 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.): 1003874

CASE INFORMATION:

Within city limits? XXYes Within 1000FT of a landfill? No

No. of **existing** lots: _____ No. of **proposed** lots: _____ Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd. SW west of Unser SW

Between: _____ and _____

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

SIGNATURE _____ DATE 8-8-11

(Print Name) Bo K. Johnson Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
11DRB - 70219	ESIA	___	$50.00
-	CMF	___	$20.00
-		___	$
-		___	$
-		___	$
			Total $70.00

Hearing date Aug. 17, 2011

8-9-11
Staff signature & Date

Project # 1008927
1003874

FORM V: SUBDIVISION VARIANCES & VACATIONS

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- ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
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❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
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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.

Bo K. Johnson
Applicant name (print)

Applicant signature / date 8/5/11

Form revised 4/07

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

Application case numbers
11DRB - 70219
____ - ____ - ____
____ - ____ - ____

8-9-11
Planner signature / date

Project # 1008927

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

Albuquerque Geographic Information System

Map amended through: 10/25/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

N-08-Z

Selected Symbols

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

Feet: 0 — 750 — 1,500

CURB, INC.

5160 San Francisco Dr. NE
Albuquerque, New Mexico 87109

Telephone (505) 899-9656
Fax (505) 875-1723

8-8-11

City of Albuquerque
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: El Rancho Grande Unit 16 Subdivision—Sidewalk Deferral Extension Request
City Project No. 742881

To Whom It May Concern,

On behalf of Curb Inc., please consider this letter as a request for a two year extension of the construction completion deadline for deferred sidewalks in the above referenced subdivision. The current construction completion deadline is August 9th, 2011.

This request is necessary due to the current market conditions resulting in a significant slowdown in the rate of sales and absorption of the subdivision lots.

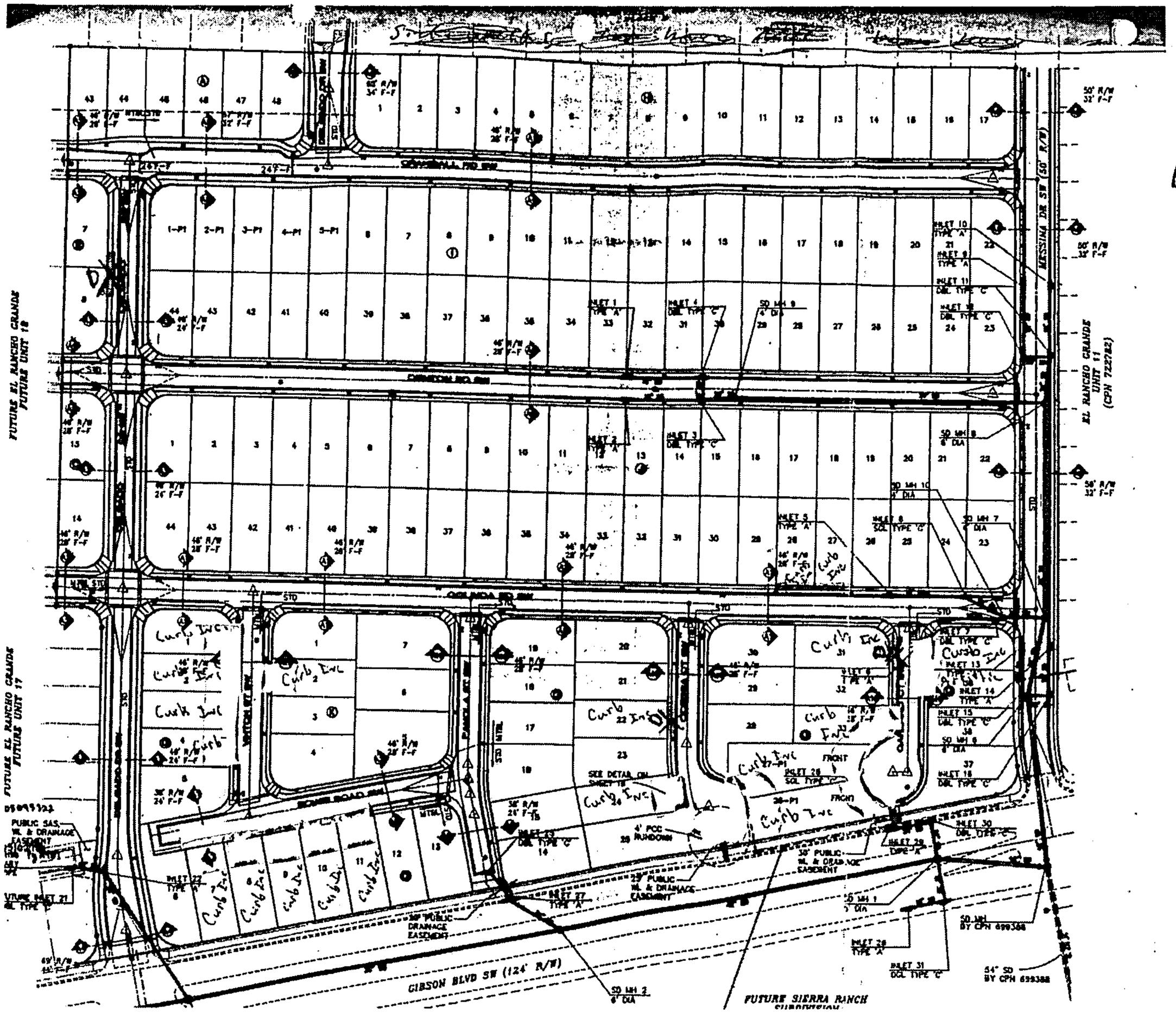
Thank you for your consideration of this matter. Please feel free to call me with any questions that you may have. You may reach me on my mobile phone at 450-4616, or at my office at 899-9656.

Sincerely,

Bo K. Johnson, PE
Executive Vice President
Curb, Inc.

RJS/bkj

Enclosures



Sidewalks That have been
[NOT Completed]
checked on 6/27/11

Sidewalks That have been

[NOT Completed]

checked on 6/27/11

Kick
440-2080
8-16-05

. of Lots: 159
Nearest Major Streets
Gibson & Messina SW

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 742881

THIS AGREEMENT is made this 1st day of August, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Curb, Inc. ("Developer"), whose address is 5160 San Francisco NE Abq, 87109 and whose telephone number is 881-9190, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) New Mexico corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

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

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) El Rancho Grande Unit 16 and ;

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

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

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by June 10, 2006 ("Sidewalk Construction Deadline").

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

2005117203
6313252
Page: 1 of 7
08/11/2005 10:56A
Bk-A101 Pg-6854
Mary Herrera Bern. Co. AGRE R 21.00
'02

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Loan Reserve Letter # 2174
Amount: $ 114,460.15 Name of Financial Institution or Surety providing Guaranty: First State Bank
Date City first able to call Guaranty (Sidewalk Construction Deadline): June 10, 2006, 20xx.
If Guaranty other than a Bond, last day City able to call Guaranty is: August 9, , 2006.
Additional Information: N/A

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

2005117203
6313252 02
Page: 2 of 7
08/11/2005 10:56A
Mary Herrera Bern. Co. AGRE R 21.00 Bk-A101 Pg-6854

7. Release. If the subdivision or any part of it is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Developer shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and its heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

2005117203
6313252
Page: 3 of 7 /02
08/11/2005 10:56A
Bk-A101 Pg-6854
Mary Herrera Bern. Co. AGRE R 21.00

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: Curb, Inc.

By (Signature): _____
Name: Bo K. Johnson
Title: Exe. Vice President
Dated: 6-9-05

CITY OF ALBUQUERQUE:

_____
City Engineer
Dated: 8-09-05

8/14/05 kfg 8/5/05

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 9th day of June, 2005 by (name of person:) Bo K. Johnson, (title or capacity, for instance, "President" or "Owner":) Exe. Vice President of (Developer:) Curb, Inc.

_____
Notary Public

My Commission Expires:
10-1-07

CITY'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 9th day of August, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/1/07

My Commission Expires:
11-25-2007

EXHIBIT "A" ATTACHED

Figure 19 - Page

2005117203
8313252
Page: 4 of 7
08/11/2005 10:56A
Bk-A101 Pg-6854
Mary Herrera Bern. Co. AGRE R 21.00

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

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE ___ ZIP _____ E-MAIL: _____

APPLICANT: Curb Inc. PHONE: 881-9190

ADDRESS: 5160 San Francisco NE FAX: 875-1723

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rick@bokayconst.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: One year extension of deferred sidewalk construction completion deadline.

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

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

Lot or Tract No. _____ Block: _____ Unit: _____

Subdiv/Addn/TBKA: El Rancho Grande Unit 16

Existing Zoning: _____ Proposed zoning: _____

Zone Atlas page(s): N-8 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003874 1003429 1004272

CASE INFORMATION:

Within city limits? xx Yes Within 1000FT of a landfill? no

No. of **existing** lots: _____ No. of **proposed** lots: _____ Total area of site (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: Gibson west of Unser SW.

Between: _____ and _____

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

SIGNATURE _____ DATE 6/8/09

(Print) Bo K. Johnson Applicant: ☒ Agent: ☐

Form revised 4/07

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 rebate

Application case numbers: 09DRB - _____ - 70199

Hearing date June 17, 2009

Action	S.F.	Fees
ESVA	___	$ 50.00
CMF	___	$ 20.00
	___	$
	___	$
	___	$
		Total $ 70.00

6.9.09
Planner signature / date

Project # 1003874

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**
- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the deferral or extension
- ___ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**
- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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

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

Bo K. Johnson
Applicant name (print)

6/8/09
Applicant signature / date

Form revised 4/07

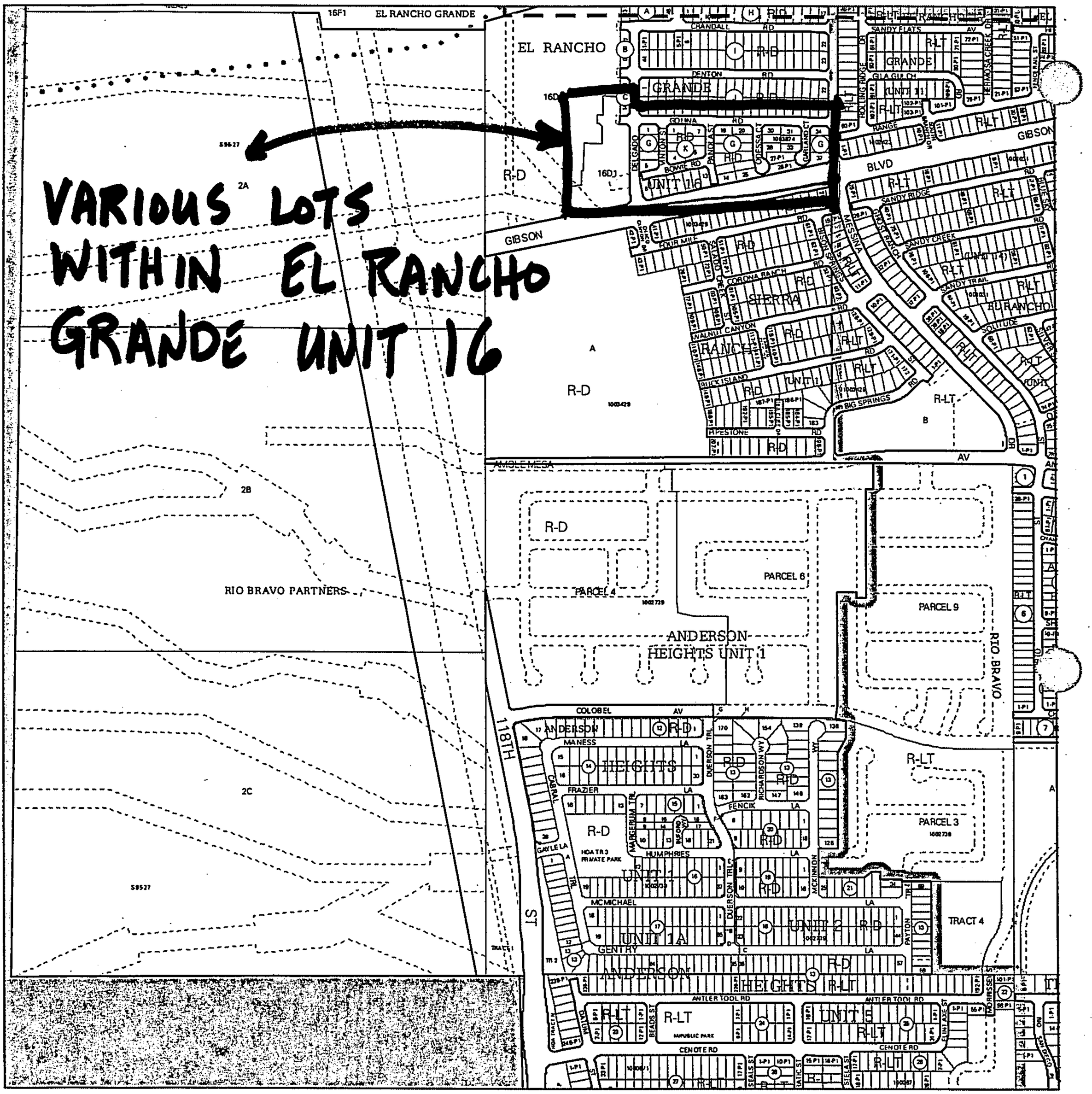
☑ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
09DRB - ____ - 70199
____ - ____ - ____
____ - ____ - ____

6.9.09
Planner signature / date

Project # 1003871

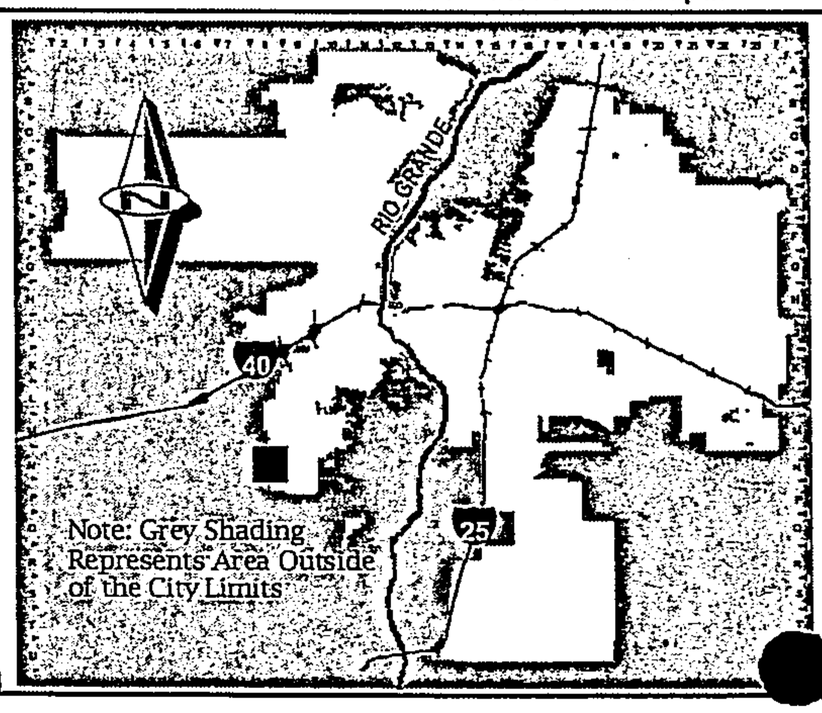
VARIOUS LOTS WITHIN EL RANCHO GRANDE UNIT 16



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

Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

N-08-Z

Selected Symbols

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

0 750 1,500 Feet

CURB, INC.

5160 San Francisco Dr. NE
Albuquerque, New Mexico 87109

Telephone (505) 899-9656
Fax (505) 875-1723

6-8-09

City of Albuquerque
Development Review Board
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: El Rancho Grande Subdivision Unit 16—Sidewalk Deferral Extension Request
City Project No. 742881 DRB # 1003874

To Whom It May Concern,

On behalf of Curb Inc., please consider this letter as a request for a one year extension of the construction completion deadline for deferred sidewalks in the above referenced subdivision. The current construction completion deadline is August 9th, 2009.

This request is necessary due to the current market conditions resulting in a significant slowdown in the rate of sales and absorption of the subdivision lots.

Thank you for your consideration of this matter. Please feel free to call me with any questions that you may have. You may reach me on my mobile phone at 450-4616, or at my office at 899-9656.

Sincerely,

FOR:

Bo K. Johnson, PE
Executive Vice President
Curb, Inc.

RJS/bkj

Enclosures

FUTURE EL RANCHO GRANDE
FUTURE UNIT 17

FUTURE EL RANCHO GRANDE
FUTURE UNIT 18

DELGADO DR SW

VENTON ST SW

PANOLA ST SW

COMANCHE ST SW

MESSINA DR SW (50' R/W)

EL RANCHO GRANDE
UNIT 11
(CPN 722782)

LEGEND

Proj 1003874

TREASURY DIVISION DAILY DEPOSIT
PARKS AND RECREATION DEPARTMENT CASH IN LIEU

Detached Open Space - Cash in Lieu

Project #: 1003874 Application #: 05DRB-0003

El Rancho Grande, Unit 16

Prepared By: Christina Sandoval Phone Number: 768-3808

CHECK AMOUNT	FUND	ACCOUNT	ACTIVITY
$15,370.95	305	461611	7213180

Computed as follows:

Estimate of Value	X	Remaining Req't. (sq. ft.)	=	Total
$1.05		14,639.00		$15,370.95

Subdivision: Tracts 16-A, 16-B, 16-C and 16-E, Rio Bravo Partners

Known As: El Rancho Grande, Unit 16

Zone Page: N-08 Cash In Lieu District: Southwest Mesa

These monies collected as a fee under Zoning Ordinance Section 14-16-3-8 in-lieu of dedication of land for detached open space.

VALIDATION STAMP:

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

9/29/2005        8:49AM        LOC: ANNX
RECEIPT# 00047473 WS# 006  TRANS# 0003
Account  461611       Fund 0305
Activity 7213180                TRSEJA
Trans Amt          $15,370.95
.124 Misc
           $15,370.95
 CK                          $15,370.95
CHANGE                           $0.00
```

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form S

SUBDIVISION

___ Major Subdivision action
✓ Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form Z

ZONING & PLANNING

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 881-9190
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Major Subdivision Final Plat Approval (plat tbka El Rancho Grande Unit 16)

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

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

Lot or Tract No. Tracts 16-D, 16-E, + 16-F of the Bulk Land Plat for Tracts 16-A, 16-B, 16-C, 16-D, 16-E, + 16-F Block: Unit: 16
Subdiv. / Addn. El Rancho Grande
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of existing ~~lots~~ tracts: 3 No. of proposed lots: 159
Total area of site (acres): 50.3484 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805433741210104 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: W. Terminus of Gibson Blvd. SW
Between: Messina Dr. SW and Delgado Dr. SW DRB 05AA-00978

CASE HISTORY: 04DRB-01892, 04DRB-00717, 05DRB-00126, 05DRB-00199, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00342, 05DRB-00894
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.)

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

SIGNATURE Ruth Lozano DATE 9/12/05
From Fred C. Arfman ___ Applicant X Agent

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

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
05DRB - -01412	FP	S(3)	$ 3,500.00
- -	CMF		$ 10.00
- -			$
- -			$
- -			$
			Total
			$ 3520.00

Hearing date September 21, 2005

Andrew Garcia 9/12/05
Planner signature / date

Project # 1003874

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** approved
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
pending ✓ 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
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
pending ✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** forthcoming

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

for Fred C. Arfman
Applicant name (print)

Ruth Lozano 9/12/05
Applicant signature / date

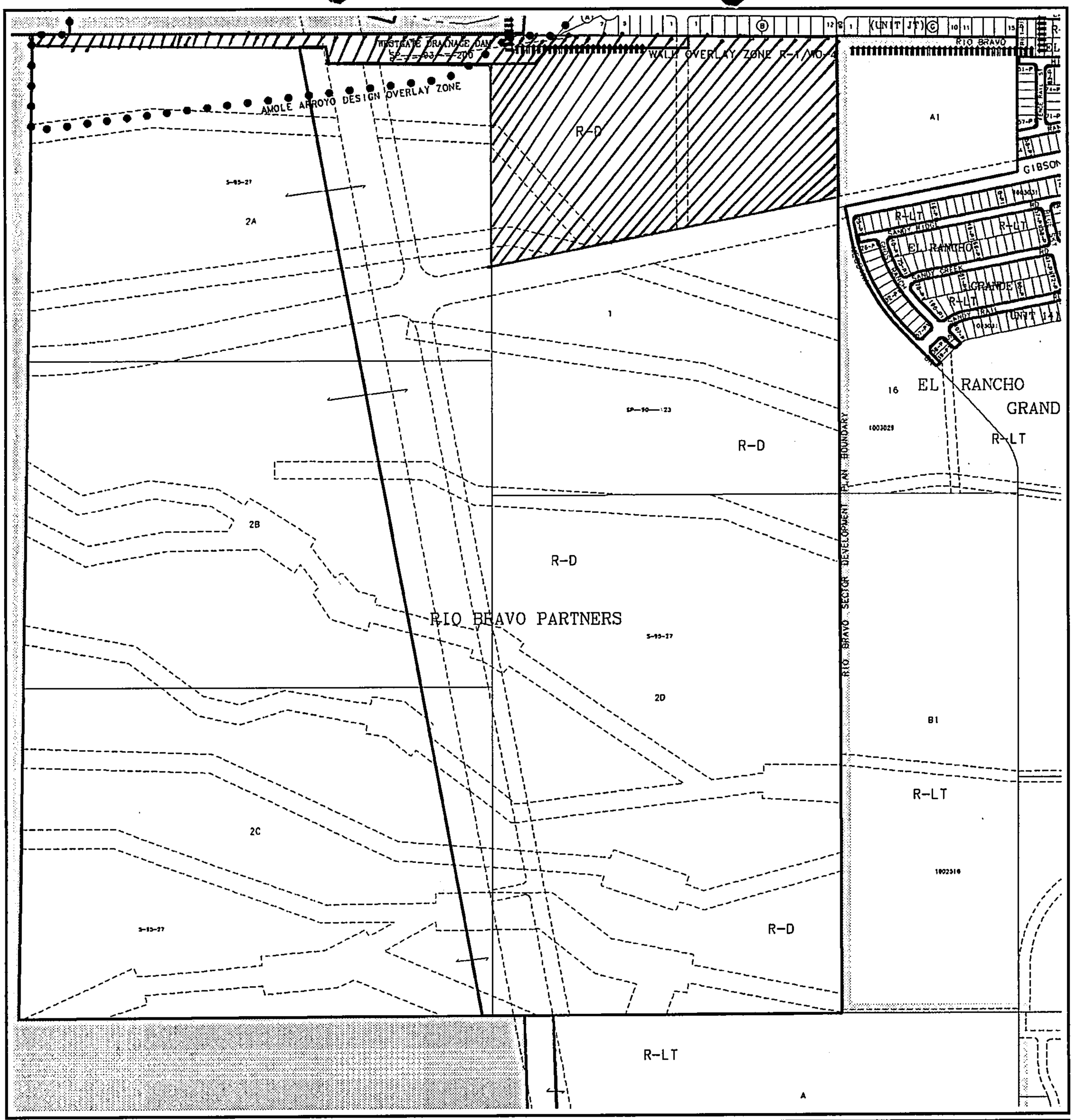
Form revised 11/04

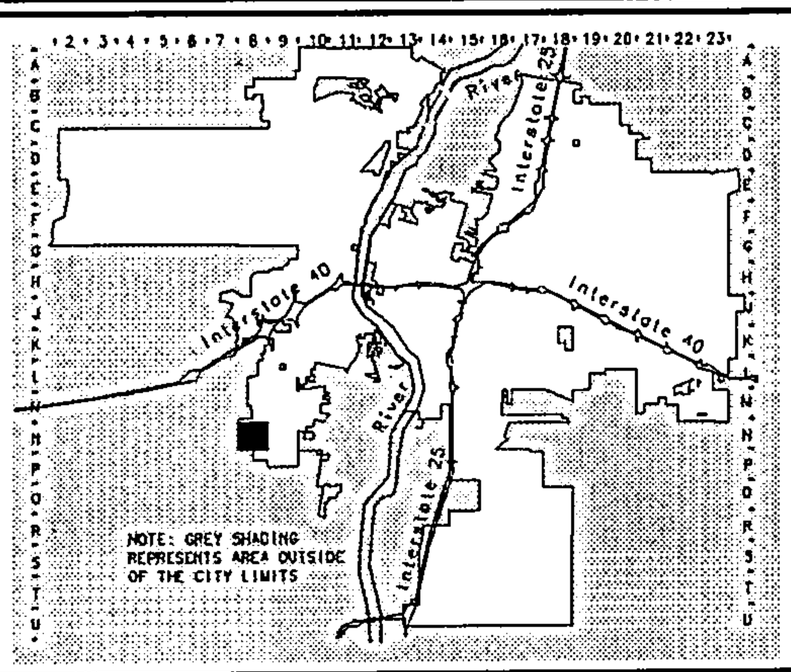
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05DRB - _____ - 01412
_____ - _____ - _____
_____ - _____ - _____

Andrew Garcia 9/12/05
Planner signature / date

Project # 1003874





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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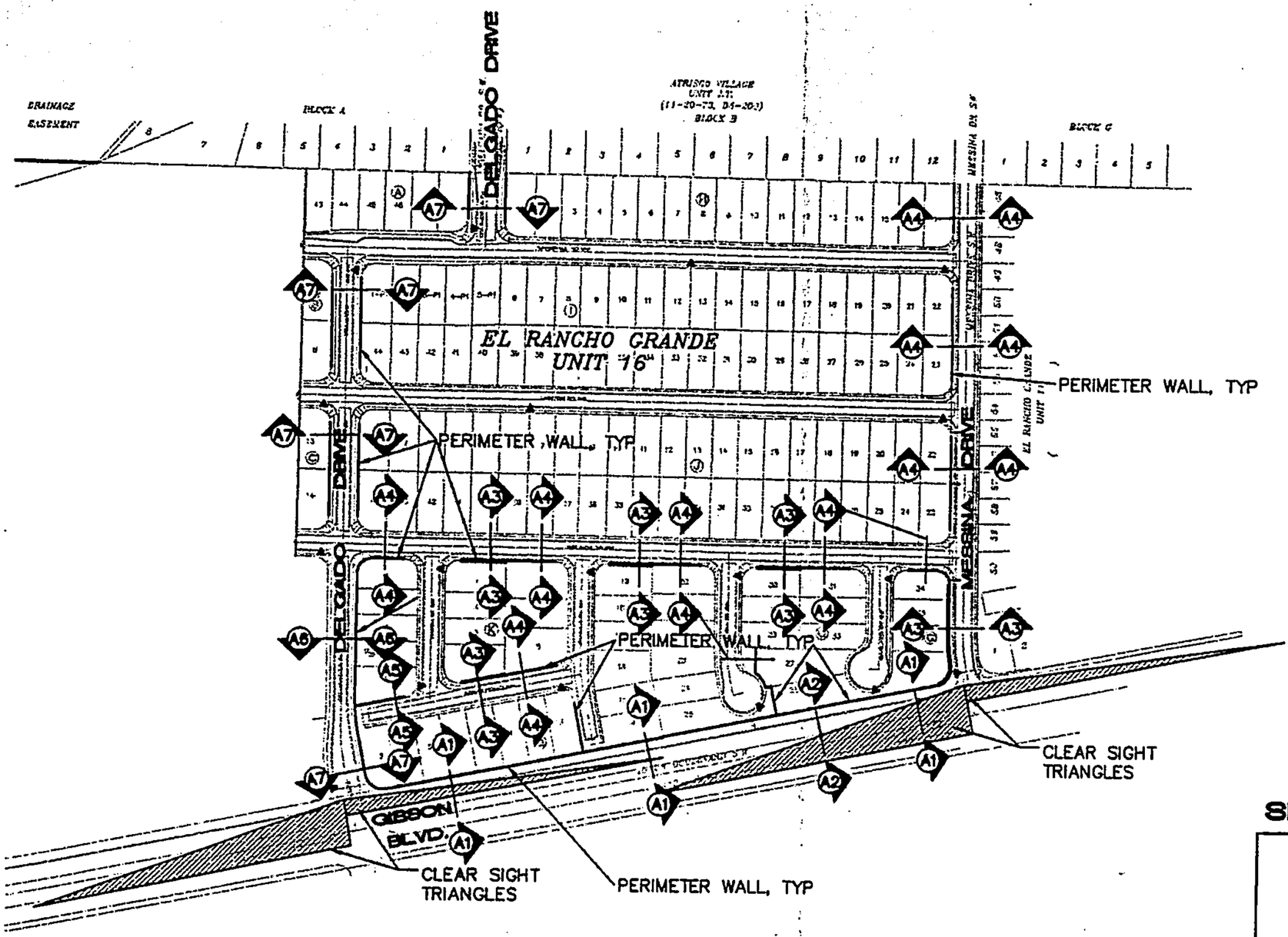
GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through February 01, 2005



SCALE: 1"=200'

AMENDED
Perimeter Wall Approved
DRB Chair
06/14/05
Date

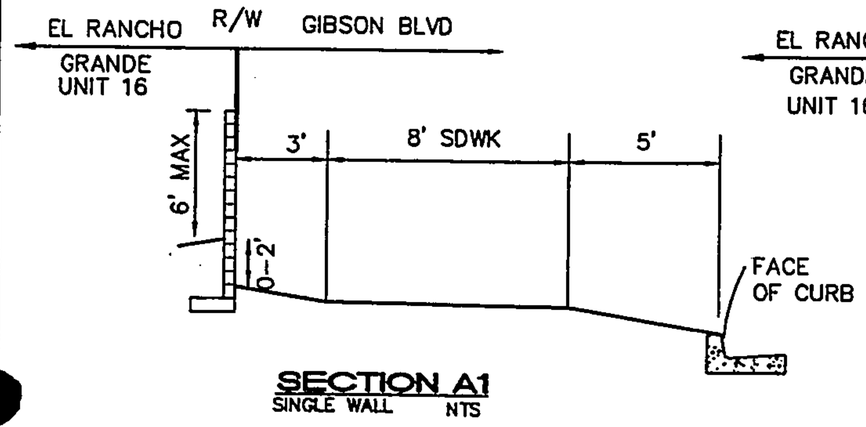
ZONE ATLAS #: N-8
NEAREST INTERSECTION:
GIBSON BLVD & MESSINA DR
DRB PROJECT #: 1003874

SHEET 1 OF 3

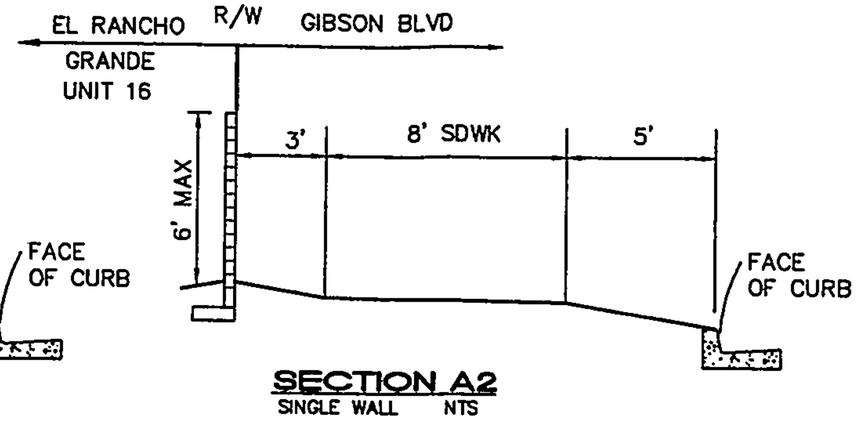
EL RANCHO GRANDE UNIT 16
PERIMETER WALL PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

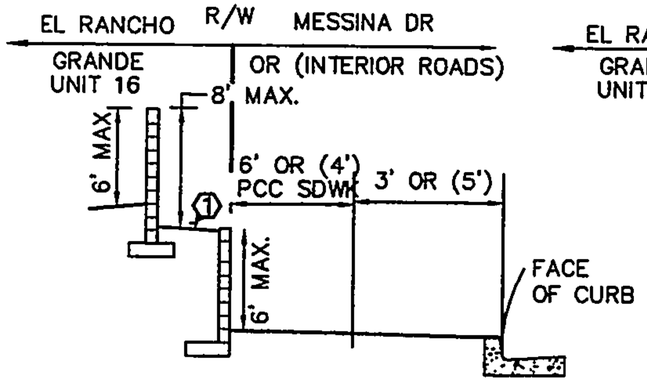
1349RETWL SECTIONS.DWGanw 6/7/05



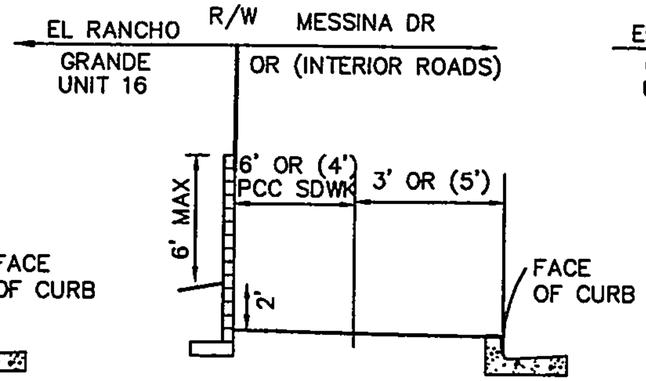
SECTION A1
SINGLE WALL NTS



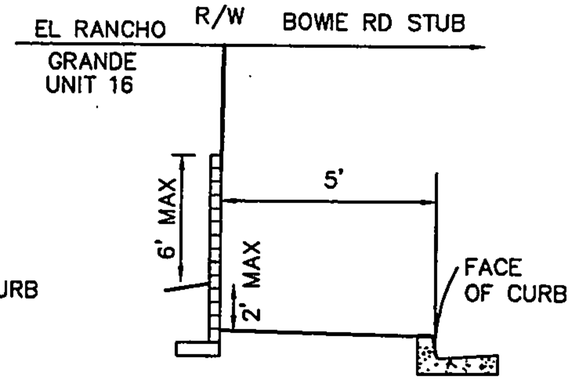
SECTION A2
SINGLE WALL NTS



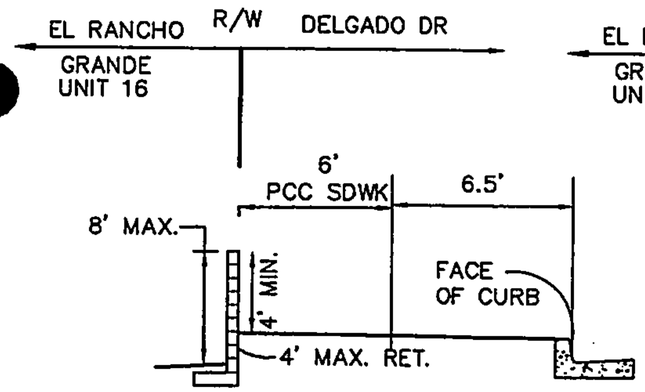
SECTION A3
DOUBLE WALL NTS



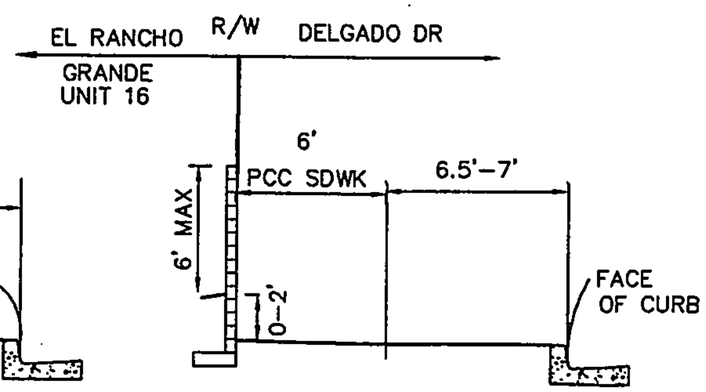
SECTION A4
SINGLE WALL NTS



SECTION A5
SINGLE WALL NTS



SECTION A6
SINGLE WALL NTS



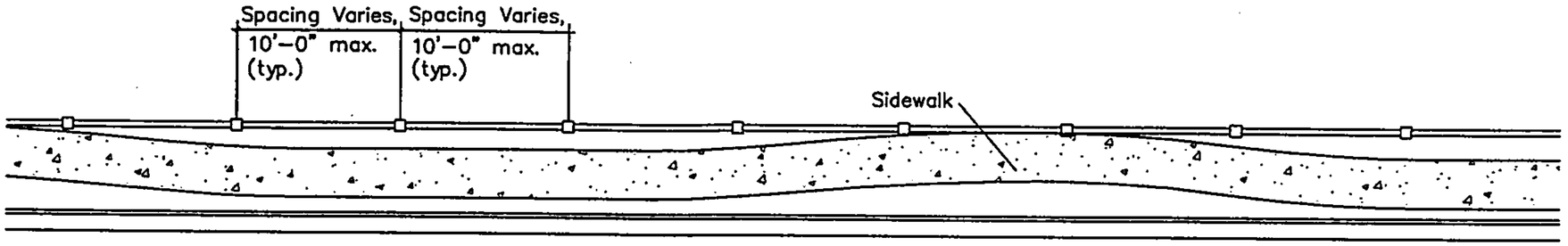
SECTION A7
SINGLE WALL NTS

① 4' MIN. BETWEEN WALLS. VEGETATE WITH NATIVE GRASSES.

ZONE ATLAS # N-8
NEAREST INTERSECTION:
GIBSON BLVD & MESSINA DR
DRB PROJECT #1003874

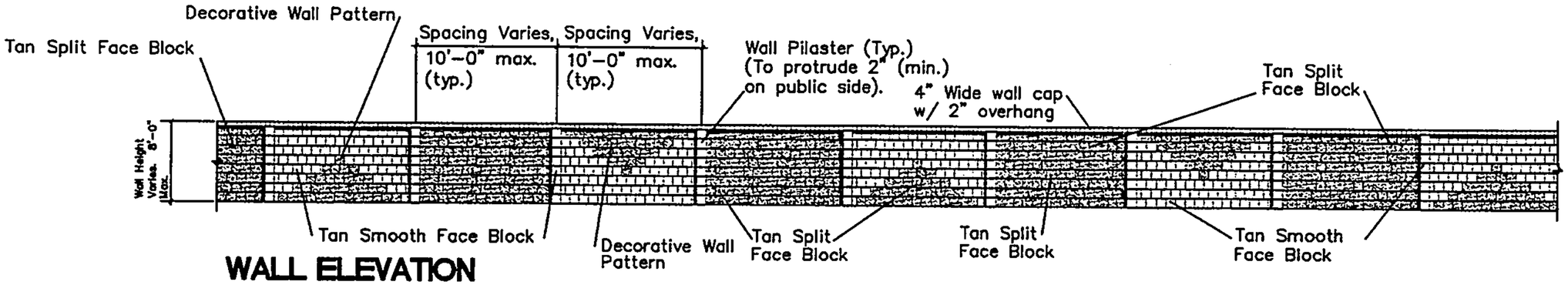
EL RANCHO GRANDE UNIT 16
PERIMETER WALL SECTIONS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1349RETWL SECTIONS.DWGonw 6/7/05



WALL PLAN

SCALE: None



WALL ELEVATION

SCALE: None

SHEET 3 OF 3

ZONE ATLAS #: N-8
NEAREST INTERSECTION:
GIBSON BLVD & MESSINA DR
DRB PROJECT #: 1003874

EL RANCHO GRANDE UNIT 16
PERIMETER WALL PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque *New Mexico*
1349RETWL SECTIONS.DWGanw 6/7/05

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 22, 2005

3. Project # 1003874
05DRB-00894 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB0033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8)

At the June 22, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by July 7, 2005, in the manner described below.

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc:Curb Inc., 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

JUN 24 2005

No. of Lots: 159
Nearest Major Streets
Gibson & Messina SW

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 9th day of August, 20 05, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Curb, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 5160 San Francisco NE Abq., NM 87109 and whose telephone number is 881-9190, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] see attached Exhibit "B", recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Curb, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as El Rancho Grande Unit 16 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 9th day of February, 20 07 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 742881.

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

Mary Herrera Bern. Co. AGRE R 21.00
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07/02

No. of Lots: 159
Nearest Major Streets
Gibson & Messina SW

FIGURE 12

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

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Mary Herrera Bern. Co. AGRE R 21.00
07/02

No. of Lots: 159
Nearest Major Streets
Gibson & Messina SW

FIGURE 12

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

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Mary Herrera Bern. Co. AGRE R 21.00
07/02

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25% of actual construction costs
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Surveys, and construction surveying of the private Improvements shall be performed by Aldrich Land Surveys. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin Engr., and inspection of the private Improvements shall be performed by Isaacson & Arfman, PA, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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Mary Herrera Bern. Co. AGRE R 21.00

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B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25% of actual construction costs
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A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Surveys, and construction surveying of the private Improvements shall be performed by Aldrich Land Surveys. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin Engr., and inspection of the private Improvements shall be performed by Isaacson & Arfman, PA, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by Vinyard & Associates, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Municipal Lien
Amount: $ 2,280,810.86 Name of Financial Institution or Surety
Date City first able to call Guaranty: February 9, 2007
[Construction Completion Deadline]: February 9, 2007
If Guaranty other than a Bond, last day City able to call Guaranty is: April 10, 2007
Additional information: N/A

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by Vinyard & Associates, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

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8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Curb, Inc.

By [Signature]: _____
Name: Bo K. Johnson
Title: Exe. Vice President
Dated: 8-1-05

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 8-09-05

8.4.5 KJE 8/5/05

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 1st day of August, 2005 by [name of person:] Bo K. Johnson, [title or capacity, for instance, "President" or "Owner":] Exe. Vice President of [Subdivider:] Curb, Inc.

_____
Notary Public

My Commission Expires:
10/1/07

OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/1/07

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 9th day of August, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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Dated: 8-1-05

CITY OF ALBUQUERQUE

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City Engineer
Dated: 8-09-05

8.4.5

KJL 8/5/05

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OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/1/07

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 9th day of, August, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

2005117202
6313251
Page: 6 of 7
08/11/2005 10:56A
Bk-A101 Pg-6853
Mary Herrera Bern. Co. AGRE R 21.00

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Curb, Inc.

By [Signature]: _____
Name: Bo K. Johnson
Title: Exe. Vice President
Dated: 8-1-05

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 8-09-05

8.4.5

KJL 8/5/05

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 1st day of August, 2005 by [name of person:] Bo K. Johnson, [title or capacity, for instance, "President" or "Owner":] Exe. Vice President of [Subdivider:] Curb, Inc.

_____
Notary Public

My Commission Expires:
10/1/07

OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/1/07

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

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2005117202
6313251
Page: 6 of 7
08/11/2005 10:56A
Bk-A101 Pg-6853
Mary Herrera Bern. Co. AGRE R 21.00

EXHIBIT "B"

Tract 16-E, as shown on Bulk Land Plat for Tracts 16-A, 16-B, 16-C, 16-D, 16-E and 16-F, El Rancho Grande, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 2005, in Book 2005C, Page 41, Document Number 2005014732.

2005117202
6313251
Page: 7 of 7
08/11/2005 10:56A
Mary Herrera Bern. Co. AGRE R 21.00 Bk-A101 Pg-6853

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Mary Herrera Bern. Co. AGRE R 21.00
2005117202
6313251
Page: 7 of 7
08/11/2005 10:56A
Bk-A101 Pg-6853

EXHIBIT "B"

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2005117202
6313251
Page: 7 of 7
08/11/2005 10:56A
Bk-A101 Pg-6853
Mary Herrera Bern. Co. AGRE R 21.00

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

PAID RECEIPT

APPLICANT NAME Curb Inc.

AGENT Isaacson & Arfman, P.A.

ADDRESS 128 Monroe St. N.E.

PROJECT & APP # 1003874 / 05DRB 01412

PROJECT NAME EL Ranchs Grande Unit 16

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

$ 3500.00 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

$ 3520.00 **TOTAL AMOUNT DUE**

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

9/12/2005 ... RECEIPT# ... Account 441032 Fund 0110 Activity 3424000 Trans Amt. $20.00 J24 Misc $3,520.00 TRSUE Counterr
CK $20.00
CHANGE $3,520.00
$0.00

CURB, INC.
PH. 881-9190
5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

95-660/1070
2025113388

7026

DATE 9-12-05

PAY TO THE ORDER OF City of Albuquerque $ 3,520.00

Three Thousand five hundred & twenty no/100 DOLLARS

Security Features Included. Details on Back.

BANK OF ALBUQUERQUE N.A.
Albuquerque, New Mexico
www.bankofalbuquerque.com

MEMO Final Plat for ElRG 16-E Charles A. Haegel

⑈107006606⑈ 202511338⑈ 7026

City of Albuquerque
Treasury Division

9/12/2005 2:57PM ... ANNX
RECEIPT# 00016536 ... 0041
Account 441006 Fund 0110
Activity 3424000 ... XG
Trans Amt. $3,500.00
J24 Misc $20.00

"NOTICE OF SUBDIVISION PLAT CONDITIONS"
EL RANCHO GRANDE, UNIT 16, TRACTS 16-D-1 AND 16-D-2

TRACTS 16-D-1 AND 16-D-2 OF THE THE PLAT FOR EL RANCHO GRANDE, UNIT 16, HAVE BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THESE TRACTS, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABLITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

Charles A Haegelin

CURB INC., CHARLES A. HAEGELIN, PRESIDENT

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/07

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

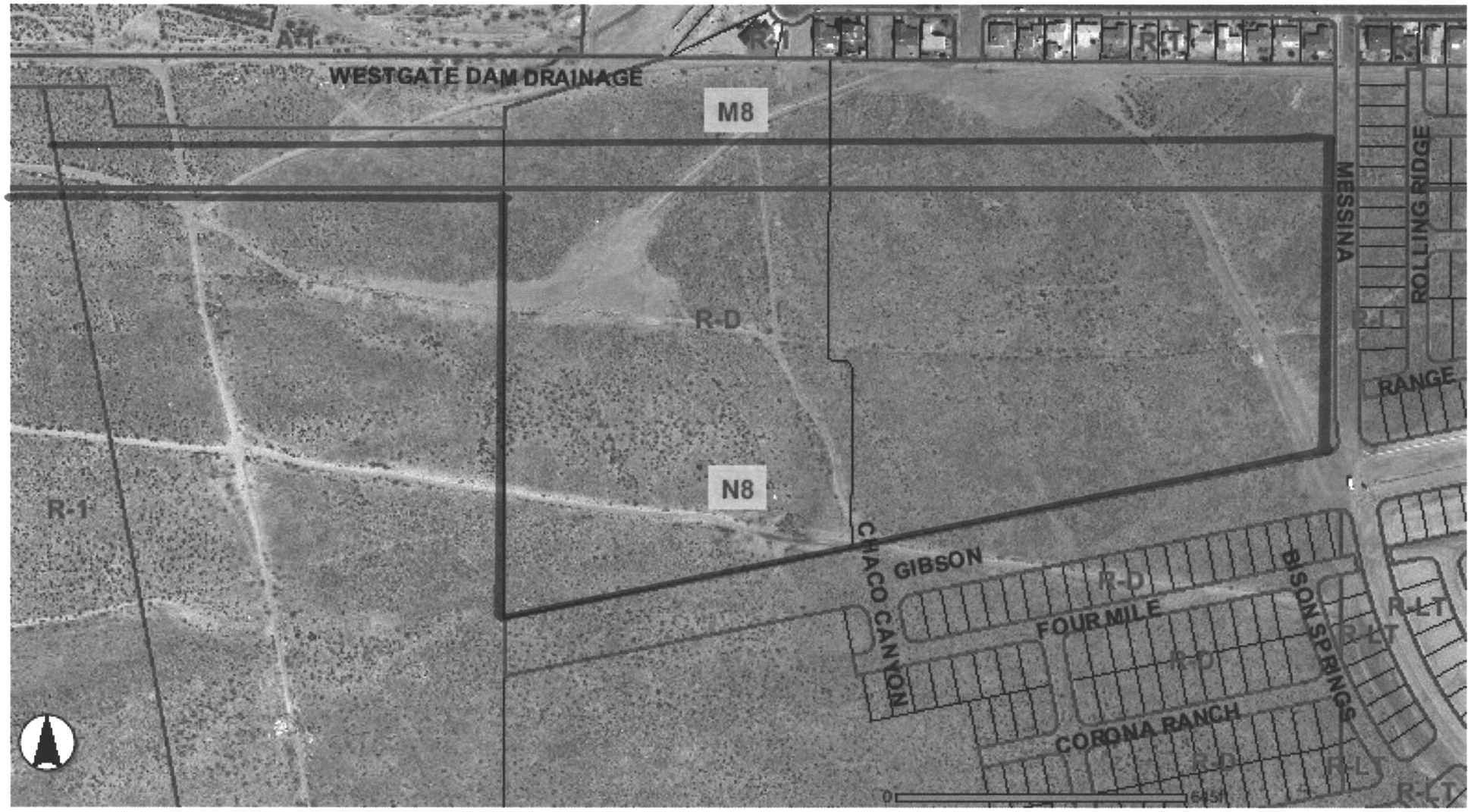
On this 22nd day of June, 2005, this instrument was acknowledged acknowledged before me by Charles A. Haegelin, President of Curb Inc.

Ruth T. Lozano
Notary Public

Mary Herrera Bern. Co. NOT R 9.00

2005143856
6339905
Page: 1 of 1
09/29/2005 03:02P
Bk-A104 Pg-3455

Chairperson
Development Review Board


WESTGATE DAM DRAINAGE
M8
N8
R-D
R-1
MESSINA
ROLLING RIDGE
RANGE
GIBSON
CHACO CANYON
FOUR MILE
BISON SPRINGS
CORONA RANCH
R-LT

DRB 05AA

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 881-9190
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:

AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Administrative Amendment to Site Development Plan for Subdivision (fbka El Rancho Grande Unit 16) Approval

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

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

Lot or Tract No. Tracts 16-D, 16-E, & 16-F Block: Unit: 16
Subdiv. / Addn. Bulk Land Plat for El Rancho Grande
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of existing ~~lots~~ tracts: 1 No. of proposed lots: 159
Total area of site (acres): 24.7758 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805433741210104 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: W. Terminus of Gibson Blvd. SW
Between: Messina Dr. SW and Delgado Dr. SW

CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj #1003874; 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 04DRB-01892, 04DRB-00717, 05DRB-00126, 05DRB-00199, 05DRB-00342, 05DRB-00894

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: DATE 06.08.05

SIGNATURE Fred C. Arfman
(Print) Fred C. Arfman ___ Applicant X Agent

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

FOR OFFICIAL USE ONLY

DRB

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

Application case numbers: 05AA - - 00978

Action	S.F.	Fees
DRB(AA)	P(4)	$ 45.00
		$
		$
		$
		$
		Total $ 45.00

Hearing date AA

Andrew Garcia 6-9-05
Planner signature / date

Project # 1003874

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE**

__ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
__ Site plan and related drawings (folded to fit into an 8.5" x 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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Solid Waste Management Department signature on Site Plan if relevant
__ 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Copy of the LUCC approval if the site is in an historic overlay zone
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

☒ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**
☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
☐ **CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY**

✓ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
✓ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **5** 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
✓ Letter of authorization from the property owner if application is submitted by an agent
NA Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

NOTE: The next three items are also required only if the original approval required a public hearing.
__ Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
__ Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to **all** those listed above:
__ Collocation evidence as described in *Zoning Code* §14-16-3-17(A)(5)
__ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
__ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
__ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
__ Registered Engineer's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

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

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 06-08-05
Applicant signature / date

Form revised September 2001

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

Application case numbers
05AA-_____-00978
_____-_____-_____
_____-_____-_____

Andrew Garcia
Planner signature / date

Project # 1003874

WESTGATE DRAINAGE DAM

AMOLE ARROYO DESIGN OVERLAY ZONE

SITE

RIO BRAVO

GIBSON

EL RANCHO GRANDE

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

RIO BRAVO PARTNERS

2A

2B

2C

2D

1

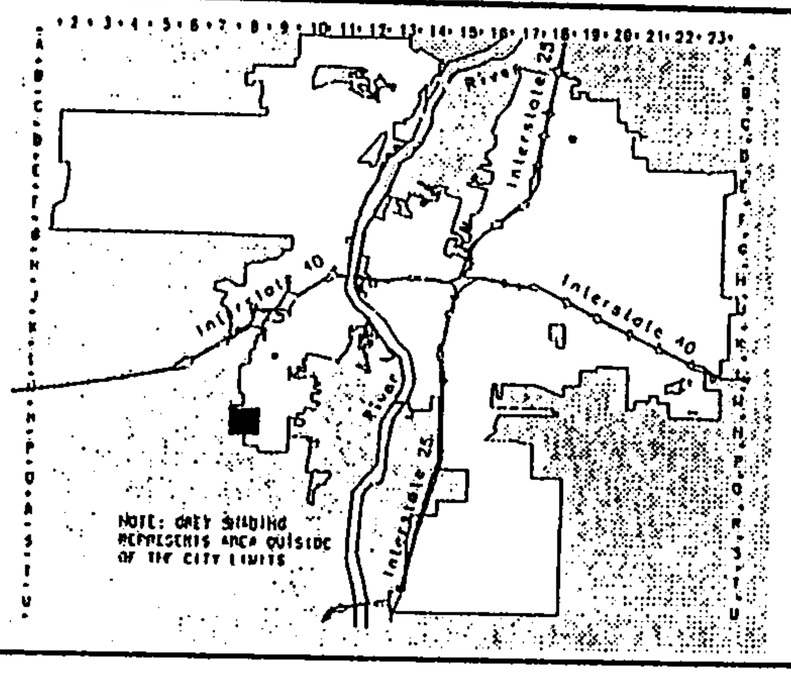
A1

B1

16

R-D

R-LT



Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through February 01, 2005

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

PAID RECEIPT

APPLICANT NAME Curb Inc.

AGENT Isaacson & Arfman P.A.

ADDRESS 128 Monroe St NE.

PROJECT & APP # 1003874 / 05AA-00978

PROJECT NAME El Rancho Grande 16

$ _____ 441032/3424000 Conflict Management Fee

$ 45.00 441006/4983000 DRB Actions AA.

$ _____ 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

$ 45.00 TOTAL AMOUNT DUE

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

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

16571
95-219/1070 176
1350743997

DATE 6/8/05

PAY TO THE ORDER OF City of Albuquerque $ 45.00

Forty-Five + 00/100 DOLLARS

City Of Albuquerque
Treasury Division

6/9/2005 3:17PM LOC: ANNX
RECEIPT# 00044114 WS# 107 TRAN# 0033
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $45.00
J24 Misc $45.00
CK $45.00
CHANGE $0.00

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

FOR 1349

Thank You

⑈00016571⑈ ⑆107002192⑆ 1350743997⑈

© HARLAND STYLE (XPX)

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

June 6, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Administrative Amendment:
Amended Site Development Plan for Subdivision with Landscaping Plan and Perimeter Wall Plan for El Rancho Grande, Unit 16
DRB #1003874

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting an amended site development plan for subdivision for El Rancho Grande, Unit 16.

The site was re-graded to minimize retaining walls and earthwork; the revised grading & drainage plan has been approved. The amended site development plan for subdivision, landscape plan, and perimeter wall sections are attached, and the following is a list of the changes from the original submittals.

1. Some lots south of Golinda Road were reduced from 105 feet to 100 feet and some were increased to 110 feet in depth in order to gain grade by sloping in the backyards.

2. One lot was added in Block G between Delgado Drive and Vinton Street, resulting in a total of 159 lots.

3. Lots 26-P1 and 27-P1 now front Garland Court instead of Odessa Court.

4. Minimum lot square footage shown on the Site Development Plan for Subdivision decreased from 4635 sq. ft. to 4500 sq. ft.

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

5. The amended Landscape Plan shows elimination of landscaping in median at the Delgado entrance at Gibson Blvd. The reason for eliminating the landscaping is that the median is only 4' wide (face of curb - face of curb), and the DPM calls for patterned concrete to be used for medians of this width. Landscaping between sidewalk and curb at the entrance remains the same.

6. The amended perimeter wall sections show reduced retaining wall heights because of the revised grades. Some of the double retaining walls have been eliminated, which should make the appearance of the walls nicer from the public side.

If you have questions or comments regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/ånw
Attachments

January 24, 2005

Ms. Sheran Matson
DRB Chairperson
Land Development Coordination
Development & Building Services Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: El Rancho Grande Unit 16 ~ E
Project No. 1003874

Dear Ms. Matson:

Curb, Inc. is authorizing Isaacson & Arfman, P.A. to be its representative.

Sincerely,
CURB, INC.

Charles Haegelin
President

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

June 6, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: **Administrative Amendment:**
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DRB #1003874

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

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If you have questions or comments regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/ånw
Attachments

ORIGINAL

Claire

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: January 7, 2005
Date Site Plan Approved: 2/9/05
Date Preliminary Plat Approved: 02/09/05
Date Preliminary Plat Expires: 02/09/07
DRB Project No.: 1003874
DRB Application No.: 05DRB-00032

EL RANCHO GRANDE, UNIT 16
PROPOSED NAME OF PLAT

TRACT 16-E, EL RANCHO GRANDE
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		44'-24' F-F	Residential Paving	Delgado Drive	Gibson	Bowie Road	/	/	/
		24' F-F	Residential Paving	Delgado Drive	Bowie Road	Crandall Road	/	/	/
		34' F-F	Residential Paving	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		28'-32 'F-F	Residential Paving	Crandall Road	West Property Line	Delgado Drive (west leg)	/	/	/
		32' F-F	Residential Paving	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		28' F-F	Residential Paving	Crandall Road	Delgado Drive (east leg)	Messina Drive	/	/	/
		28' F-F	Residential Paving	Denton Road	West Property Line	Messina Drive	/	/	/
		28' F-F	Residential Paving	Golinda Road	West Property Line	Messina Drive	/	/	/
		28' F-F	Residential Paving	Vinton Street	Golinda Road	Bowie Road	/	/	/
		24' F-F	Residential Paving	Bowie Road	West end	Vinton Street	/	/	/
		28' F-F	Residential Paving	Bowie Road	Vinton Street	Panola Street	/	/	/
		28' F-F	Residential Paving	Panola Street	Golinda Road	Bowie Road	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		24' F-F	Residential Paving	Panola Street	Bowie Road	South End	/	/	/
		28' F-F	Residential Paving	Odessa Court	Golinda Road	South End	/	/	/
		28' F-F	Residential Paving	Garland Court	Golinda Road	South End	/	/	/
		24' F-E	Residential Paving	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		30' F-F	Arterial Paving (12) 1	Gibson Blvd	West Property Line	Messina Drive	/	/	/
		Std.	Curb and Gutter	Delgado Drive (west leg)	Gibson Blvd	Crandall Road	/	/	/
		Std.	Curb and Gutter	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Crandall Road	West Property Linie	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Denton Road	West Property Line	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Golinda Road	W. PROP. LINE Delgado Drive 1	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Vinton Street	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Bowie Road	West end	East End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Panola Street	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Odessa Court	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Garland Court	Golinda Road	South End	/	/	/
		Std.	Curb and Gutter (West Side Only)	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		Std.	Curb and Gutter (North Side ~~Only~~) MEDIAN CURB (12) 1	Gibson Blvd	West Property Line	Messina Drive	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6'	PCC Sidewalk (Both Sides)	Delgado Drive (west leg)	Gibson Blvd	Crandall Road	/	/	/
		6'	PCC Sidewalk (Both Sides)	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		4'-6'	PCC Sidewalk (1) (Both Sides)	Crandall Road	West Property Line	Delgado Drive (west leg)	/	/	/
		6'	PCC Sidewalk (1) (Both Sides)	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Crandall Road	Delgado Drive (east leg)	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Denton Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (South Side Only)	Golinda Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Golinda Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Vinton Street	Golinda Road	Bowie Road	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Bowie Road	West end	Panola Street	/	/	/
		4'	PCC Sidewalk (North Side Only)	Bowie Road	Vinton Street	Panola Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Odessa Court	Golinda Road	South End	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Garland Court	Golinda Road	South End	/	/	/
		6'	PCC Sidewalk (West Side Only)	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		8'	ASPH. TRAIL (12) PCC Sidewalk (North Side Only)	Gibson Blvd	West Property Line	Messina Drive	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		~~20"~~ 18"	Waterline (8)	Gibson Blvd	West Property Line	Delgado Drive	/	/	/
		20"	Waterline (8)	Delgado Drive	Gibson Blvd	Crandall Road	/	/	/
		20"	Waterline (8)	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		20"	Waterline (8)	Delgado Drive	Crandall Road	Existing 20"	/	/	/
		6"	Waterline (9)	Delgado Drive	Crandall Road	Golinda Road	/	/	/
		6"	Waterline	Crandall Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Crandall Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Denton Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Denton Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Golinda Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Golinda Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Vinton Street	Golinda Road	Bowie Road	/	/	/
		6"	Waterline	Bowie Road	DELGADO ~~Vinton~~ Street	Panola Street	/	/	/
		6"	Waterline	Panola Street	Golinda Road	Bowie Road	/	/	/
		4"	Waterline	Panola Street	Bowie Road	South End	/	/	/
		6"	Waterline	Odessa Court	Golinda Road	South End	/	/	/
		6"	Waterline	Garland Court	Golinda Road	South End	/	/	/
		6"	Waterline	Gibson Blvd	Odessa Court	Garland Court	/	/	/
		6"	Waterline	Delgado Drive	Golinda Road	Crandall Road	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		8"	SAS	Crandall Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Denton Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Golinda Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Vinton Street	Lot 1, Block K	South End	/	/	/
		8"	SAS	Bowie Road	W. R/W of Delgado Drive	Panola Street	/	/	/
		8"	SAS	Panola Street	Golinda Road	South End	/	/	/
		8"	SAS	Odessa Court	Golinda Road	South End	/	/	/
		8"	SAS	Garland Court	Golinda Road	South End	/	/	/
		8"	SAS	Messina Drive	Lots 33/34, Block G	Crandall Road	/	/	/
		24"	RCP Storm Drain	Denton Road	Lots 14/15, Block J	Messina Drive	/	/	/
		24"	RCP Storm Drain	Golinda Road	Lot 23, Block J	Messina Drive	/	/	/
		36" - 42"	RCP Storm Drain	Messina Drive	Gibson Blvd	Golinda Road	/	/	/
		36"	RCP Storm Drain	Messina Drive	Golinda Road	Denton Road	/	/	/
		42"	RCP Storm Drain	Gibson Blvd	Messina Drive	Lot 13, Block G	/	/	/
		36"	RCP Storm Drain	Gibson Blvd	Lot 13, Block G	West Property Line	/	/	/
		18"-24"	RCP Storm Drain	Delgado Drive	South of Bowie Road	Gibson Blvd	/	/	/
		18"-24"	RCP Storm Drain	Easement	South End of Panola Street	Gibson Blvd	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		18"-24"	RCP Storm Drain	PUB. DRAINAGE Easement	South End of Garland Court	Gibson	/	/	/
		10'	PCC Rundown	PUB. DRAINAGE Easement	Odessa Court	Gibson Blvd	/	/	/
		4.74 Ac-Ft	Temporary Retention Ponds (3) on property west of El Rancho Grande, Unit 16 w/ easmt, Covenant & Agreement	TRACT 16-D			/	/	/
			Irrigation Water Meter	Delgado Drive	at Gibson Entrance		/	/	/
		54"-78"	RCP SD*	MESSINA	GIBSON	AMOLE MESA	/	/	/
			*MAY BE FINANCIALLY GUARANTEED W/ DRB 1003429 (SIERRA RANCH)				/	/	/
		4'	PCC SIDEWALK (1) BOTH SIDES	PANOLA ST.	GOLINDA.	BOWIE	/	/	/
		4' (1)	PCC SDWK (1) (EAST SIDE ONLY)	"	BOWIE	SO. END	/	/	/
							/	/	/
							/	/	/

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. Storm drain sizes and location are approximate and subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Perimeter walls per DRB approved perimeter wall design.
8. (1) 18 ~~20"~~ WL to be built by a separate project. (DRB Project# 1003429 (1), CPN#_____) ~~20" WL not financially guaranteed with this project.~~ AA
9. WL to serve future unit to the west which is located outside Pressure Zone 2W
10. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
11. Landscape Maintenance Agreement for ROW landscaping.
12. (1) [redacted] MAY BE BUILT BY SEPARATE PROJECT (DRB PROJ. # 1003429)

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Fred C. Arfman, P.E. NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
Isaacson & Arfman, P.A. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:	CITY ENGINEER - date	- date

02/09/05 2-9-05 2-9-05 02.04.05 2/9/05 2-9-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	06-03-05			

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form Z

ZONING & PLANNING

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 881-9190
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:

AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Vacation of AMAFCA Easements

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

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

Lot or Tract No. Tracts 16-D + 16-E + 16-F Block: Unit: 16
Subdiv. / Addn. Bulk Land Plat for El Rancho Grande
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of **existing** lots: No. of **proposed** lots: 2
Total area of site (acres): Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805433741210104 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: W. Terminus of Gibson Blvd. SW
Between: Messina Dr. SW and Delgado Dr. SW

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj #1003874; 05DRB-00032; 05DRB-00033; 05DRB-00034; 05DRB-00035; 04DRB-01892; 04DRB-00717; 05DRB-00126; 05DRB-00199; 05DRB-00342

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

SIGNATURE Fred C. Arfman DATE 5/26/05
(Print) Fred C. Arfman ___ Applicant X Agent

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

FOR OFFICIAL USE ONLY

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

Application case numbers: 05DRB - - 00894

Action	S.F.	Fees
V PE	V	$ 90.00
CMF		$ 20.00
Adv		$ 75.00
		$
		$
		Total $ 185.00

Hearing date June 22, 2005

Andrew Garcia 5-26-05
Planner signature / date

Project # 1003874

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

Fred C. Arfman 5/26/05
Applicant name (print)

Fred C. Arfman 05/26/05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB - _____ - 00894
_____ - _____ - _____
_____ - _____ - _____

D Arfman 5-26-05
Planner signature / date

Project # 1003874

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

May 26, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Vacation of AMAFCA Easements
for El Rancho Grande, Unit 16
DRB #1003874

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for approval of vacation of AMAFCA drainage easements within Tracts 16-D and 16-F of Bulk Land Plat for El Rancho Grande (filed 1-31-05, in Bk. 2005C, Pg. 41). These easements were filed with the Plat of Lands of Rio Bravo Partners on July 19, 1990, in Vol. 90C, Folio 163, and are shown on the attached plat and vacation exhibit.

The justifications for vacating these easements are as follows:

1) The easements are no longer needed because of drainage improvements constructed with El Rancho Grande, Unit 16.
2) The AMAFCA board approved the release of these easements on April 21, 2005, and a Quitclaim Deed will be recorded (see attached).
3) The public welfare is in no way served by retaining the easements.

If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE
FCA/ånw
Attachments

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

WESTGATE DRAINAGE DAM

AMOLE ARROYO DESIGN OVERLAY ZONE

WALL OVERLAY ZONE R-1/10

SITE

RIO BRAVO

GIBSON

SANDY RIDGE

EL RANCHO GRANDE

SANDY TRAIL UNIT

EL RANCHO GRAND

RIO BRAVO SECTION DEVELOPMENT PLAN BOUNDARY

RIO BRAVO PARTNERS

2A

2B

2C

2D

1

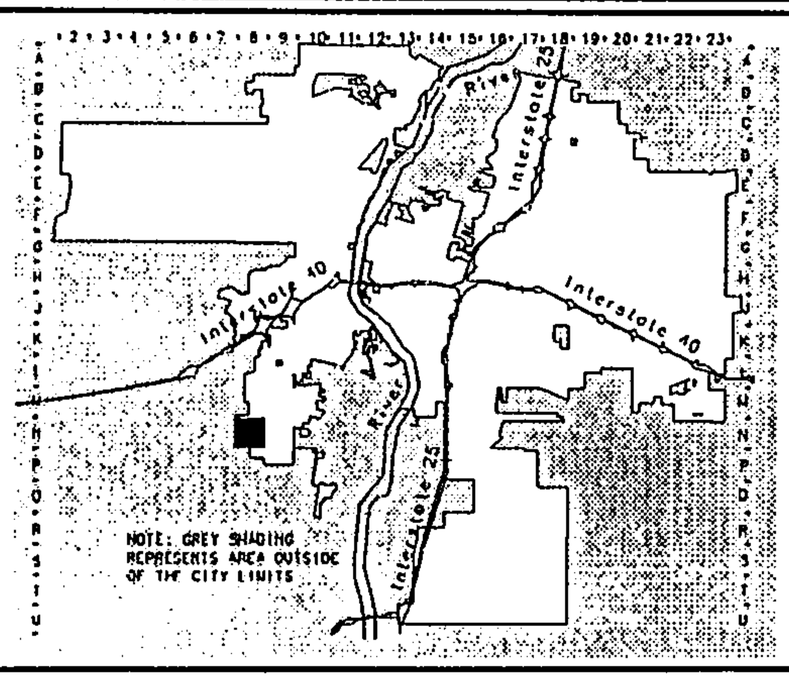
16

A1

B1

R-D

R-LT



GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through February 01, 2005

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2004

QUITCLAIM DEED / PARTIAL RELEASE OF EASEMENT

The Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico (AMAFCA), hereby quitclaims, partially releases and discharges of record all of the Drainage Easements on Parcel 1, Lands of Rio Bravo Partners, that were granted to AMAFCA by the Plat of Lands of Rio Bravo Partners, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 19, 1990 in Plat Book Volume 90C, Folio 163, which were shown on the Plat of Lands of Rio Bravo Partners, Parcels 2-A, 2-B, 2-C and 2-D, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1996 in Plat Book 96C, Folio 160, and a portion of which were shown on the Bulk Land Plat for Tracts 16-A, 16-B, 16-C, 16-D, 16-E and 16-F, El Rancho Grande, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2005 in Plat Book 2005C, Page 41.

AMAFCA also hereby quitclaims, releases and discharges of record all of the Drainage Easement that was granted to AMAFCA by the Plat of Lands of Rio Bravo Partners, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 19, 1990 in Plat Book Volume 90C, Folio 163, as shown on the upper northeast corner of Parcel 2 as Centerline Number 1 on said plat, and which was shown on the AMAFCA Westgate Dam Right-of-Way Plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 10, 1994 in Plat Book Volume 94C, Folio 194.

AMAFCA also hereby quitclaims, partially releases and discharges of record the 150-foot Drainage Easement that was granted to AMAFCA by the Plat of Lands of Rio Bravo Partners, Parcels 2-A, 2-B, 2-C and 2-D, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1996 in Plat Book 96C, Folio 160, a portion of which was shown on the Bulk Land Plat for Tracts 16-A, 16-B, 16-C, 16-D, 16-E and 16-F, El Rancho Grande, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2005 in Plat Book 2005C, Page 41, as shown in the southwest corner of Tract 16-C on said plat.

Said Easements are no longer needed and are being released because Curb, Inc. is constructing drainage improvements consistent with the Amole-Hubbell Drainage Management Plan.

ALBUQUERQUE METROPOLITAN ARROYO
FLOOD CONTROL AUTHORITY

By: _____

Ronald D. Brown, Chairman
(As authorized at the April 21, 2005 Board Meeting)

STATE OF NEW MEXICO)
) s.s.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on April 21, 2005 by Ronald D. Brown as Chairman of the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, on behalf of said political subdivision.

Pamela S. Woodruff
Notary Public

My commission expires:
9-22-08

OFFICIAL SEAL
PAMELA S. WOODRUFF
Notary Public
State of New Mexico
My Commission Expires 9-22-08

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

May 26, 2005

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

Dear Ruth:

Thank you for your inquiry of **May 26, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 16-E, EL RANCHO GRANDE, WEST TERMINUS OF GIBSON BOULEVARD SW BETWEEN MESSINA DRIVE SW AND DELGADO DRIVE SW** zone map **N-8.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/6/04)

"Attachment A"

Date: May 26, 2005
Ruth Lozano, Isaacson & Arfman, P.A.
128 Monroe Street NE/87108 268-8828/Fax-268-2632
Zone Map: N-8
Legal: **Tract 16-E, El Rancho Grande**

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

WESTGATE VECINOS (WGV)
***Kelly Thomas**
1201 Jenaro SW/87121 264-6820 (h)
Sylvia Hayes
10016 Ladrones SW/87121

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 26, 2005

Certified Mail 7004 2510 0006 7990 5263

Mr. Matthew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

RE: Vacation of AMAFCA Drainage Easements
DRB Project No. 1003874
Located Within Tracts 16-D and 16-F of Bulk Land Plat
for El Rancho Grande (Filed 1-31-05, in Bk. 2005C, Pg. 41)

Dear Mr. Archuleta:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that we are requesting vacation of 100' AMAFCA drainage easements from the City of Albuquerque. The easements are located on Tracts 16-D and 16-F of Bulk Land Plat for Tracts 16-A, 16-B, 16-C, 16-D, and 16-F, north of Gibson Blvd, west of Messina Drive and southwest of Atrisco Village, Unit J.T.--see attached zone atlas map. The easements are being vacated because they are no longer needed since drainage improvements will be constructed with the Tract 16-E development.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, P.E.
FCA/ånw
Attachment
7004 2510 0006 7990 5263

128 Monroe St. NE • Albuquerque, NM

7004 2510 0006 7990 5263

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE, NM 87121
OFFICIAL USE

Postage	$	0.37
Certified Fee		2.30
Return Receipt Fee (Endorsement Required)		1.75
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$	4.42

ALBUQUERQUE NM HIGHLAND 0108
MAY 26 2005
Clerk: KC5FJ7
05/26/05 USPS

Sent To: Matthew Archuleta
Westgate Heights N.A.
Street, Apt. No.; or PO Box No.: 1628 Summerfield SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 — See Reverse for Instructions

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

May 26, 2005

Certified Mail 7004 2510 0006 7990 5270

Ms. Libby McIntosh
Westgate Heights Neighborhood Association
1316 Ladrones Ct. SW
Albuquerque, NM 87121

RE: Vacation of AMAFCA Drainage Easements
DRB Project No. 1003874
Located Within Tracts 16-D and 16-F of Bulk Land Plat
for El Rancho Grande (Filed 1-31-05, in Bk. 2005C, Pg. 41)

Dear Ms. McIntosh:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that we are requesting vacation of 100' AMAFCA drainage easements from the City of Albuquerque. The easements are located on Tracts 16-D and 16-F of Bulk Land Plat for Tracts 16-A, 16-B, 16-C, 16-D, and 16-F, north of Gibson Blvd, west of Messina Drive and southwest of Atrisco Village, Unit J.T.--see attached zone atlas map. The easements are being vacated because they are no longer needed since drainage improvements will be constructed with the Tract 16-E development.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, P.E.
FCA/ånw
Attachment
7004 2510 0006 7990 5270

128 Monroe St. NE • Albuquerque, NM

7004 2510 0006 7990 5270

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ALBUQUERQUE, NM 87121 OFFICIAL USE

Postage	$ 0.37	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 4.42	05/26/05

ALBUQUERQUE NM 87101 0108 MAY 26 2005 Postmark Here USPS Clerk: KC5FJ7

Sent To: Libby McIntosh
Westgate Heights N.A.
Street, Apt. No.; or PO Box No.: 1316 Ladrones Ct. SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 26, 2005

Certified Mail 7004 2510 0006 7990 5287

Kelly Thomas
Westgate Vecinos
1201 Jenaro SW
Albuquerque, NM 87121

RE: Vacation of AMAFCA Drainage Easements
DRB Project No. 1003874
Located Within Tracts 16-D and 16-F of Bulk Land Plat
for El Rancho Grande (Filed 1-31-05, in Bk. 2005C, Pg. 41)

Dear Kelly Thomas:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Vecinos that we are requesting vacation of 100' AMAFCA drainage easements from the City of Albuquerque. The easements are located on Tracts 16-D and 16-F of Bulk Land Plat for Tracts 16-A, 16-B, 16-C, 16-D, and 16-F, north of Gibson Blvd, west of Messina Drive and southwest of Atrisco Village, Unit J.T.--see attached zone atlas map. The easements are being vacated because they are no longer needed since drainage improvements will be constructed with the Tract 16-E development.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, P.E.
FCA/ånw
Attachment
7004 2510 0006 7990 5287

128 Monroe St. NE • Albuquerque, NM 87

7004 2510 0006 7990 5287

U.S. Postal Service™
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(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
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ALBUQUERQUE, NM 87121

Postage	$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 4.42	05/26/05

ALBUQUERQUE NM HIGHLANDS USPS
Postmark Here
Clerk: 055737
MAY 26 2005

Sent To: Kelly Thomas
Westgate Vecinos
Street, Apt. No.; or PO Box No.: 1201 Jenaro SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 — See Reverse for Instructions

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 26, 2005

Certified Mail 7004 2510 0006 7990 5294

Ms. Sylvia Hayes
Westgate Vecinos
10016 Ladrones SW
Albuquerque, NM 87121

RE: Vacation of AMAFCA Drainage Easements
DRB Project No. 1003874
Located Within Tracts 16-D and 16-F of Bulk Land Plat
for El Rancho Grande (Filed 1-31-05, in Bk. 2005C, Pg. 41)

Dear Ms. Hayes:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Vecinos that we are requesting vacation of 100' AMAFCA drainage easements from the City of Albuquerque. The easements are located on Tracts 16-D and 16-F of Bulk Land Plat for Tracts 16-A, 16-B, 16-C, 16-D, and 16-F, north of Gibson Blvd, west of Messina Drive and southwest of Atrisco Village, Unit J.T.--see attached zone atlas map. The easements are being vacated because they are no longer needed since drainage improvements will be constructed with the Tract 16-E development.

Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, P.E.
FCA/ånw
Attachment
7004 2510 0006 7990 5294

128 Monroe St. NE • Albuquerque, NM 87

7004 2510 0006 7990 5294

U.S. Postal Service™
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ALBUQUERQUE, NM 87121

Postage	$ 0.37	
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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 4.42	05/26/05 USPS

ALBUQUERQUE NM 87108 MAY 26 2005 Clerk: KC5FJ7

Sent To: Sylvia Hayes
Westgate Vecinos
Street, Apt. No.; or PO Box No.: 10016 Ladrones SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Curb Inc.

AGENT Isaacson & Arfman

ADDRESS 128 Monroe St. NE.

PROJECT & APP # 1003874 / 05DRB 00894

PROJECT NAME Vacation of Easement.

DUPLICATE
City Of Albuquerque
Treasury Division
5/26/2005 4:44PM LOC: ANNX
RECEIPT# 00041367 WS# 006 TRANS# 0051
Account 441006 Fund 0110
Activity 4983000 TRSASR
Trans Amt $185.00
J24 Misc $90.00
Thank You

$ 20.00 441032/3424000 Conflict Management Fee

$ 90.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

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

$ 185.00 TOTAL AMOUNT DUE

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

5/26/2005 4:44PM LOC: ANNX
RECEIPT# 00041368 WS# 006 TRANS# 0052
Account 441018 Fund 0110
Activity 4971000 TRSASR
Trans Amt $75.00
J24 Misc $185.00
CK CHANGE $0.00
Thank You

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

16548
95-219/1070 176
1350743997

DATE 5/26/05

PAY TO THE ORDER OF City of Albuquerque $ 185.00

One Hundred Eighty-Five & 00/100 DOLLARS

DUPLICATE
City of Albuquerque
Treasury Division

Security Features Details on Back.

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

FOR 1349 Vacation Action

⑈00016548⑈ ⑆107002192⑆ 1350743997⑈

5/26/2005 4:44PM LOC: ANNX
RECEIPT# 00041366 WS# 006 TRANS# 0051
Account 441032 Fund 0110
Activity 3424000 TRSASR
Trans Amt $185.00
J24 Misc $20.00
Thank You

© HARLAND STYLE (XPX)

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from June 7, 2005 To June 22, 2005

5. REMOVAL

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

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

Ruth Loomo — (Applicant or Agent) — 5/26/05 (Date)

for Isaacson + Arfman

I issued 1 signs for this application, 5-26-05 (Date), _____ (Staff Member)

DRB PROJECT NUMBER: 1003874

Rev. 1/11/05

ATRISCO VILLAGE UNIT J.T.
(11-20-73, D5-200)

TRACT 16-F

1117.35'

BULK LAND PLAT FOR EL RANCHO GRANDE
(1-31-05, 2005C-41)

TRACT 16-D

TRACT 16-E

PROPOSED EL RANCHO GRANDE, UNIT 16

MESSINA DR SW

LANDS OF RIO BRAVO PARTNERS
PARCEL 2-A
(4-17-96, 96C-160)

GIBSON BLVD SW

TRACT 16-B

TRACT 16-C

① EXISTING 100' AMAFCA DRAINAGE EASEMENT TO BE VACATED (07-19-90, 90C-163)

EXHIBIT B
Date 6/01/05

SCALE:
1"=300'

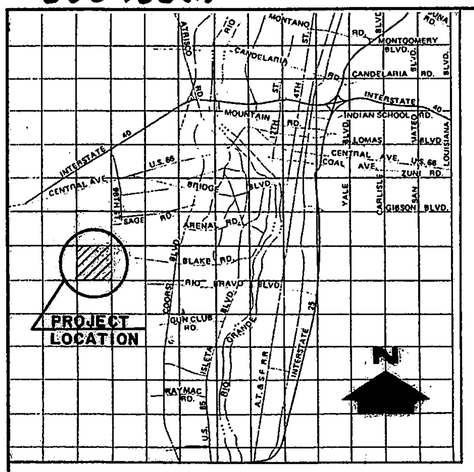
VACATION EXHIBIT

1349EXH-VACATION.DWGanw 5-26-05

M:\ACTIVE\LD4\1349\dwg\1349EXH-VACATION.dwg, 5/26/2005 10:30:52 AM

90C-163(1)

90C-163(1)



LOCATION MAP

NOT TO SCALE

SUBDIVISION DATA

Plat Case Nos.	DRB. 90–0182, SP. 90-123 , V.
Gross Acreage	525.5159 Ac.
Zone Atlas No.	N–8–Z
No. of Existing Tracts/Lots	1
No. of Tracts/Lots Created	2
No. of Tracts/Lots Eliminated	0
Miles of Full Width Streets Created	0
Date of Survey	MAY 10, 1990

NOTES

1. The purpose of this plat is to subdivide 105 acres from the total area, creating 2 Bulk Parcels.
2. Basis of bearings is between ACS 1–N8 & ACS Station TRANS. All bearings are grid. All distances are ground.
   $\Delta\alpha$ = –00°17'15"
   Combined Factor .99966582
3. Prior to development, City of Albuquerque water and sanitary sewer service to Parcel 1 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer service availability statement.
4. A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat. Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights–of–way and easements, and/or sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific perposal. The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved. By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

   IT IS UNDERSTOOD THAT A SEPERATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING. THIS NOTICE IS RECORDED IN 9055792
5. 118TH Street (86'R/W) and the two major local (68'R/W) will be extended through Parcel 2 to be determined at the time Parcel 2 is developed.

PLAT OF 9055793
LANDS OF RIO BRAVO PARTNERS
WITHIN PROJECTED SECTION 5
T9N, R2E, NMPM
ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO
MAY, 1990

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
JUL 1 91990
'93 o'clock P.M. Recorded in Vol. 90 C
of records of said County Folio 163
Clerk & Recorder
Deputy Clerk

LEGAL DESCRIPTIONS

TOTAL TRACT

A certain tract of land situate within Projected Section 5, Township 9 North, Range 2 East of the New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, being within the Atrisco Land Grant and being more particularly described as follows:
Beginning at the northeast corner of the tract herein described, whence, A.C.S. Station 'TRANS' bears N 86°29'40" E, 3939.60 feet and running; thence,
S 00°11'35" E, 5,224.77 feet to the southeast corner; thence,
S 89°47'55" W, 4,413.26 feet to the southwest corner; thence,
N 00°53'52" E, 5,258.94 feet to the northwest corner; thence,
S 89°58'37" E, 2,636.68 feet; thence,
S 89°25'11" E, 1,676.63 feet to the northeast corner and point of beginning of the tract herein described and containing 525.5159 acres more or less, and is subject to easements as shown, easements of record and prescriptive easements not shown.

PARCEL 1

A certain tract of land situate within Projected Section 5, Township 9 North, Range 2 East of the New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, being within the Atrisco Land Grant and being more particularly described as follows:
Beginning at the northeast corner of the tract herein described, whence A.C.S. Station 'TRANS' bears N 86°29'40" E, 3,939.60 feet and running; thence,
S 00°11'35" E, 2,453.87 feet to the southeast corner; thence, S 89°48'25" W, 1,859.19 feet to the southwest corner; thence, N 00°01'23" E, 2,477.17 feet to the northwest corner; thence, S 89°58'37" E, 173.37 feet; thence, S 89°25'11" E, 1,676.63 feet to the northeast corner and point of beginning of the tract herein described and containing 105.0000 acres more or less.

PARCEL 2

A certain tract of land situate within Projected Section 5, Township 9 North, Range 2 East of the New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, being within the Atrisco Land Grant and being more particularly described as follows:

Beginning at the southeast corner of the tract herein described, whence, A.C.S Station 'TRANS' bears N 35°36'41" E, 6,722.90 feet and running; thence,
S 89°47'55" W, 4,413.26 feet to the southwest corner; thence, N 00°53'52" E, 5,258.94 feet to the northwest corner; thence, S 89°58'37" E, 2,463.31 feet to the northeast corner; thence, S 00°01'23" W, 2,477.17 feet; thence, N 89°48'25" E, 1,859.19 feet; thence, S 00°11'35" E, 2,700.90 feet to he southeast corner and point of beginning of the tract herein described and containing 420.5159 acres more or less.

FREE CONSENT AND DEDICATION

The undersigned owner(s) and/or proprietor(s) do hereby attest that the plat shown hereon is with their free consent and are in accordance with their wishes and desires, along with the granting of drainage and roadway easements as shown and as dedicated on sheet 2 of 2 of this plat.

Robert L. Moody
Jack D. Hall
CO-MANAGING PARTNERS
Rio Bravo Partners

OWNER'S ACKNOWLEDGMENT

State of Arizona }
County of Maricopa } ss

The foregoing instrument was acknowledged before me on this 22nd day of May, 1990.

Cathy C. Krogmann
Notary Public

7-15-90
My Commission Expires

OFFICIAL SEAL
CATHY C. KROGMANN
Notary Public — State of Arizona
MARICOPA COUNTY
My Comm. Expires July 15, 1990

UTILITY COUNCIL LOCATION SYSTEM LOG NUMBER: 90051609370066

SP-90-123

APPROVED AND ACCEPTED BY:

Traffic Engineer, Transportation Department — 6-29-90 Date

Parks and Recreation Department — 6-12-90 Date

Chief City Surveyor, Engineering Division — 052490 Date

Water Resources Department — 6-12-90 Date

Property Management — Date

Albuquerque Metropolitan Arroyo Flood Control Authority — 6/28/90 Date

City Engineer, Engineering Division — 6/28/90 Date

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

City Planner, Albuquerque/Bernalillo County Planning Division — 7-19-90 Date

Public Service Company of New Mexico — 6-22-90 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC: 1008.054.245.255.30142
PROPERTY OWNER OF RECORD: Grupo 574 99-CODE
BERNALILLO COUNTY TREASURER'S OFFICE: Chris Brimgrom 7-16-90

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

Richard A. Borgel — May 14, 1990
RICHARD A. BORGEL, R.P.L.S. NO. 7429 — DATE

RICHARD A. BORGEL NEW MEXICO 7429 REGISTERED PROFESSIONAL LAND SURVEYOR

Any improvements within existing PNM rights–of–way must meet the National Electric Safety Code standards in conjunction with the operating specifications of existing lines. Contact PNM / Transmission Engineering for Operating Specifications. It will be the responsibility of the City of Albuquerque and/or the owner–developer for any relocations or modifications to existing PNM facilities.

RESERVED FOR COUNTY CLERK

PLAT OF
LANDS OF RIO BRAVO PARTNERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 21307
ALBUQUERQUE, NEW MEXICO 87154
(505) 265–0905

Designed: RAB	Drawn: RJA	Checked: RAB	Sheet	of
Scale: 1"=30'	Date: 5/90	Job: 9014	1	2

MOODYPLATY

90C-163(1)

90C-163(1)

90C-163(2)

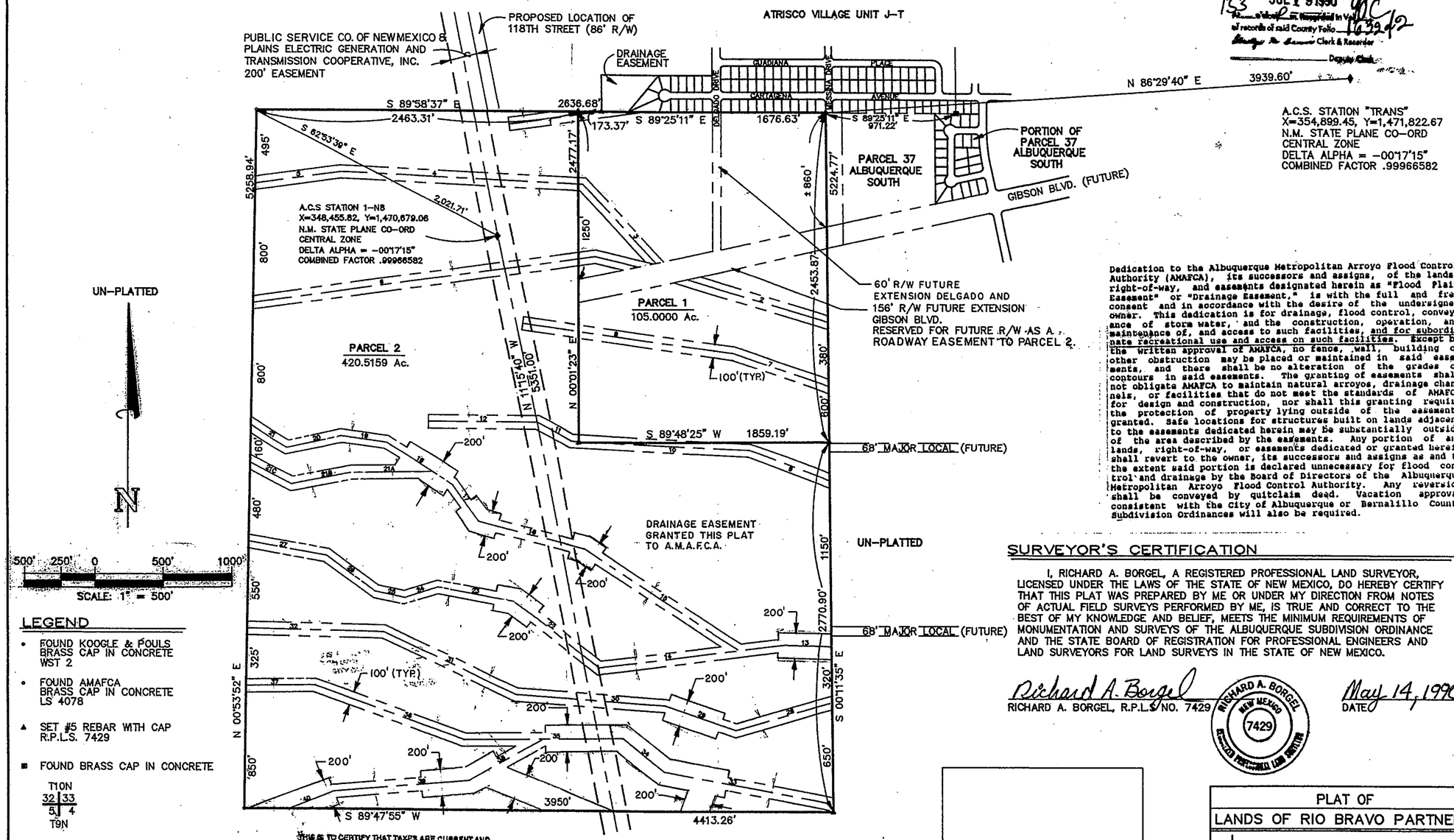
90C-163(2)

9055793

PLAT OF
LANDS OF RIO BRAVO PARTNERS
WITHIN PROJECTED SECTION 5
T9N, R2E, NMPM
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 1990

℄ OF INTENDED 100' WIDE DRAINAGE EASEMENTS											
℄ NO.	BEARING	DISTANCE	℄ NO.	BEARING	DISTANCE	℄ NO.	BEARING	DISTANCE	℄ NO.	BEARING	DISTANCE
1	S 82°01'00" W	696.00'	12	N 89°41'00" W	814.00'	21B	S 79°28'00" W	450.00'	31	N 64°48'00" W	1093.00'
2	N 73°57'00" W	1806.00'	13	N 88°16'00" W	353.00'	21C	N 63°16'00" W	351.00'	32	N 88°29'00" W	1018.00'
3	N 42°34'00" W	806.00'	14	S 82°56'00" W	1380.00'	22	N 52°02'00" W	808.00'	33	N 78°53'00" W	1265.00'
4	N 87°15'00" W	1825.00'	15	N 56°19'00" W	1375.00'	23	N 79°36'00" W	489.00'	34	N 51°59'00" W	393.00'
5	S 82°12'00" W	626.00'	16	N 75°32'00" W	814.00'	24	S 71°20'00" W	251.00'	35	S 89°17'00" W	1194.00'
6	S 82°06'00" W	2578.00'	17	N 37°02'00" W	329.00'	25	N 78°32'00" W	234.00'	36	N 70°17'00" W	1182.00'
7	N 70°31'00" W	741.00'	18	N 57°38'00" W	588.00'	26	N 53°02'00" W	450.00'	37	S 89°34'00" W	509.00'
8	N 81°44'00" W	1597.00'	19	N 82°17'00" W	352.00'	27	N 79°35'00" W	588.00'	38	S 60°49'00" W	612.00'
9	N 69°31'00" W	640.00'	20	S 77°28'00" W	400.00'	28	S 73°55'00" W	730.00'	39	S 85°10'00" W	1014.00'
10	N 86°49'00" W	1346.00'	21	N 57°37'00" W	319.00'	29	N 70°50'00" W	554.00'	40	S 68°19'00" W	356.00'
11	N 62°12'00" W	281.00'	21A	S 88°57'00" W	597.00'	30	N 85°53'00" W	1120.00'			

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
JUL 1 91990
at 1:53 P.M. and recorded in Vol. C
of records of said County Folio 163242
Clerk & Recorder
Deputy Clerk



LEGEND

- • FOUND KOOGLE & FOULS BRASS CAP IN CONCRETE WST 2
- • FOUND AMAFCA BRASS CAP IN CONCRETE LS 4078
- ▲ SET #5 REBAR WITH CAP R.P.L.S. 7429
- ■ FOUND BRASS CAP IN CONCRETE
  T10N
  32 | 33
  5 | 4
  T9N
- ♦ FOUND A.C.S. STATION "TRANS" & 1-N8 BRASS CAPS IN CONCRETE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC: 1-008-054-246-255-30142
PROPERTY OWNER OF RECORD: GROUP 524 99 CODE
BERNALILLO COUNTY TREASURER'S OFFICE: Chris Gallegos 7-16-90

The easements shown are based upon topographic survey and may not reflect FEMA map flood plains.

Maintenance of roadways is to be maintained by the owners of parcel 1.

Dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), its successors and assigns, of the lands, right-of-way, and easements designated herein as "Flood Plain Easement" or "Drainage Easement," is with the full and free consent and in accordance with the desire of the undersigned, owner. This dedication is for drainage, flood control, conveyance of storm water, and the construction, operation, and maintenance of, and access to such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of AMAFCA, no fence, wall, building or other obstruction may be placed or maintained in said easements, and there shall be no alteration of the grades or contours in said easements. The granting of easements shall not obligate AMAFCA to maintain natural arroyos, drainage channels, or facilities that do not meet the standards of AMAFCA for design and construction, nor shall this granting require the protection of property lying outside of the easements granted. Safe locations for structures built on lands adjacent to the easements dedicated herein may be substantially outside of the area described by the easements. Any portion of any lands, right-of-way, or easements dedicated or granted herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

Richard A. Borgel
RICHARD A. BORGEL, R.P.L.S. NO. 7429

RICHARD A. BORGEL NEW MEXICO 7429 REGISTERED PROFESSIONAL LAND SURVEYOR

May 14, 1990
DATE

RESERVED FOR COUNTY CLERK

PLAT OF
LANDS OF RIO BRAVO PARTNERS

dmg
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 21307
ALBUQUERQUE, NEW MEXICO 87154
(505) 265-0905

Designed: RAB	Drawn: RJA	Checked: RAB	Sheet 2 of 2
Scale: 1"=500'	Date: 5/90	Job: 9014	

MOODYPLAT2

90C-163(2)

90C-163(2)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form S

SUBDIVISION

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

Supplemental form V

SITE DEVELOPMENT PLAN

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

Supplemental form P

Supplemental form L

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)

Supplemental form Z

APPEAL / PROTEST of...

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

Supplemental form A

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 881-9190
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Messina Dr. SW 9' FC-PL Setback Subdivision Design Variance

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

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

Lot or Tract No. Tract 16-E Block: Unit:
Subdiv. / Addn. El Rancho Grande
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of existing ~~lots~~ tract: 1 No. of proposed lots: 158
Total area of site (acres) ~~24.7758~~ Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805433741210104 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: W. Terminus of Gibson Blvd. SW
Between: Messina Dr. SW and Delgado Dr. SW

CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.) Proj #1003874; 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035; 04DRB-01892; 04ORB00717; 05DRB-00126; 05DRB-00199

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

SIGNATURE Fred C. Arfman DATE 3/1/05
(Print) Fred C. Arfman ___ Applicant X Agent

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

FOR OFFICIAL USE ONLY

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

Application case numbers: 05-DRB-____-00342

Action	S.F.	Fees
SDV	___	$ 0
CMF	___	$ 20.00
		$
		$
		$
		Total $ 20.00

Hearing date 3-9-05

Andrew Garcia 3-1-05
Planner signature / date

Project # 1003874

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 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
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DRB Public hearings are approximately ONE MONTH after the filing deadline. <u>Your attendance is required.</u>

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

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☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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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.

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 3/1/05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB - _____ - 00342
_____ - _____ - _____
_____ - _____ - _____

A Garcia 3-9-05
Planner signature / date

Project # 1003874

WESTGATE DRAINAGE DAM
SP—83—200

AMOLE ARROYO DESIGN OVERLAY ZONE

WALL OVERLAY ZONE R-1/MO

SITE

RIO BRAVO

(UNIT JJ)

GIBSON

EL RANCHO GRANDE UNIT 14

SANDY RIDGE

SANDY CREEK

SANDY TRAIL

EL RANCHO GRAND

RIO BRAVO PARTNERS

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

1003029

1002516

R-D

R-LT

2A

2B

2C

2D

1

16

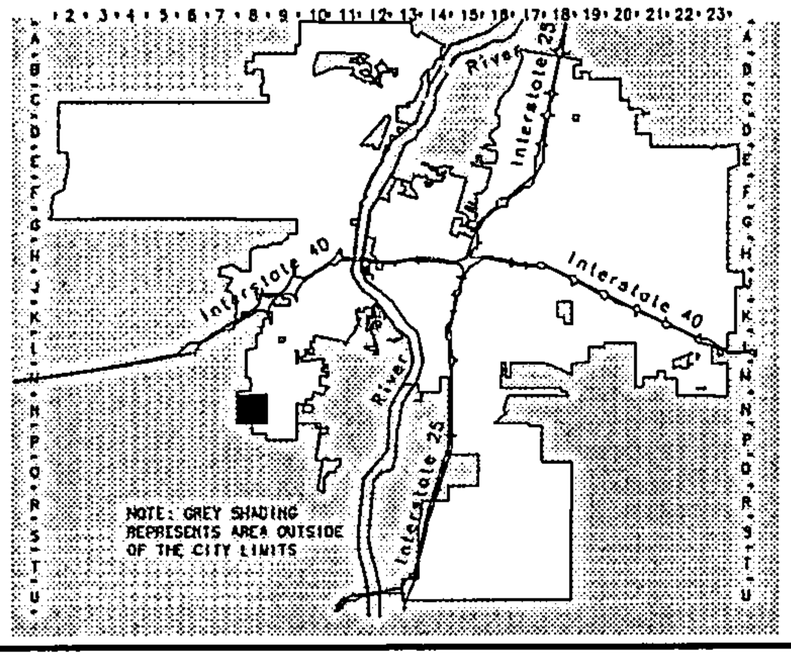
A1

B1

A

SP—90—123

S-93-27



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through February 01, 2005

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 1, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Subdivision Design Variance Request
For El Rancho Grande, Unit 16
DRB No. 1003874

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for approval of a subdivision design variance for the setback from the west property line to face of curb at Messina Drive. The new major local requirements are to include a 6-foot sidewalk and a 12.5' setback from the property line to face of curb. Messina Drive has a 50-foot right-of-way, and the easterly half of the street was designed with El Rancho Grande, Unit 11 (City Project No. 722782). Because there is an existing waterline in the west side of Messina Drive (installed with City Project No. 722782), the 12.5-foot setback would not work. Therefore, we are requesting a design variance to reduce the setback to 9 feet with a 6-foot sidewalk.

The justifications for this variance request are as follows:

1. There is an existing waterline on the west side of Messina--installed with City Project #722782. With a 12.5-foot setback from face of curb to property line, the waterline would be about 0.5 feet from the gutter. We are designing both sanitary sewer and storm drain in Messina, and all the curb inlets would then go right through this existing waterline.

2. The approved design of the easterly portion of Messina has a 4-foot sidewalk and 9-foot face of curb to property line setback (City Project #722782).

3. There are no lots fronting on Messina Drive.

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

The attached exhibit shows the proposed layout of Messina Drive with the existing waterline and proposed storm drain and sanitary sewer. Section A-A on this exhibit shows a dimensioned cross section of the street.

If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,

ISAACSON & ARFMAN

Fred C. Arfman, PE
FCA/ånw

Attachments

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Isaacson & Arfman, P.A.

ADDRESS 128 Monroe St. NE.

PROJECT & APP # 1003874 / 05 DRB 00342

PROJECT NAME El Rancho Grande

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 20.00 TOTAL AMOUNT DUE

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

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

16388
95-219/1070 176
1350743997

DATE 3/1/05

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty + 00/100 DOLLARS

Security Features Details on Back.

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

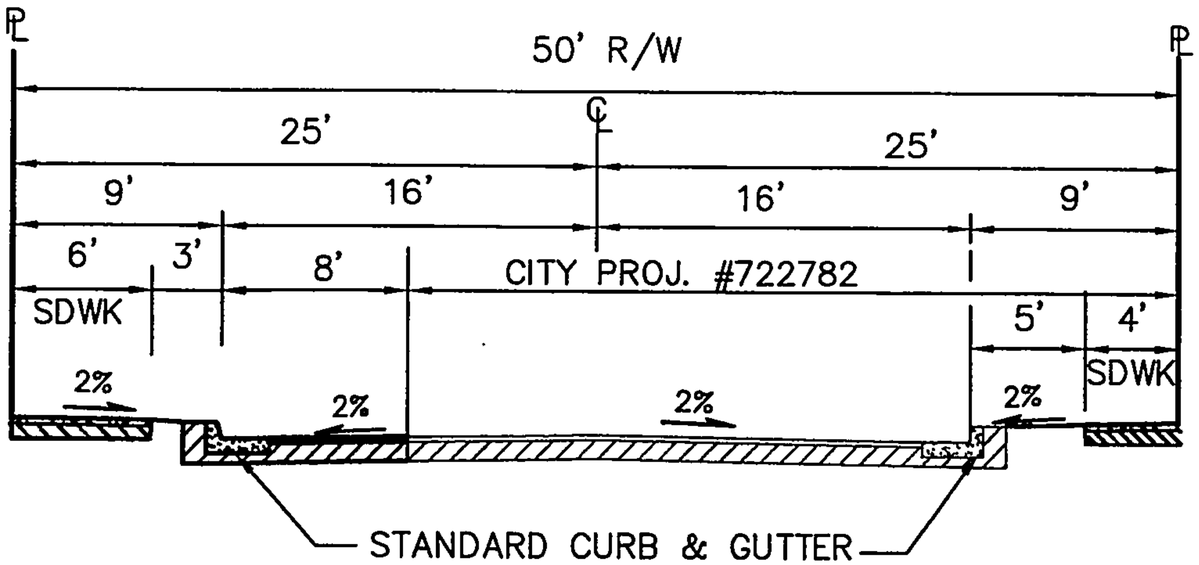
FOR 1349 conflict management fee

⑈00016388⑈ ⑆107002192⑆ 1350743997⑈

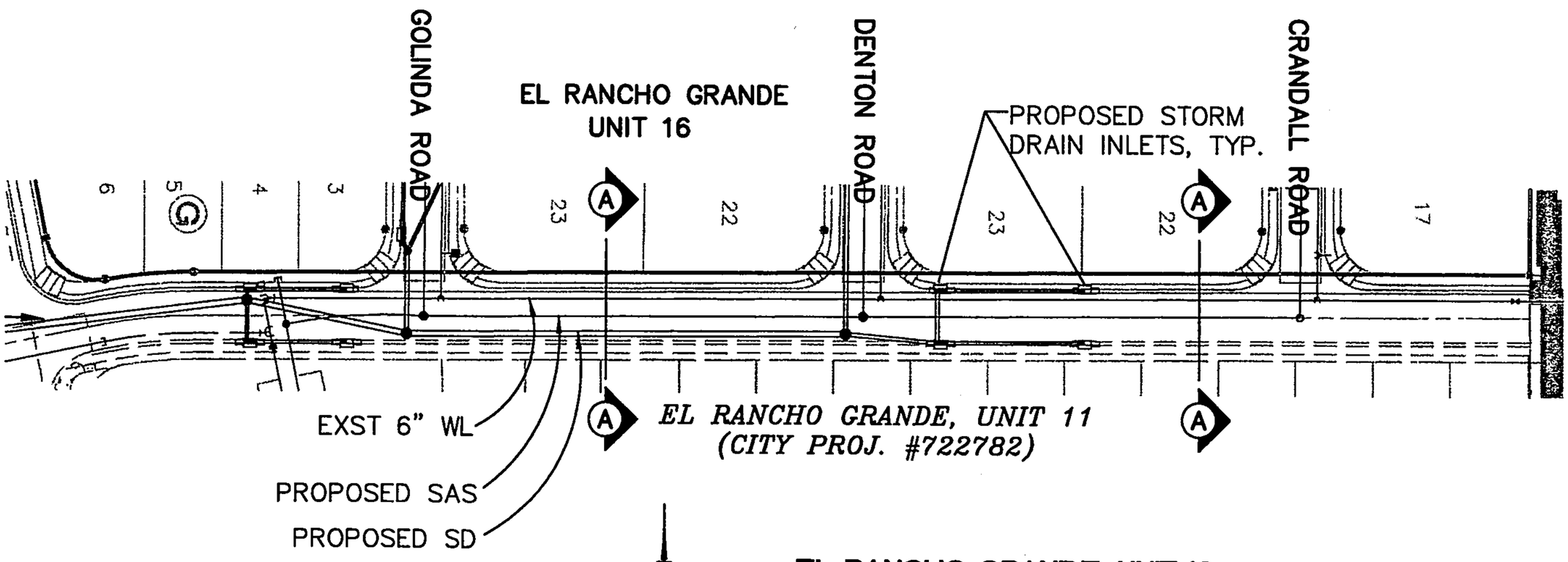
© HARLAND STYLE (XPX)

3/1/2005 2:40PM LOC: ANNX
RECEIPT# 00035980 WS# 006 TRANS# 0022
Account 441035 Fund 0110
[illegible] TRSF IA MP
Trans Amt $20.00
024 Misc $20.00
CHANGE $0.00

Thank You



SECTION A
1"=10'



1"=100'

EL RANCHO GRANDE, UNIT 16
ZONE ATLAS N8

VARIANCE EXHIBIT D 3/4/05
MESSINA DRIVE
9' FACE OF CURB-PROPERTY LINE SETBACK

1349EXH2–VARIANCE.DWGanw 3/1/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

___ Major Subdivision action
___ Minor Subdivision action
___ Vacation V
_X_ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: Curb Inc. PHONE: 881-9190
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe St NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:
DESCRIPTION OF REQUEST: Subdivision Design Variance for 1) Crandall Rd and 2) Denton Rd — 1) 836' block length 2) 1070' block length

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

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

Lot or Tract No. Tract 16-E Block: Unit:
Subdiv. / Addn. El Rancho Grande
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of existing ~~lots:~~ tract: 1 No. of proposed lots: 158
Total area of site (acres): 24.7758 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805433741210104 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: W. Terminus of Gibson Blvd SW
Between: Messina Dr SW and Delgado Dr

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 05DRB-00032 " -00033 " -00034 " -00035
04DRB-01892; 04DRB00717; 05DRB-00032; 05DRB-00033; 05DRB-00834; 05DRB-00126
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE Asa Nilsson-Weber DATE 2-2-05
(Print) Asa Nilsson-Weber ___ Applicant _X_ Agent

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

FOR OFFICIAL USE ONLY

☐ INTERNAL ROUTING
☐ All checklists are complete
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AGIS copy has been sent
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☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - ___ - 00199	SDV	___	$ -0-
___ - ___ - ___	___	___	$
___ - ___ - ___	___	___	$
___ - ___ - ___	___	___	$
___ - ___ - ___	___	___	$
			Total $ -0-

Hearing date 2-16-05

Planner signature / date 2/5/05

Project # 1003874

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

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☐ **SIDEWALK WAIVER**

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FRED C. HERMAN 02-04-05
Applicant name (print)

Fred C. Herman 02-04-05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB-____-00199
____-____-____
____-____-____

Planner signature / date

Project # 1003874

WESTGATE DRAINAGE DAM

AMOLE ARROYO DESIGN OVERLAY ZONE

WATER OVERLAY ZONE R-1/WO

SITE

R-D

RIO BRAVO PARTNERS

R-D

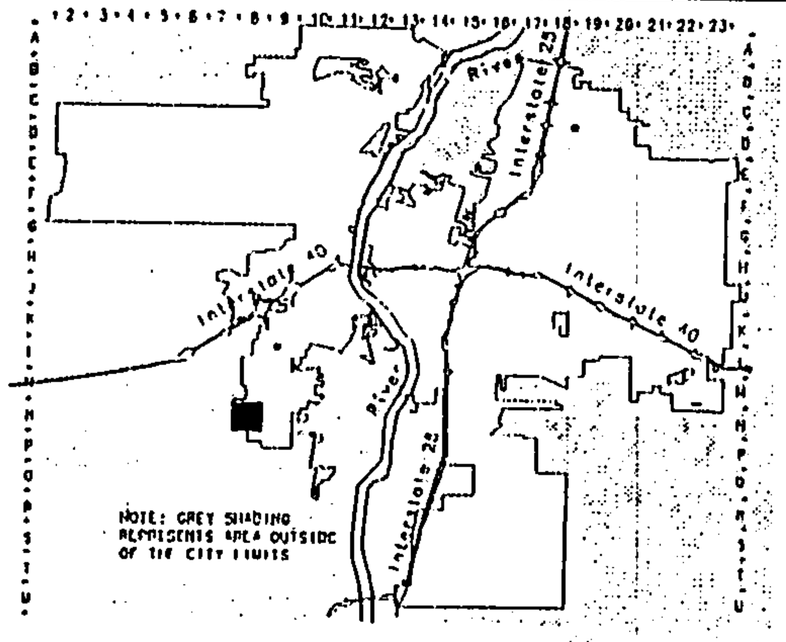
R-D

R-LT

EL RANCHO GRANDE

R-LT

R-LT



Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through September 02, 2004

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

February 2, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Subdivision Design Variance Request
For El Rancho Grande, Unit 16
DRB No. 1003874

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for approval of a subdivision design variance for two streets that exceed the maximum 600 feet block length.

The two streets are Crandall Road and Denton Road between Delgado Drive and Messina Drive (see attached exhibit). Crandall Road has a block length of 836 feet and Denton Road, 1070 feet. The justifications for this variance request are as follows:

1. The alignment of Delgado Drive and Messina Drive is fixed at the north end.

2. The westerly lots along Crandall Road and Denton Road will be accessed through Delgado Drive and the easterly lots will be accessed through Messina Drive. Thereby, the actual lengths of the street portions serving the lots are reduced to less than 600 feet (as shown on the attached Variance Exhibit).

If you have questions regarding this submittal, please call me at 972-491-9736.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Åsa Nilsson-Weber, EI
ÅNW/ånw

Attachments

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

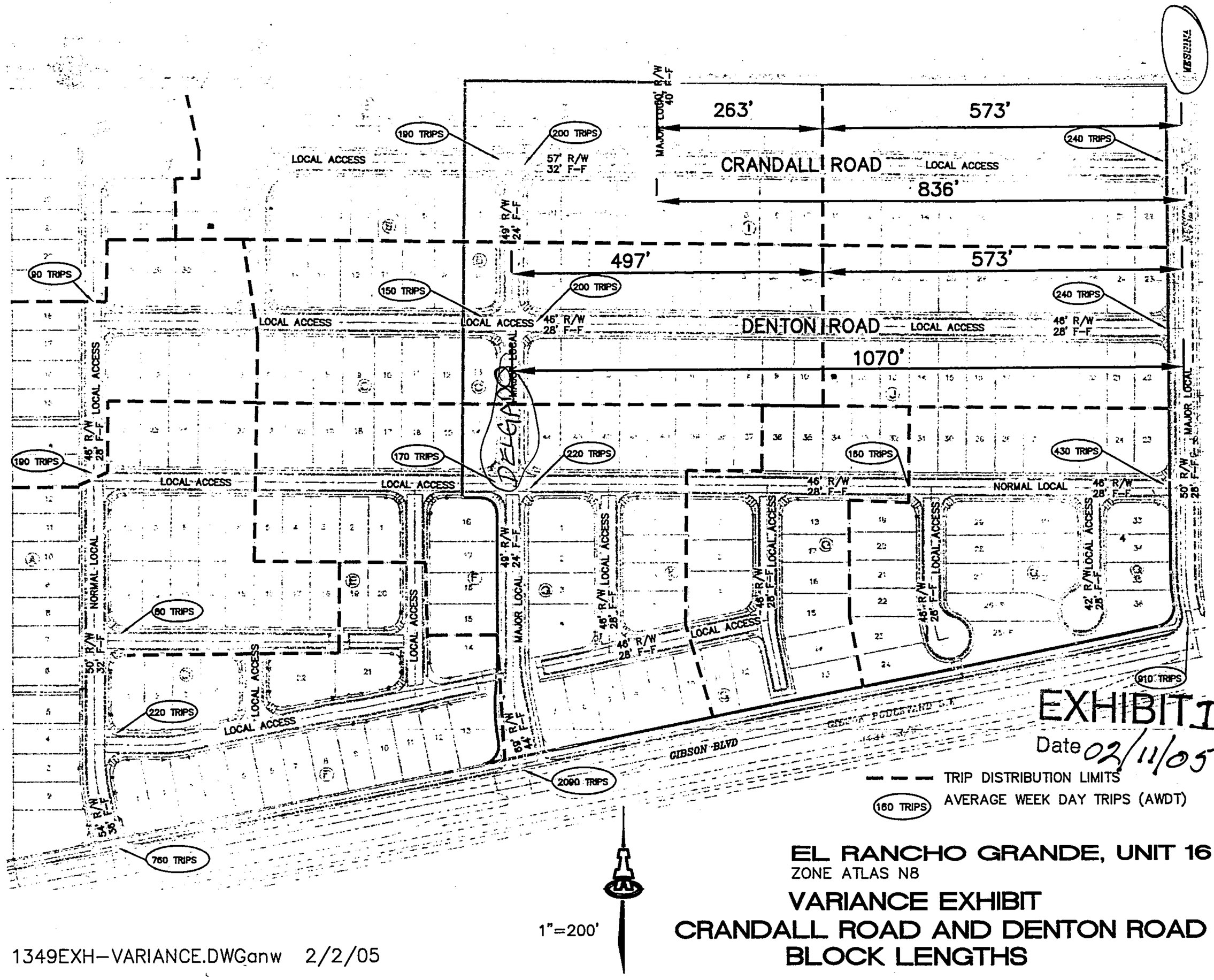


EXHIBIT D

Date 02/11/05

TRIP DISTRIBUTION LIMITS

(160 TRIPS) AVERAGE WEEK DAY TRIPS (AWDT)

1"=200'

EL RANCHO GRANDE, UNIT 16

ZONE ATLAS N8

VARIANCE EXHIBIT
CRANDALL ROAD AND DENTON ROAD
BLOCK LENGTHS

1349EXH-VARIANCE.DWGanw 2/2/05

ORIGINAL

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: January 7, 2005
Date Site Plan Approved: 2/9/05
Date Preliminary Plat Approved: 02/09/05
Date Preliminary Plat Expires: 02/09/07
DRB Project No.: 1003874
DRB Application No.: 05DRB-00032

EL RANCHO GRANDE, UNIT 16
PROPOSED NAME OF PLAT

TRACT 16-E, EL RANCHO GRANDE
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		44'-24' F-F	Residential Paving	Delgado Drive	Gibson	Bowie Road	/	/	/
		24' F-F	Residential Paving	Delgado Drive	Bowie Road	Crandall Road	/	/	/
		34' F-F	Residential Paving	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		28'-32 'F-F	Residential Paving	Crandall Road	West Property Line	Delgado Drive (west leg)	/	/	/
		32' F-F	Residential Paving	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		28' F-F	Residential Paving	Crandall Road	Delgado Drive (east leg)	Messina Drive	/	/	/
		28' F-F	Residential Paving	Denton Road	West Property Line	Messina Drive	/	/	/
		28' F-F	Residential Paving	Golinda Road	West Property Line	Messina Drive	/	/	/
		28' F-F	Residential Paving	Vinton Street	Golinda Road	Bowie Road	/	/	/
		24' F-F	Residential Paving	Bowie Road	West end	Vinton Street	/	/	/
		28' F-F	Residential Paving	Bowie Road	Vinton Street	Panola Street	/	/	/
		28' F-F	Residential Paving	Panola Street	Golinda Road	Bowie Road	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		24' F-F	Residential Paving	Panola Street	Bowie Road	South End	/	/	/
		28' F-F	Residential Paving	Odessa Court	Golinda Road	South End	/	/	/
		28' F-F	Residential Paving	Garland Court	Golinda Road	South End	/	/	/
		24' F-E	Residential Paving	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		30' F-F	Arterial Paving (12) 1	Gibson Blvd	West Property Line	Messina Drive	/	/	/
		Std.	Curb and Gutter	Delgado Drive (west leg)	Gibson Blvd	Crandall Road	/	/	/
		Std.	Curb and Gutter	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Crandall Road	West Property Linie	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Denton Road	West Property Line	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Golinda Road	W. PROP. LINE ~~Delgado~~ Drive 1	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Vinton Street	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Bowie Road	West end	East End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Panola Street	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Odessa Court	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Garland Court	Golinda Road	South End	/	/	/
		Std.	Curb and Gutter (West Side Only)	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		Std.	Curb and Gutter (North Side ~~Only~~) MEDIAN CURB (12) 1	Gibson Blvd	West Property Line	Messina Drive	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6'	PCC Sidewalk (Both Sides)	Delgado Drive (west leg)	Gibson Blvd	Crandall Road	/	/	/
		6'	PCC Sidewalk (Both Sides)	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		4'-6'	PCC Sidewalk (1) (Both Sides)	Crandall Road	West Property Line	Delgado Drive (west leg)	/	/	/
		6'	PCC Sidewalk (1) (Both Sides)	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Crandall Road	Delgado Drive (east leg)	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Denton Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (South Side Only)	Golinda Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Golinda Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Vinton Street	Golinda Road	Bowie Road	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Bowie Road	West end	Panola Street	/	/	/
		4'	PCC Sidewalk (North Side Only)	Bowie Road	Vinton Street	Panola Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Odessa Court	Golinda Road	South End	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Garland Court	Golinda Road	South End	/	/	/
		6'	PCC Sidewalk (West Side Only)	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		8'	~~PCC Sidewalk~~ ASPH. TRAIL (12)1 (North Side Only)	Gibson Blvd	West Property Line	Messina Drive	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		~~20"~~ 18" 1	Waterline (8)	Gibson Blvd	West Property Line	Delgado Drive	/	/	/
		20"	Waterline (8)	Delgado Drive	Gibson Blvd	Crandall Road	/	/	/
		20"	Waterline (8)	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		20"	Waterline (8)	Delgado Drive	Crandall Road	Existing 20"	/	/	/
		6"	Waterline (9)	Delgado Drive	Crandall Road	Golinda Road	/	/	/
		6"	Waterline	Crandall Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Crandall Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Denton Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Denton Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Golinda Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline	Golinda Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Golinda Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Vinton Street	Golinda Road	Bowie Road	/	/	/
		6"	Waterline	Bowie Road	DELGADO ~~Vinton~~ Street	Panola Street	/	/	/
		6"	Waterline	Panola Street	Golinda Road	Bowie Road	/	/	/
		4"	Waterline	Panola Street	Bowie Road	South End	/	/	/
		6"	Waterline	Odessa Court	Golinda Road	South End	/	/	/
		6"	Waterline	Garland Court	Golinda Road	South End	/	/	/
		6"	Waterline	Gibson Blvd	Odessa Court	Garland Court	/	/	/
		6"	Waterline	Delgado Drive	Golinda Road	Crandall Road	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		8"	SAS	Crandall Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Denton Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Golinda Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Vinton Street	Lot 1, Block K	South End	/	/	/
		8"	SAS	Bowie Road	W. R/W of Delgado Drive	Panola Street	/	/	/
		8"	SAS	Panola Street	Golinda Road	South End	/	/	/
		8"	SAS	Odessa Court	Golinda Road	South End	/	/	/
		8"	SAS	Garland Court	Golinda Road	South End	/	/	/
		8"	SAS	Messina Drive	Lots 33/34, Block G	Crandall Road	/	/	/
		24"	RCP Storm Drain	Denton Road	Lots 14/15, Block J	Messina Drive	/	/	/
		24"	RCP Storm Drain	Golinda Road	Lot 23, Block J	Messina Drive	/	/	/
		36" - 42"	RCP Storm Drain	Messina Drive	Gibson Blvd	Golinda Road	/	/	/
		36"	RCP Storm Drain	Messina Drive	Golinda Road	Denton Road	/	/	/
		42"	RCP Storm Drain	Gibson Blvd	Messina Drive	Lot 13, Block G	/	/	/
		36"	RCP Storm Drain	Gibson Blvd	Lot 13, Block G	West Property Line	/	/	/
		18"-24"	RCP Storm Drain	Delgado Drive	South of Bowie Road	Gibson Blvd	/	/	/
		18"-24"	RCP Storm Drain	Easement	South End of Panola Street	Gibson Blvd	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		18"-24"	RCP Storm Drain	PUB. DRAINAGE Easement	South End of Garland Court	Gibson	/	/	/
		10'	PCC Rundown	PUB. DRAINAGE Easement	Odessa Court	Gibson Blvd	/	/	/
		4.74 Ac-Ft	Temporary Retention Ponds (3) on property west of El Rancho Grande, Unit 16 w/ easmt, Covenant & Agreement	TRACT 16-D			/	/	/
			Irrigation Water Meter	Delgado Drive	at Gibson Entrance		/	/	/
		54"-78"	RCP SD*	MESSINA	GIBSON	AMOLE MESA	/	/	/
							/	/	/
		4'	PCC SIDEWALK (1) BOTH SIDES	PANOLA ST.	GOLINDA.	BOWIE	/	/	/
		4' & 7'	PCC SDWK (1) (EAST SIDE ONLY)	"	BOWIE	SO. END	/	/	/
							/	/	/
							/	/	/

*MAY BE FINANCIALLY GUARANTEED W/ DRB 1003429 (SIERRA RANCH)

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. Storm drain sizes and location are approximate and subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Perimeter walls per DRB approved perimeter wall design. {COMPLETED FH 02.06.07}
8. (1) 18 ~~20"~~ WL to be built by a separate project. (DRB Project# 1003429 (1), CPN#_____) ~~20" WL not financially guaranteed with this project.~~ AHL
9. WL to serve future unit to the west which is located outside Pressure Zone 2W
10. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
11. ~~Landscape Maintenance Agreement for ROW landscaping~~.

(2)

12. (1) ~~[redacted]~~ MAY BE BUILT BY SEPARATE PROJECT (DRB PROJ. # 1003429)

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Fred C. Arfman, P.E. NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
Isaacson & Arfman, P.A. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Fred C. Arfman 02.04.05 SIGNATURE - date	UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	- date

DRB CHAIR: 02/09/05
PARKS & GENERAL SERVICES: 2-9-05
TRANSPORTATION DEVELOPMENT: 2-9-05
UTILITY DEVELOPMENT: 2/9/05
CITY ENGINEER: Bradley L. Bingham 2-9-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	06-03-05			
2	02/05/07			

ORIGINAL

Claire

#9

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: January 7, 2005
Date Site Plan Approved: 2/9/05
Date Preliminary Plat Approved: 02/09/05
Date Preliminary Plat Expires: 02/09/07
DRB Project No.: 1003874
DRB Application No.: SDR13-00032

EL RANCHO GRANDE, UNIT 16
PROPOSED NAME OF PLAT

TRACT 16-E, EL RANCHO GRANDE
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		44'-24' F-F	Residential Paving	Delgado Drive	Gibson	Bowie Road	/	/	/
		24' F-F	Residential Paving	Delgado Drive	Bowie Road	Crandall Road	/	/	/
		34' F-F	Residential Paving	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		28'-32 'F-F	Residential Paving	Crandall Road	West Property Line	Delgado Drive (west leg)	/	/	/
		32' F-F	Residential Paving	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		28' F-F	Residential Paving	Crandall Road	Delgado Drive (east leg)	Messina Drive	/	/	/
		28' F-F	Residential Paving	Denton Road	West Property Line	Messina Drive	/	/	/
		28' F-F	Residential Paving	Golinda Road	West Property Line	Messina Drive	/	/	/
		28' F-F	Residential Paving	Vinton Street	Golinda Road	Bowie Road	/	/	/
		24' F-F	Residential Paving	Bowie Road	West end	Vinton Street	/	/	/
		28' F-F	Residential Paving	Bowie Road	Vinton Street	Panola Street	/	/	/
		28' F-F	Residential Paving	Panola Street	Golinda Road	Bowie Road	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		24' F-F	Residential Paving	Panola Street	Bowie Road	South End	/	/	/
		28' F-F	Residential Paving	Odessa Court	Golinda Road	South End	/	/	/
		28' F-F	Residential Paving	Garland Court	Golinda Road	South End	/	/	/
		24' F-E	Residential Paving	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		30' F-F	Arterial Paving	Gibson Blvd	West Property Line	Messina Drive	/	/	/
		Std.	Curb and Gutter	Delgado Drive (west leg)	Gibson Blvd	Crandall Road	/	/	/
		Std.	Curb and Gutter	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Crandall Road	West Property Linie	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Denton Road	West Property Line	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Golinda Road	Delgado Drive	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Vinton Street	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Bowie Road	West end	East End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Panola Street	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Odessa Court	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Garland Court	Golinda Road	South End	/	/	/
		Std.	Curb and Gutter (West Side Only)	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		Std.	Curb and Gutter (North Side ~~Only~~ MEDIAN CURB)	Gibson Blvd	West Property Line	Messina Drive	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6'	PCC Sidewalk (Both Sides)	Delgado Drive (west leg)	Gibson Blvd	Crandall Road	/	/	/
		6'	PCC Sidewalk (Both Sides)	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		4'-6'	PCC Sidewalk (1) (Both Sides)	Crandall Road	West Property Line	Delgado Drive (west leg)	/	/	/
		6'	PCC Sidewalk (1) (Both Sides)	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Crandall Road	Delgado Drive (east leg)	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Denton Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (South Side Only)	Golinda Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Golinda Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Vinton Street	Golinda Road	Bowie Road	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Bowie Road	West end	Panola Street	/	/	/
		4'	PCC Sidewalk (North Side Only)	Bowie Road	Vinton Street	Panola Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Odessa Court	Golinda Road	South End	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Garland Court	Golinda Road	South End	/	/	/
		6'	PCC Sidewalk (West Side Only)	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		8'	PCC Sidewalk (North Side Only)	Gibson Blvd	West Property Line	Messina Drive	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		20"	Waterline (8)	Gibson Blvd	West Property Line	Delgado Drive	/	/	/
		20"	Waterline (8)	Delgado Drive	Gibson Blvd	Crandall Road	/	/	/
		20"	Waterline (8)	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		20"	Waterline (8)	Delgado Drive	Crandall Road	Existing 20"	/	/	/
		6"	Waterline (9)	Delgado Drive	Crandall Road	Golinda Road	/	/	/
		6"	Waterline	Crandall Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Crandall Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Denton Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Denton Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Golinda Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Golinda Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Vinton Street	Golinda Road	Bowie Road	/	/	/
		6"	Waterline	Bowie Road	DELGADO ~~Vinton~~ Street	Panola Street	/	/	/
		6"	Waterline	Panola Street	Golinda Road	Bowie Road	/	/	/
		4"	Waterline	Panola Street	Bowie Road	South End	/	/	/
		6"	Waterline	Odessa Court	Golinda Road	South End	/	/	/
		6"	Waterline	Garland Court	Golinda Road	South End	/	/	/
		6"	Waterline	Gibson Blvd	Odessa Court	Garland Court	/	/	/
		6"	Waterline	Delgado Drive	Golinda Road	Crandall Road	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		8"	SAS	Crandall Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Denton Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Golinda Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Vinton Street	Lot 1, Block K	South End	/	/	/
		8"	SAS	Bowie Road	W. R/W of Delgado Drive	Panola Street	/	/	/
		8"	SAS	Panola Street	Golinda Road	South End	/	/	/
		8"	SAS	Odessa Court	Golinda Road	South End	/	/	/
		8"	SAS	Garland Court	Golinda Road	South End	/	/	/
		8"	SAS	Messina Drive	Lots 33/34, Block G	Crandall Road	/	/	/
		24"	RCP Storm Drain	Denton Road	Lots 14/15, Block J	Messina Drive	/	/	/
		24"	RCP Storm Drain	Golinda Road	Lot 23, Block J	Messina Drive	/	/	/
		36" - 42"	RCP Storm Drain	Messina Drive	Gibson Blvd	Golinda Road	/	/	/
		36"	RCP Storm Drain	Messina Drive	Golinda Road	Denton Road	/	/	/
		42"	RCP Storm Drain	Gibson Blvd	Messina Drive	Lot 13, Block G	/	/	/
		36"	RCP Storm Drain	Gibson Blvd	Lot 13, Block G	West Property Line	/	/	/
		18"-24"	RCP Storm Drain	Delgado Drive	South of Bowie Road	Gibson Blvd	/	/	/
		18"-24"	RCP Storm Drain	Easement	South End of Panola Street	Gibson Blvd	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		18"-24"	RCP Storm Drain	PUB. DRAINAGE Easement	South End of Garland Court	Gibson	/	/	/
		10'	PCC Rundown	PUB. DRAINAGE Easement	Odessa Court	Gibson Blvd	/	/	/
		4.74 Ac-Ft	Temporary Retention Ponds (3) on property west of El Rancho Grande, Unit 16 w/ easmt, Covenant & Agreement	TRACT 16-D			/	/	/
			Irrigation Water Meter	Delgado Drive	at Gibson Entrance		/	/	/
		54"-78"	RCP SD*	MESSINA	GIBSON	AMOLE MESA	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

*MAY BE FINANCIALLY GUARANTEED W/ DRB 1003429 (SIERRA RANCH)

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. Storm drain sizes and location are approximate and subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Perimeter walls per DRB approved perimeter wall design.
8. 20" WL to be built by a separate project. (DRB Project#_____, CPN#_____) ~~20" WL not financially guaranteed with this project.~~ AHR
9. WL to serve future unit to the west which is located outside Pressure Zone 2W
10. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
11. Landscape Maintenance Agreement for ROW landscaping.

ORIGINAL

AGENT/OWNER

Fred C. Arfman, P.E.
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 02.04.05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Duncan Watson 02/09/05
DRB CHAIR - date

2-9-05
TRANSPORTATION DEVELOPMENT - date

Roger A Green 2/9/05
UTILITY DEVELOPMENT - date

Bradley L. Bingham 2-9-05
CITY ENGINEER - date

David Flores 2-9-05
PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

- ✓ Major Subdivision action
- ___ Minor Subdivision action
- ✓ Vacation V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 881-9190

ADDRESS: 5160 San Francisco NE FAX: 875-1723

CITY: ABQ STATE NM ZIP 87109 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Isaacson & Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: major subdivision Preliminary Plat (fka El Rancho Grande Unit 16 Subdivision) plat approval; Vacation of Public Easement; Sidewalk Waiver; Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. 16-E Plat Block: Unit:

Subdiv. / Addn. Rio Bravo Partners

Current Zoning: R-D Proposed zoning: Same

Zone Atlas page(s): N-8 No. of existing ~~lots~~ tract: 1 No. of proposed lots: 158

Total area of site (acres): 24.7758 Density if applicable: dwellings per gross acre: dwellings per net acre:

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

UPC No. 100805433741210104 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: West Terminus of Gibson Blvd. SW

Between: Messina Dr. SW and Delgado Dr. SW

CASE HISTORY: Proj # 1003429

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04DRB-01891; 04DRB-01892; 04DRB00717

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

SIGNATURE Fred C. Arfman DATE 1/7/05

(Print) Fred C. Arfman ___ Applicant X Agent

FOR OFFICIAL USE ONLY

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

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

Application case numbers		Action	S.F.	Fees
05DRB -	-00032	PP	SCD	$ 3500.00
05DRB -	-00033	VPE	V	$ 45.00
05DRB -	-00034	SW	V	$ 0
05DRB -	00035	TDS	V	$ 0
-	-	AD Fee	2	$ 75.00
		CMF		Total 20.00
				$ 3640.00

Hearing date 2-2-05

1-7-05
Planner signature / date

Project # 1003874

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 1/7/05
Applicant signature / date

Form revised 11/04

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

Application case numbers
05DRB-_____-00032
_____-_____-_____
_____-_____-_____

1-7-05
Planner signature / date

Project # 1003874

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 1/7/05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB-____-00033
05DRB____-00034
05DRB____-00035

1-7-05
Planner signature / date

Project # 1003874

WESTGATE DRAINAGE DAM
SP-----93-----ZC0

AMOLE ARROYO DESIGN OVERLAY ZONE

WAIVER OVERLAY ZONE R-T/WO-A

SITE

RIO BRAVO

GIBSON

EL RANCHO GRANDE

SANDY RIDGE

SANDY CREEK

SANDY TRAIL

UNIT 14

RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

RIO BRAVO PARTNERS

2A

2B

2C

2D

1

A1

B1

16

S-93-27

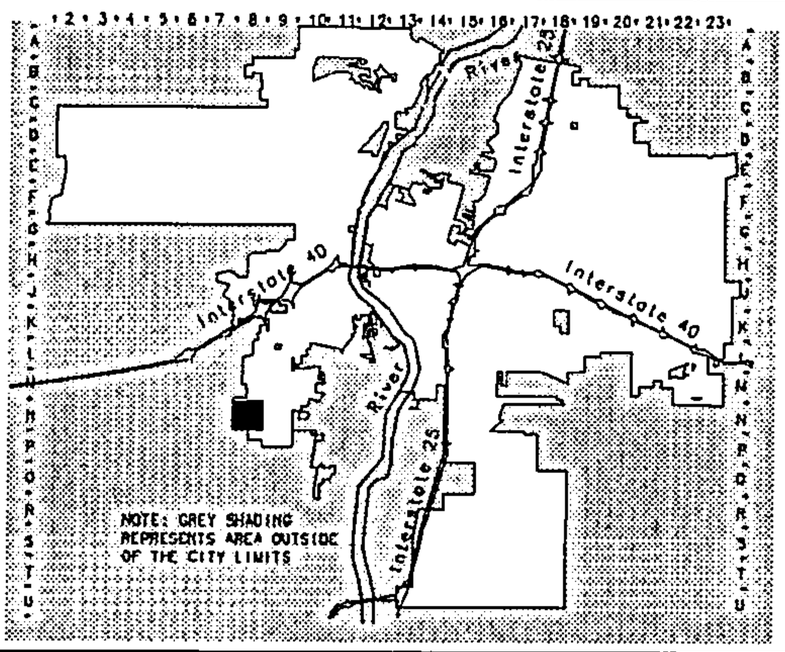
SP-90-123

1003028

1002510

R-D

R-LT



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through September 02, 2004

CITY OF *ALBUQUERQUE*

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Curb, Inc. **Date of request:** 1/6/05 **Zone atlas page(s):** N-8

'RRENT:
Zoning R-D
Parcel Size (acres / sq.ft.) 24.7758

Legal Description -
Lot or Tract # 1 Block #
Subdivision Name Rio Bravo Partners

REQUESTED CITY ACTION(S):

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

Building Permit [ ]
Access Permit [ ]
Other [ ]

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 158 Lots
Building Size - N/A (sq. ft.)

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

Applicant or Representative [signature] Date 1/7/05
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

THRESHOLDS MET? YES [X] NO [ ] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
Notes: MASTER PLAN STUDY UNDERWAY AND WILL BE ADDRESSED AT DRB.

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

[signature]
TRAFFIC ENGINEER

1-7-05
DATE

ENVIRONMENTAL HEALTH

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

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

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

TRAFFIC ENGINEER

DATE

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

January 7, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: DRB Submittal for El Rancho Grande, Unit 16

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for Preliminary Plat approval, sidewalk deferral and waiver, and vacation of a 60' reservation for future public right-of-way for El Rancho Grande, Unit 16, a 158-lot single-family residential subdivision.

This subdivision is a portion of Parcel 1, Lands of Rio Bravo Partners, which is in the process of being platted as Tract 16E, Bulk Land Plat for El Rancho Grande (DRB Project #1003429). The undeveloped land is located northwest of the intersection of Gibson Blvd and Messina Drive, south of Westgate Heights and west of El Rancho Grande, Unit 11. The perimeter wall design matches the one being processed for approval for the subdivision to the south of Gibson--Sierra Ranch Subdivision.

We are requesting vacation of a 60' reservation for future public right-of-way--see attached copy of the plat that created this easement. This easement was created for a future extension of Delgado Drive to Gibson Blvd. The reason for the vacation request is that Delgado Drive is realigned to the west with this subdivision. There are no existing improvements within the easement, and the public welfare is in no way served by retaining it.

We are also requesting deferral of the majority of the sidewalks within the subdivision where lots front the streets. The reason for deferral is to avoid damaging the sidewalk by heavy construction or delivery vehicles. Also, we are requesting that the sidewalks at the ends and at one side of two of the stub streets be waived. See attached Sidewalk Exhibit for locations of sidewalk deferrals and waiver.

If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
Isaacson & Arfman

Fred C. Arfman, PE
FCA/ånw

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

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: El Rancho Grande Unit 16 Subdivision

AGIS MAP # N-8

LEGAL DESCRIPTION: Tract 1, Rio Bravo Partners

___ DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on _____date].

Genevieve D [signature] 1/7/05

Applicant / Agent — Date

_____ _____

Hydrology Division representative — Date

___ WATER AND SEWER AVAILABILITY STATEMENT

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

_____ _____

Applicant / Agent — Date

_____ _____

Utilities Division representative — Date

DRB-_____-_____

Revised 10/99

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 24, 2004

Mr. Bo K. Johnson, P.E.
Curb, Inc.
5160 San Francisco DR. NE
Albuquerque, NM 87109

RE: Water and Sewer Availability Statement N-8
Tract 1A, 1B, 1C and 1D of the Lands of Rio Bravo Partners

Mr. Johnson:

Project Information: The project site consists of approximately 103 acres of undeveloped property both north and south of Gibson west of Messina in southwest Albuquerque. Current zoning is R-LT as governed by the Rio Bravo Sector Plan. Recent sketch plat submittals have suggested that this site will be subdivided into approximately 590 individual lots which will be developed as single family residences. Please be advised that this configuration will not be allowed due to the fact that some of these proposed lots would be located above serviceable elevations. Based on the existing topography, the dwellings within tracts 1B and 1C will have pad elevations between 5,160 and 5,255 feet and will be serviceable within the 2W pressure zone. Tracts 1A and 1D are located within the 3W pressure zone and are, therefore, not serviceable.

Existing Conditions: As of the date of this correspondence, there are no existing structures present on-site. Nearby construction projects include the El Rancho Grande subdivisions as well as a 20- / 18-inch bottom of zone water transmission line which will supply pressure zones 2W and 2WR. Please refer to project number 679581 for specifics regarding this line. The Snow Vista sanitary sewer interceptor, which will be the outfall for the region, is currently in the design phase and will be located east of the site.

Metered Water Service will be contingent on the completion and acceptance of the improvements associated with the adjacent El Rancho Grande developments and the 18-inch bottom of zone transmission line in Mesa Arenosco Drive. Service to tracts 1B and 1C will require the extension of a 20-inch Master Plan top of zone 2W line south from Cartagena to Gibson. At Gibson, the line will reduce to an 18-inch and proceed west across the northern frontage of tract 1B. A 12-inch must also be constructed south of tract 1C from the 18-inch Mesa Arenosco line west to the southwest corner of tract 1C. In addition to the perimeter lines described, looped water lines must be constructed at standard locations within each of the rights-of-way internal to the subdivision. Internal lines for tract 1B will connect to both the 20-inch top of zone line and the proposed 8-inch main in Messina. Internal lines for tract 1C will be connected to both the 18-inch top of zone line and the new 12-inch line to the south. These lines will be a combination of 8-inch and 6-inch mains to which routine service connections may be made.

Sanitary Sewer Service will be contingent on the completion and acceptance of the Snow Vista Interceptor and the improvements associated with the adjacent El Rancho Grande developments. Minimum 8-inch collectors along with manholes at regular intervals must be constructed within each of the rights-of-way internal to the subdivision. The sewer lines within tract 1B will outfall to the southern 8-inch line in Unit 11. Tract 1C will outfall to the 10-inch at the southwest corner

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

of Unit 15. Upon completion and acceptance of each of these improvements, service for each parcel will be available via routine connection.

Fire Protection: Fire flow rates are determined by the Fire Marshal based on both the size and type of construction. In addition to fire hydrants located at each street intersection, additional hydrants will be required so as not to exceed a maximum distance of 500 feet from any given structure. This distance is measured as the fire equipment travels. The precise number and location of each fire hydrant must be coordinated with the Fire Marshal and approved prior to DRC approval.

Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Both water and sewer stubs to each property must be included with the design of the new lines. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Easements: City of Albuquerque public water and sewer easements are required for all public lines to be constructed outside of dedicated rights-of-way. Minimum easement widths shall be 20-feet where single service lines are to be constructed and 25-feet where both water and sewer lines are included. Acceptable easements must be documented prior to DRC approval.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service to each property will be subject to Utility Expansion Charges (UEC). These charges are payable at the time service is requested and will be based on the ordinances in effect at the time of connection.

Pro Rata Charges: Any and all outstanding pro rata charges assessed towards this property will be due at the time of development. The costs of perimeter and off-site water and sanitary sewer lines may be prorated against adjacent benefiting properties. Such assessments must be requested at the time of development in order to be considered.

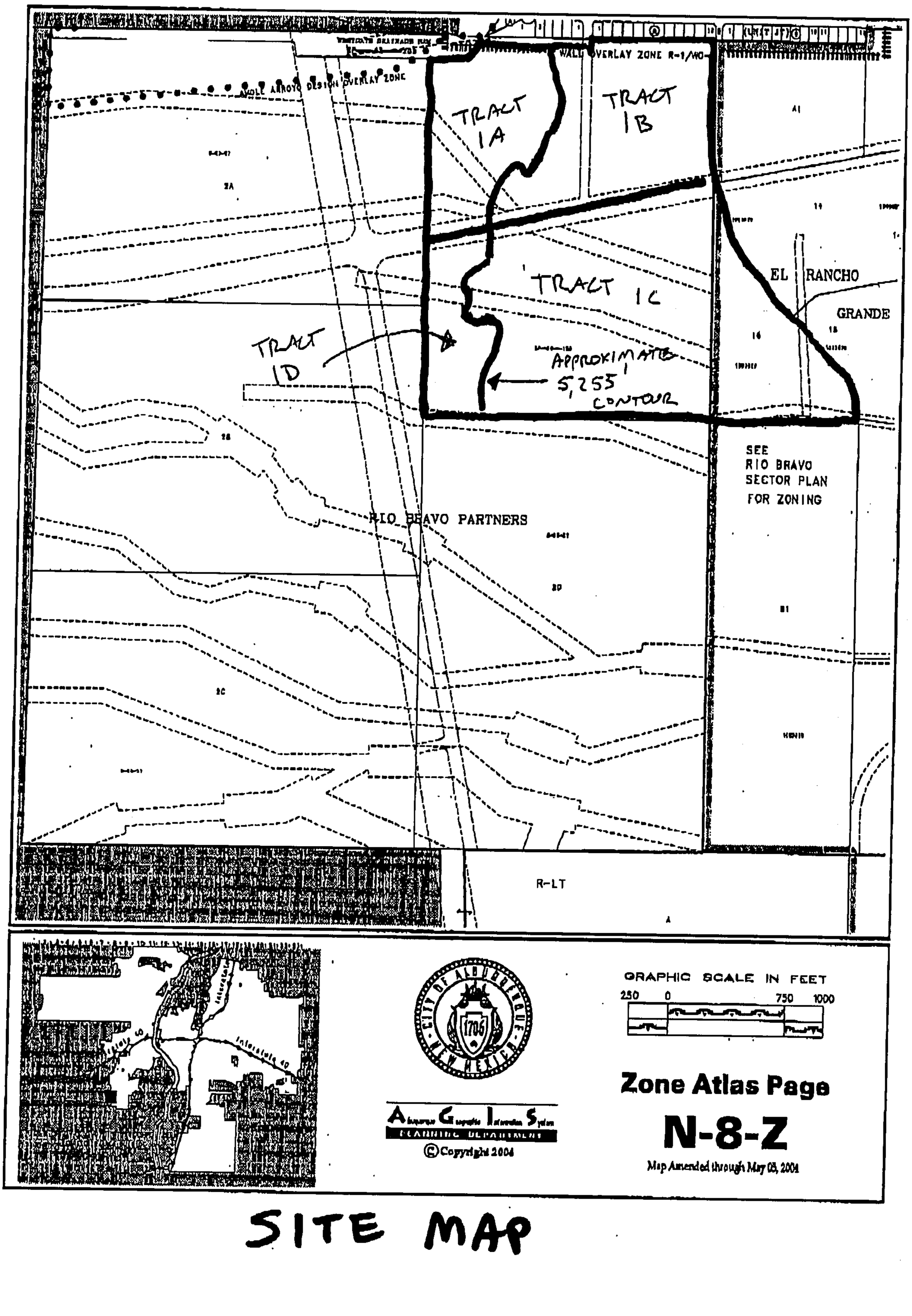
Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the City of Albuquerque as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

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

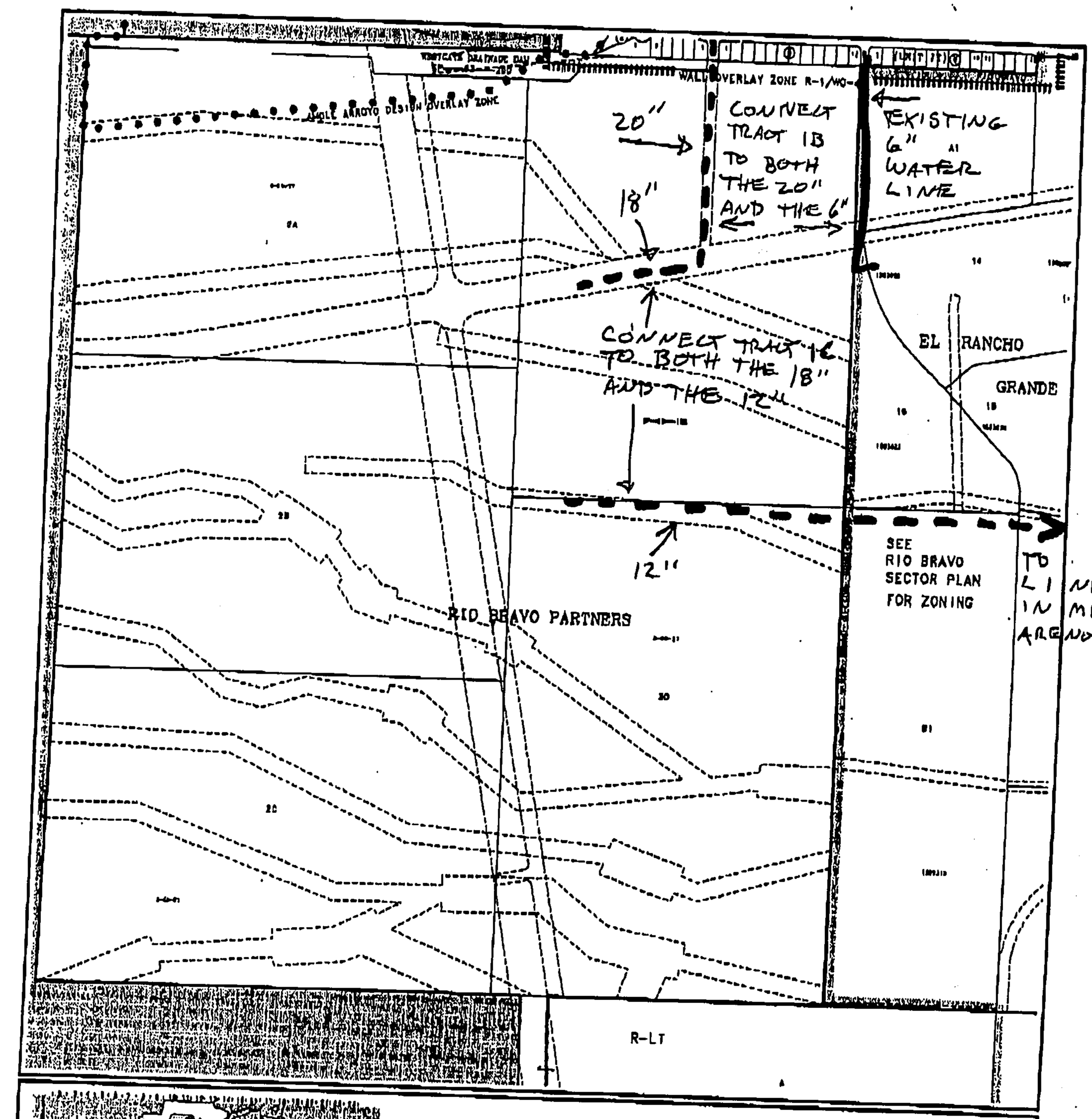
Sincerely,

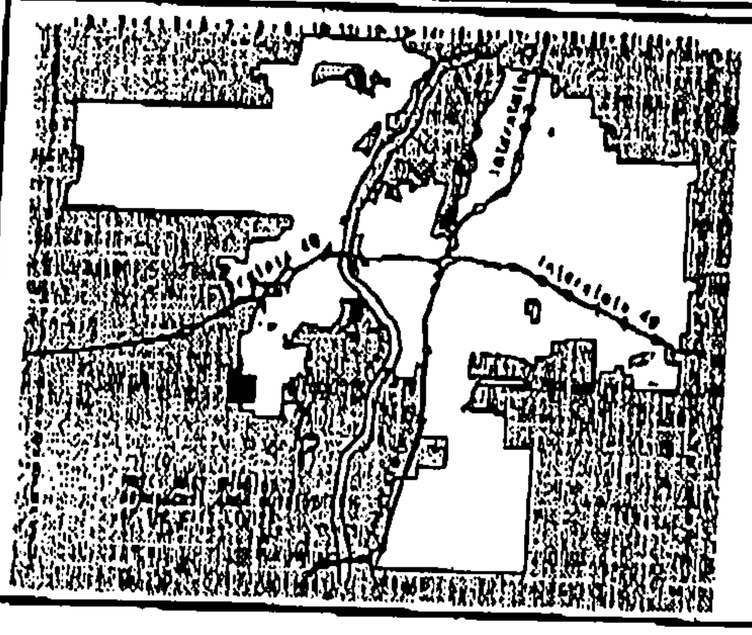
Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Services
Public Works Department

Cc: Christian J. Sholtis, P.E. – Bohannan Huston
f/ availability N-8
f/ readers #40405
f/ DRB #1003429


WALL OVERLAY ZONE R-1/MD
SWOLE ARROYO DESIGN OVERLAY ZONE
TRACT 1A
TRACT 1B
TRACT 1C
TRACT 1D
APPROXIMATE 5,255 CONTOUR
EL RANCHO GRANDE
RIO BRAVO PARTNERS
SEE RIO BRAVO SECTOR PLAN FOR ZONING
R-LT
Interstate 40
Interstate 25
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
N-8-Z
Map Amended through May 03, 2004
©Copyright 2004

SITE MAP





GRAPHIC SCALE IN FEET
250 0 750 1000

A Municipal Geographic Information System
PLANNING DEPARTMENT

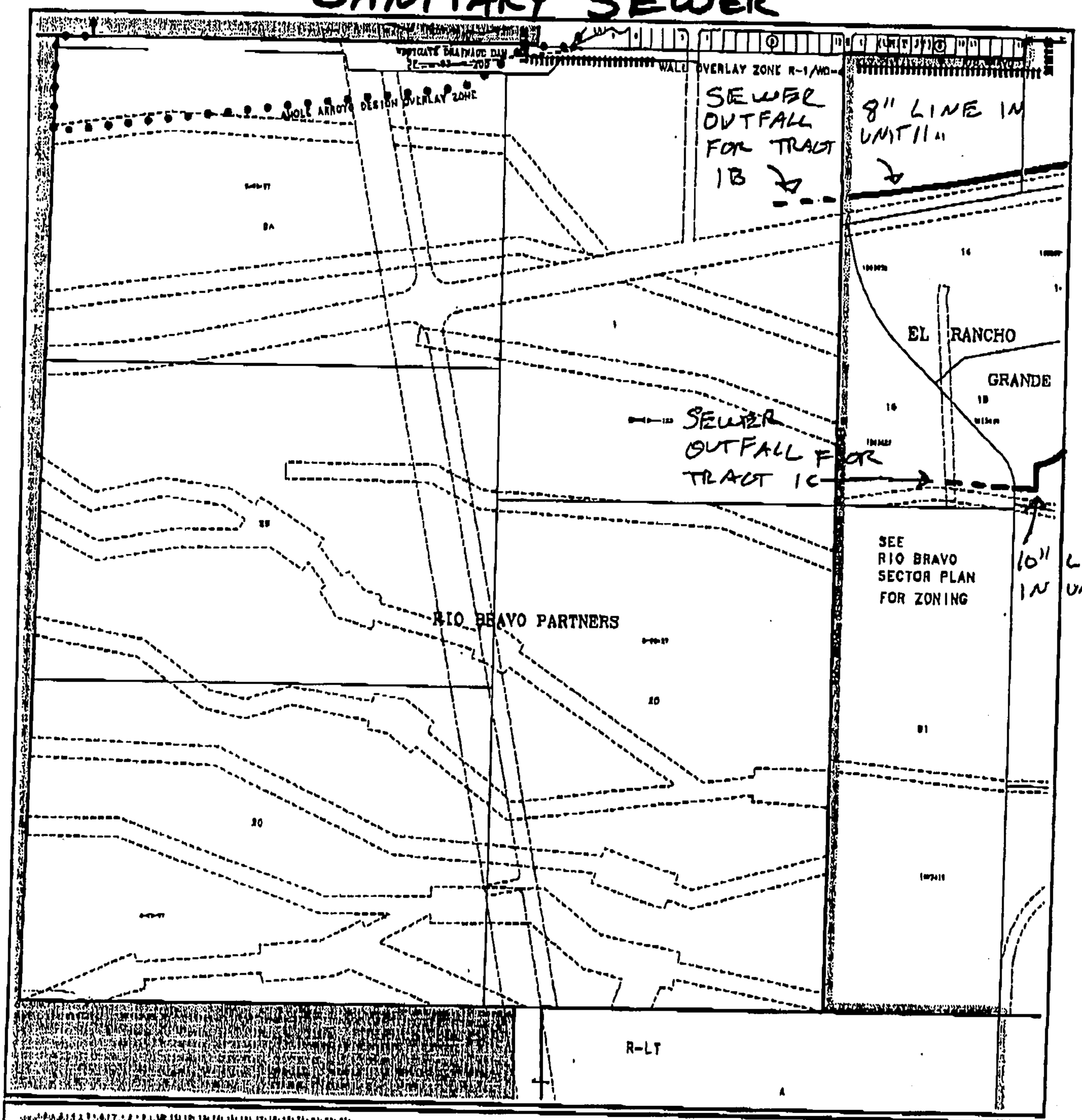
©Copyright 2004

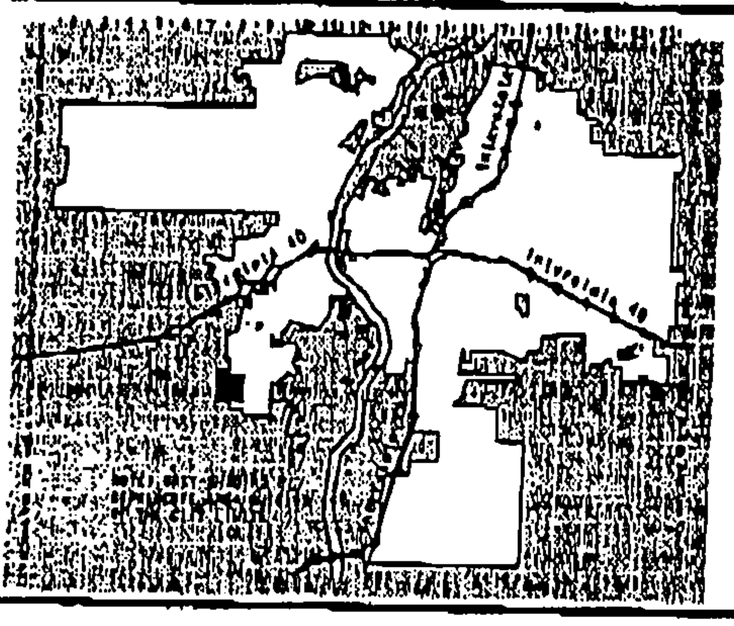
Zone Atlas Page

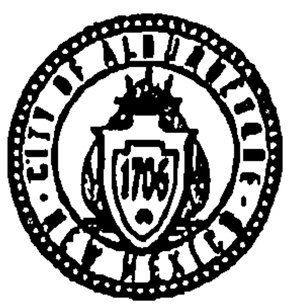
N-8-Z

Map Amended through May 05, 2004

SANITARY SEWER







GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through May 05, 2004

Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

"Attachment A"

RUTH LOZANO, ISAACSON & ARFMAN, PA
ZONE MAP: N-8

Westgate Heights NA (R)
***Matthew Archuleta**
1628 Summerfield SW / 87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW / 87121 831-5189 (h)

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

Westgate Vecinos
***Kelly Thomas**
1201 Jenaro SW / 87121 831-5242 (h)
Sylvia Hayes
10016 Ladrones SW / 87121 836-7358 (h)

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

ALBUQUERQUE
Making History

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

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

January 4, 2005

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

Dear Ruth:

Thank you for your inquiry of **January 4, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 1, RIO BRAVO PARTNERS ABUTTING RIO BRAVO SW AND WESTGATE DRAINAGE DAM** zone map N-8

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 6, 2005 Certified Mail 7002 0860 0003 3155 8714

Mr. Matthew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

RE: El Rancho Grande Subdivision Unit 16-E
(Legal Description --Lot 1, Rio Bravo Partners)

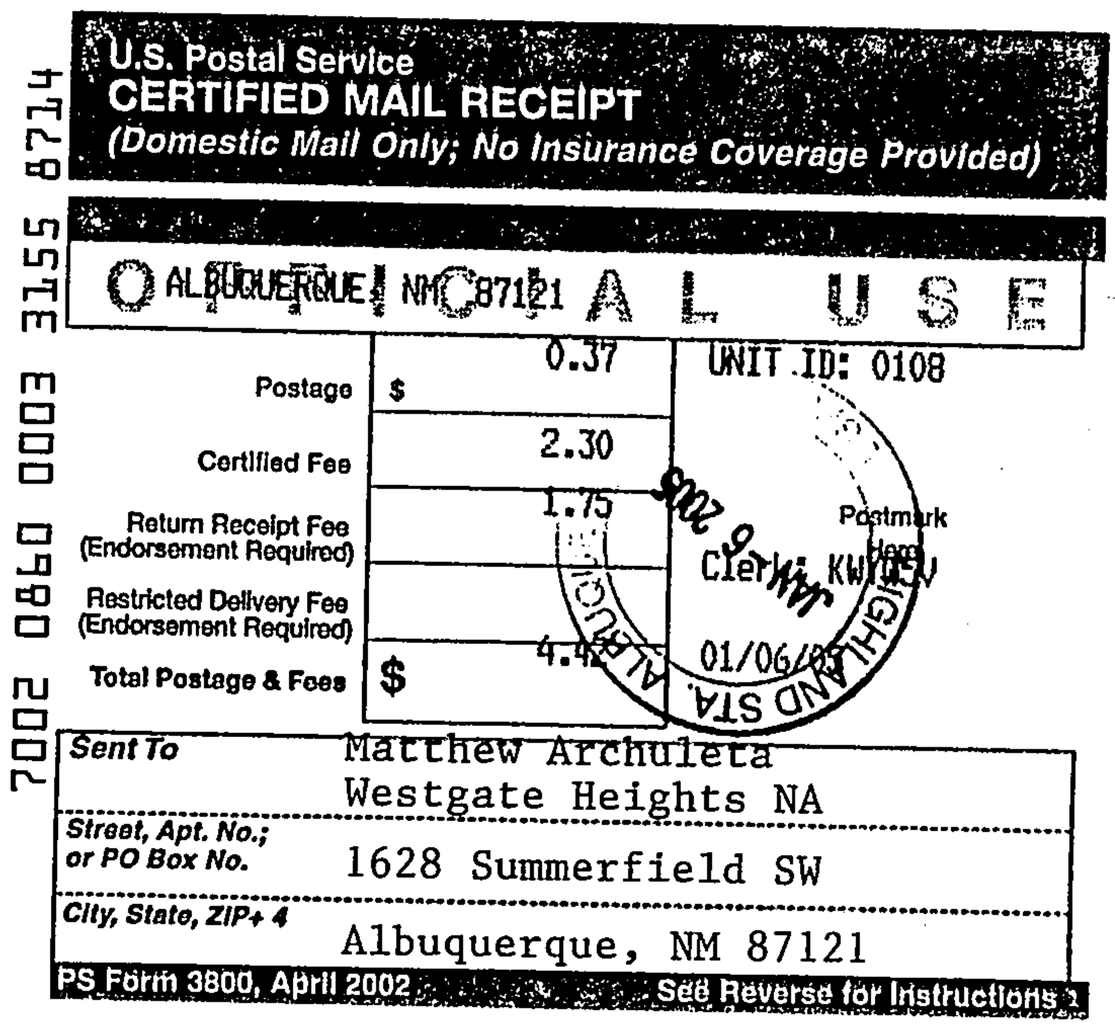
Dear Mr. Archuleta:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that a request for preliminary plat and vacation of a 60' reservation for future public right-of-way will be submitted to the Development Review Board for approval this week. See attached zone map.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment
7002 0860 0003 3155 8714



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

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

January 6, 2005

Certified Mail 7002 0860 0003 3155 8721

Ms. Libby McIntosh
Westgate Heights Neighborhood Association
1316 Ladrones Ct. SW
Albuquerque, NM 87121

RE: El Rancho Grande Subdivision Unit 16-E
(Legal Description --Lot 1, Rio Bravo Partners)

Dear Ms. McIntosh:

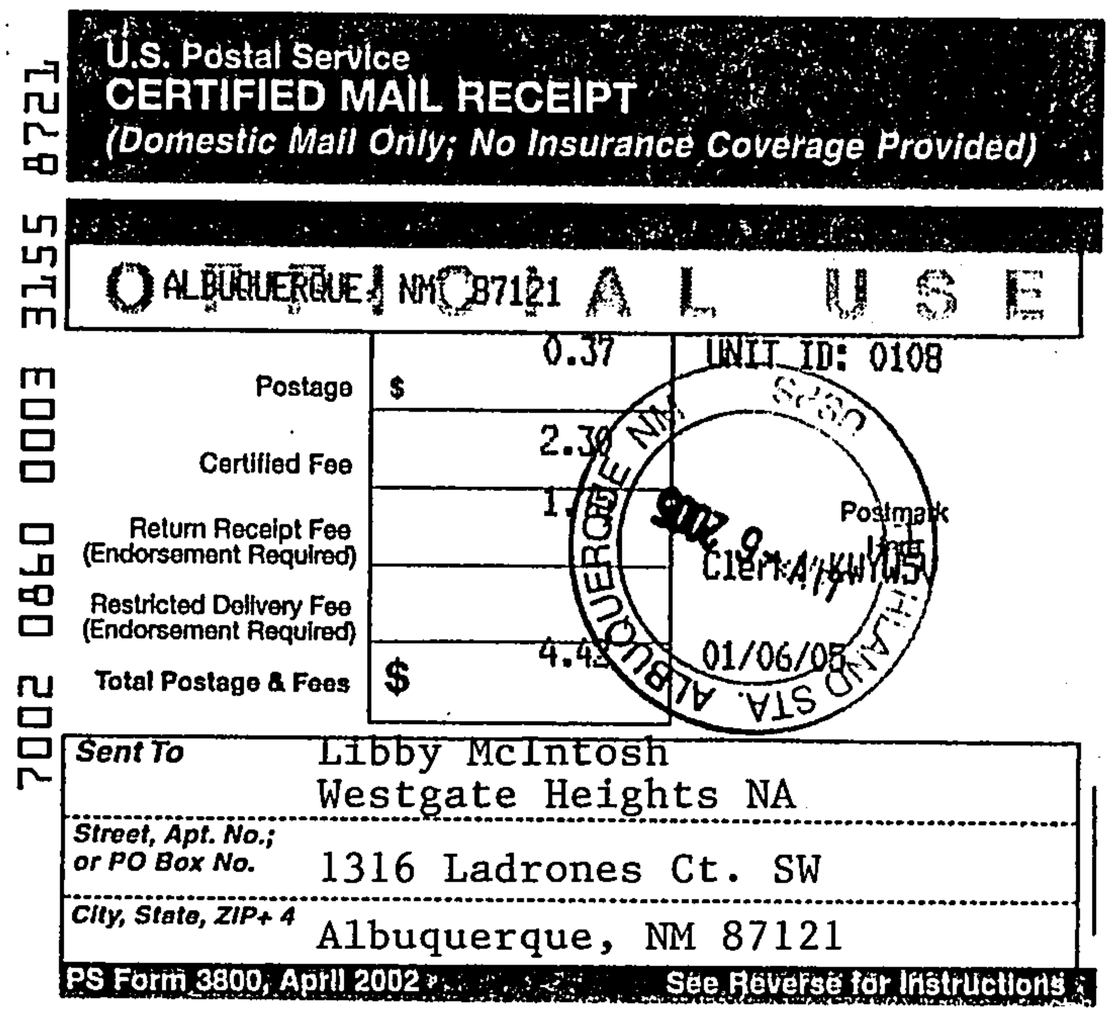
As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that a request for preliminary plat and vacation of a 60' reservation for future public right-of-way will be submitted to the Development Review Board for approval this week. See attached zone map.

Please call our office at 268-8828 if you need additional information.

Sincerely,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment
7002 0860 0003 3155 8721



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

M:\ACTIVE\PROJECT DOCUMENTS\1349\CORRESPONDENCE\OUT\1349 NA-ltr 01-06-05.doc

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

January 6, 2005

Certified Mail 7002 0860 0003 3155 8738

Kelly Thomas
Westgate Vecinos
1201 Jenaro SW
Albuquerque, NM 87121

RE: El Rancho Grande Subdivision Unit 16-E
(Legal Description --Lot 1, Rio Bravo Partners)

Dear Kelly Thomas:

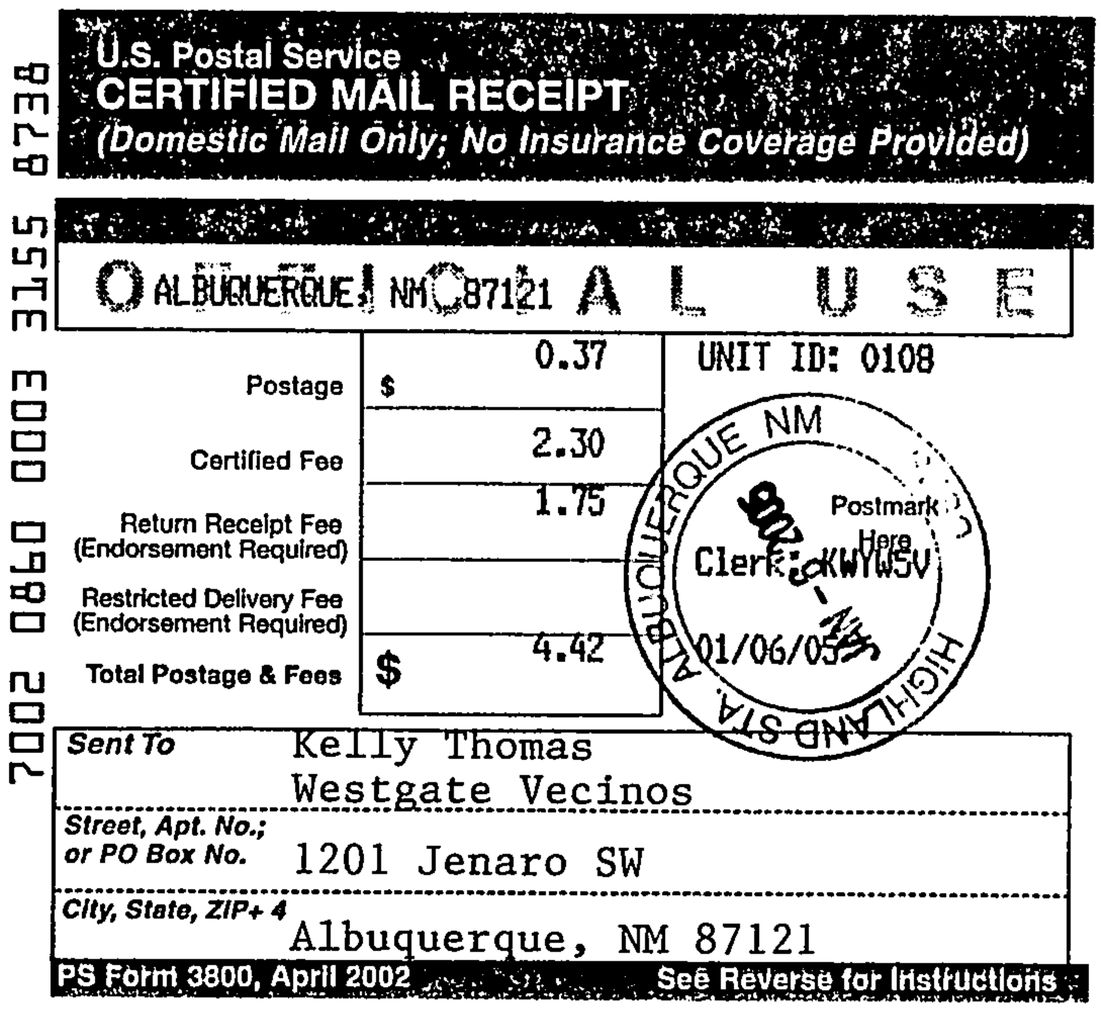
As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Vecinos that a request for preliminary plat and vacation of a 60' reservation for future public right-of-way will be submitted to the Development Review Board for approval this week. See attached zone map.

Please call our office at 268-8828 if you need additional information.

Sincerely,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment
7002 0860 0003 3155 8738



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

M:\ACTIVE\PROJECT DOCUMENTS\1349\CORRESPONDENCE\OUT\1349 NA-ltr 01-06-05.doc

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

January 6, 2005 Certified Mail 7002 0860 0003 3155 9377

Ms. Sylvia Hayes
Westgate Vecinos
10016 Ladrones SW
Albuquerque, NM 87121

RE: El Rancho Grande Subdivision Unit 16-E
(Legal Description --Lot 1, Rio Bravo Partners)

Dear Ms. Hayes:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Vecinos that a request for preliminary plat and vacation of a 60' reservation for future public right-of-way will be submitted to the Development Review Board for approval this week. See attached zone map.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment
7002 0860 0003 3155 9377

7002 0860 0003 3155 9377

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

ALBUQUERQUE, NM 87121 A L U S E

Postage	$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KWYW5V
Total Postage & Fees	$ 4.67	01/06/05

ALBUQUERQUE NM 87121 JAN 06 2005 USPS

Sent To	Sylvia Hayes Westgate Vecinos
Street, Apt. No.; or PO Box No.	10016 Ladrones SW
City, State, ZIP+ 4	Albuquerque, NM 87121

PS Form 3800, April 2002 See Reverse for Instructions

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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 1-18-05 To 2-2-05

5. REMOVAL

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

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

Ruth Lozano — 1/7/05
(Applicant or Agent) (Date)
for Isaacson + Arfman, P.A.

I issued 2 signs for this application, 1-7-05 (Date), _____ (Staff Member)

DRB PROJECT NUMBER: 1003874

Rev. 5/9/03

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

PAID RECEIPT

APPLICANT NAME Curb Inc

AGENT Isaacson & Arfman

ADDRESS 128 Monroe St NW

PROJECT & APP # 1003429 / 05DRB00032 (3874)

PROJECT NAME Rio Bravo Partners

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

$ 3545.00 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

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

$ 3640.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division
1/7/2005 3:08PM LOC: ANNX
RECEIPT# 00033604 WS# 006 TRANS# 0040
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $3,640.00
J24 Misc $75.00
CK $3,640.00
CHANGE $0.00
Thank You

City Of Albuquerque
Treasury Division
1/7/2005 3:07PM LOC: ANNX
RECEIPT# 00033603 WS# 006 TRANS# 0040
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $3,640.00
J24 Misc $3,545.00
Thank You

City Of Albuquerque
Treasury Division
1/7/2005 3:07PM LOC: ANNX
RECEIPT# 00033602 WS# 006 TRANS# 0040
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $3,640.00
J24 Misc $20.00
Thank You

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

TRANSMISSION OK

TX/RX NO	2892
CONNECTION TEL	92682632
SUBADDRESS	
CONNECTION ID	
ST. TIME	01/31 14:35
USAGE T	00'45
PGS.	2
RESULT	OK

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Fred Arfman **FAX #** 268-2632

 # PAGES (INCLUDING COVER SHEET) 3

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

COMMENTS:

My comments only on 1003874
- S'PS.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 2, 2005
DRB Comments

ITEM # 3

PROJECT # 1003874 **APPLICATION # 05-00126 & 00032**

RE: El Rancho Grande, Unit 16/SPS & PP Infrastructure List

The Site Plan sheet should be titled Site Development Plan for Subdivison. The word "Signoff" should be removed from the signature block as this site plan did not go to EPC for initial approval.

Be sure to list minimum lot size on the SPS under Site Data.

The Landscape Plan under Notes:

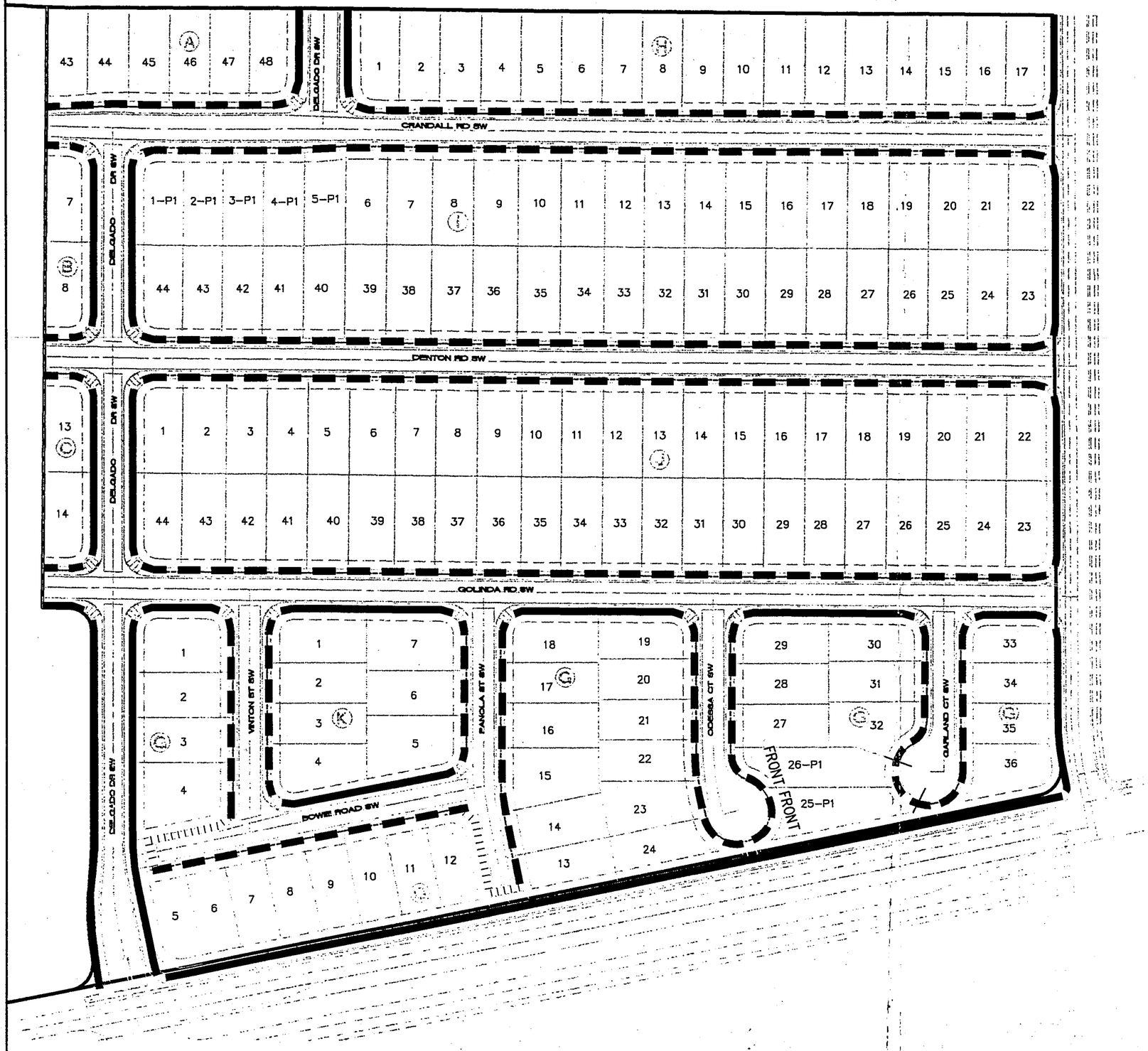
- Because there is landscaping outside the perimeter walls & on the median, a Homeowners Association should be named as the responsible entity for landscaping & irrigation system maintenance in these areas.
- The HOA should also be the responsible entity in addition to the property owner for water management.
- SFB (Santa Fe Brown) should be spelled out.

The infrastructure list should have language which calls out a separate water meter for right of way irrigation, a Landscape Maintenance Agreement for R/W landscaping plus a statement that the perimeter walls are constructed per DRB approved design. The final required statement is "Wall & Landscaping certification from a registered landscape architect or engineer is required prior to release of financial guarantees".

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

Walls due 2/9/05

Pam



SCALE:
1"=120'

EXHIBIT C
Date 02/02/05

LEGEND

- SIDEWALKS TO BE WAIVED
- SIDEWALKS TO BE CONSTRUCTED
- SIDEWALKS TO BE DEFERRED

SIDEWALK DEFERRAL PLAN

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

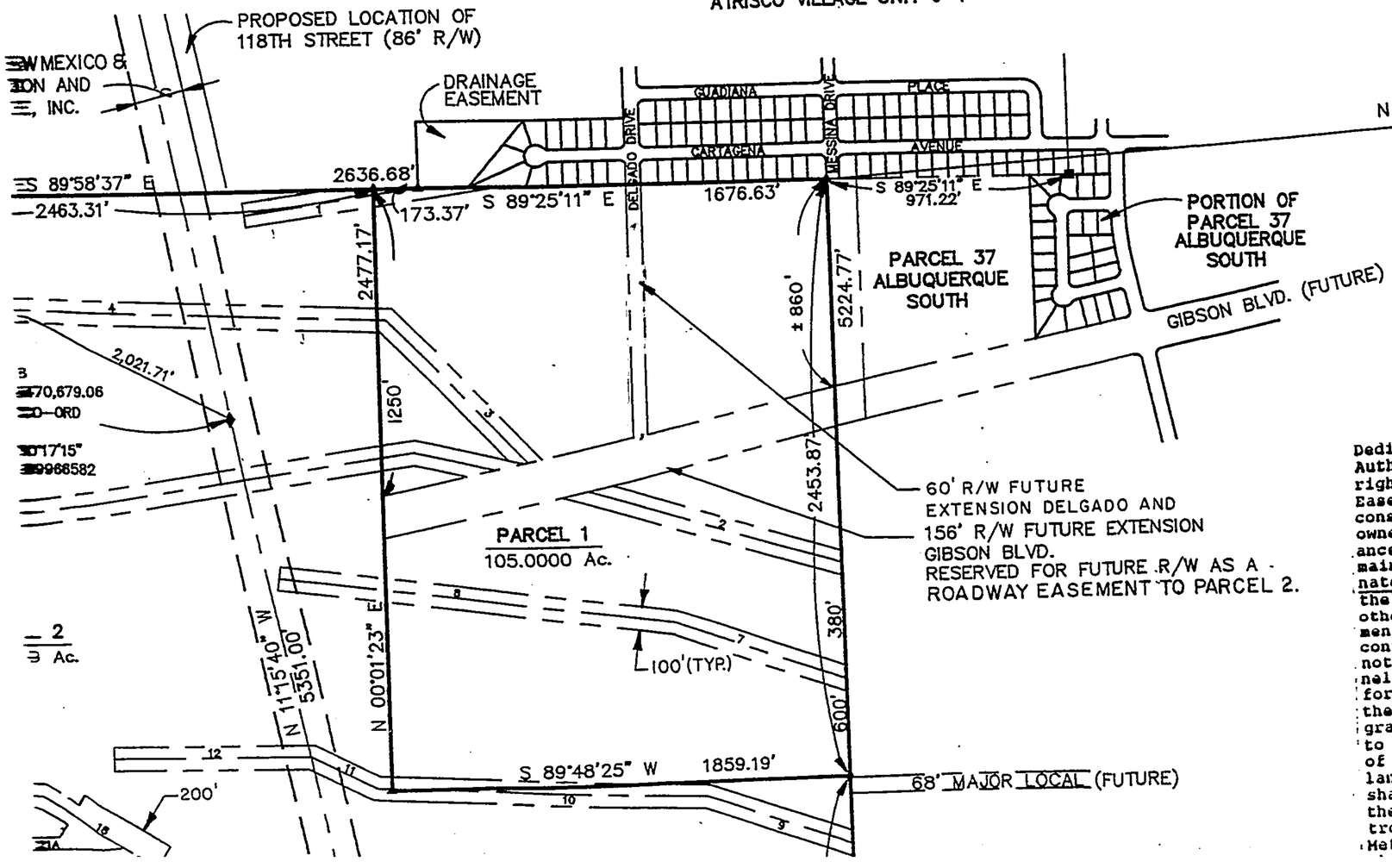
1349SDWKDEF.DWGthor 01.04.05

1003874

9055793

PLAT OF
LANDS OF RIO BRAVO PARTNERS
WITHIN PROJECTED SECTION 5
T9N, R2E, NMPM
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 1990

SIDE DRAINAGE EASEMENTS					
℄ NO.	BEARING	DISTANCE	℄ NO.	BEARING	DISTANCE
21B	S 79°28'00" W	450.00'	31	N 64°48'00" W	1093.00'
21C	N 63°16'00" W	351.00'	32	N 88°29'00" W	1018.00'
22	N 52°02'00" W	808.00'	33	N 78°53'00" W	1265.00'
23	N 79°36'00" W	489.00'	34	N 51°59'00" W	393.00'
24	S 71°20'00" W	251.00'	35	S 89°17'00" W	1194.00'
25	N 78°32'00" W	234.00'	36	N 70°17'00" W	1182.00'
26	N 53°02'00" W	450.00'	37	S 89°34'00" W	509.00'
27	N 79°35'00" W	588.00'	38	S 60°49'00" W	612.00'
28	S 73°55'00" W	730.00'	39	S 85°10'00" W	1014.00'
29	N 70°50'00" W	554.00'	40	S 68°19'00" W	356.00'
30	N 85°53'00" W	1120.00'			



State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
JUL 1 9 1990
at 1:53 o'clock p.m. Recorded in Vol. 90C
of records of said County Folio 139 42
Clerk & Recorder
Deputy Clerk

A.C.S. STATION "TRANS"
X=354,899.45, Y=1,471,822.67
N.M. STATE PLANE CO-ORD
CENTRAL ZONE
DELTA ALPHA = -00°17'15"
COMBINED FACTOR .99966582

VACATION EXHIBIT B
Date 02/09/05

Dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), its successors and assigns, of the lands, right-of-way, and easements designated herein as "Flood Plain Easement" or "Drainage Easement," is with the full and free consent and in accordance with the desire of the undersigned. owner. This dedication is for drainage, flood control, conveyance of storm water, and the construction, operation, and maintenance of, and access to such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of AMAFCA, no fence, wall, building or other obstruction may be placed or maintained in said easements, and there shall be no alteration of the grades or contours in said easements. The granting of easements shall not obligate AMAFCA to maintain natural arroyos, drainage channels, or facilities that do not meet the standards of AMAFCA for design and construction, nor shall this granting require the protection of property lying outside of the easements granted. Safe locations for structures built on lands adjacent to the easements dedicated herein may be substantially outside of the area described by the easements. Any portion of any lands, right-of-way, or easements dedicated or granted herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: January 7, 2005
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003874
DRB Application No.: _____

EL RANCHO GRANDE, UNIT 16
PROPOSED NAME OF PLAT

TRACT 16E, EL RANCHO GRANDE UNIT 16
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		44'-24' F-F	Residential Paving	Delgado Drive	Gibson	Bowie Road	/	/	/
		24' F-F	Residential Paving	Delgado Drive	Bowie Road	Crandall Road	/	/	/
		34' F-F	Residential Paving	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		28'-32 'F-F	Residential Paving	Crandall Road	West Property Line	Delgado Drive (west leg)	/	/	/
		32' F-F	Residential Paving	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		28' F-F	Residential Paving	Crandall Road	Delgado Drive (east leg)	Messina Drive	/	/	/
		28' F-F	Residential Paving	Denton Road	West Property Line	Messina Drive	/	/	/
		28' F-F	Residential Paving	Golinda Road	West Property Line	Messina Drive	/	/	/
		28' F-F	Residential Paving	Vinton Street	Golinda Road	Bowie Road	/	/	/
		24' F-F	Residential Paving	Bowie Road	West end	Vinton Street	/	/	/
		28' F-F	Residential Paving	Bowie Road	Vinton Street	Panola Street	/	/	/
		28' F-F	Residential Paving	Panola Street	Golinda Road	Bowie Road	/	/	/

JAMBORO
ORIGINAL

SITE PLAN

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		24' F-F	Residential Paving	Panola Street	Bowie Road	South End	/	/	/
		28' F-F	Residential Paving	Odessa Court	Golinda Road	South End	/	/	/
		28' F-F	Residential Paving	Garland Court	Golinda Road	South End	/	/	/
		24' F-E	Residential Paving	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		30' F-E	Residential Paving	Gibson Blvd	West Property Line	Messina Drive	/	/	/
		Std.	Curb and Gutter	Delgado Drive (west leg)	Gibson Blvd	Crandall Road	/	/	/
		Std.	Curb and Gutter	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Crandall Road	West Property Linie	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Denton Road	West Property Line	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Golinda Road	Delgado Drive	Messina Drive	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Vinton Street	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Bowie Road	West end	East End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Panola Street	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Odessa Court	Golinda Road	South End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Garland Court	Golinda Road	South End	/	/	/
		Std.	Curb and Gutter (West Side Only)	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		Std.	Curb and Gutter (North Side Only)	Gibson Blvd	West Property Line	Messina Drive	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6'	PCC Sidewalk (Both Sides)	Delgado Drive (west leg)	Gibson Blvd	Crandall Road	/	/	/
		6'	PCC Sidewalk (Both Sides)	Delgado Drive (east leg)	Crandall Road	North Property Line	/	/	/
		4'-6'	PCC Sidewalk (1) (Both Sides)	Crandall Road	West Property Line	Delgado Drive (west leg)	/	/	/
		6'	PCC Sidewalk (1) (Both Sides)	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Crandall Road	Delgado Drive (east leg)	Messina Drive	/	/	/
		4'	PCC Sidewalk (Both Sides)	Denton Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (South Side Only)	Golinda Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Golinda Road	West Property Line	Messina Drive	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Vinton Street	Golinda Road	Bowie Road	/	/	/
		4'	PCC Sidewalk (1) (South Side Only)	Bowie Road	West end	Panola Street	/	/	/
		4'	PCC Sidewalk (North Side Only)	Bowie Road	Vinton Street	Panola Street	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Odessa Court	Golinda Road	South End	/	/	/
		4'	PCC Sidewalk (1) (Both Sides)	Garland Court	Golinda Road	South End	/	/	/
		4'	PCC Sidewalk (West Side Only)	Messina Drive	North Property Line	Gibson Blvd	/	/	/
		8'	PCC Sidewalk (North Side Only)	Gibson Blvd	West Property Line	Messina Drive	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		20"	Waterline (8)	Gibson	West Property Line	Delgado Drive	/	/	/
		20"	Waterline (8)	Delgado Drive	Gibson Blvd	Crandall Road	/	/	/
		20"	Waterline (8)	Crandall Road	Delgado Drive (west leg)	Delgado Drive (east leg)	/	/	/
		20"	Waterline (8)	Delgado Drive	Crandall Road	North Property Line	/	/	/
		6"	Waterline (9)	Delgado Drive	Crandall Road	Golinda Road	/	/	/
		6"	Waterline	Crandall Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Crandall Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Denton Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Denton Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Golinda Road	West Property Line	Messina Drive	/	/	/
		6"	Waterline (9)	Golinda Road	West Property Line	Delgado Drive	/	/	/
		6"	Waterline	Vinton Street	Golinda Road	Bowie Road	/	/	/
		4"	Waterline	Bowie Road	West End	Vinton Street	/	/	/
		6"	Waterline	Bowie Road	Vinton Street	Panola Street	/	/	/
		6"	Waterline	Panola Street	Golinda Road	Bowie Road	/	/	/
		4"	Waterline	Panola Street	Bowie Road	South End	/	/	/
		6"	Waterline	Odessa Court	Golinda Road	South End	/	/	/
		6"	Waterline	Garland Court	Golinda Road	South End	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		8"	SAS	Crandall Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Denton Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Golinda Road	West Property Line	Messina Drive	/	/	/
		8"	SAS	Vinton Street	Lot 1, Block K	South End	/	/	/
		8"	SAS	Bowie Road	W. R/W of Delgado Drive	Panola Street	/	/	/
		8"	SAS	Panola Street	Golinda Road	South End	/	/	/
		8"	SAS	Odessa Court	Golinda Road	South End	/	/	/
		8"	SAS	Garland Court	Golinda Road	South End	/	/	/
		8"	SAS	Messina Drive	Lots 33/34, Block G	Crandall Road	/	/	/
		24"	RCP Storm Drain	Denton Road	Lots 14/15, Block J	Messina Drive	/	/	/
		24"	RCP Storm Drain	Golinda Road	Lot 23, Block J	Messina Drive	/	/	/
		36" - 42"	RCP Storm Drain	Messina Drive	Gibson Blvd	Golinda Road	/	/	/
		36"	RCP Storm Drain	Messina Drive	Golinda Road	Denton Road	/	/	/
		42"	RCP Storm Drain	Gibson Blvd	Messina Drive	Lot 13, Block G	/	/	/
		36"	RCP Storm Drain	Gibson Blvd	Lot 13, Block G	West Property Line	/	/	/
		18"-24"	RCP Storm Drain	Delgado Drive	South of Bowie Road	Gibson Blvd	/	/	/
		18"-24"	RCP Storm Drain	Easement	South End of Panola Street	Gibson Blvd	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		18"-24"	RCP Storm Drain	Easement	South End of Garland Court	Gibson	/	/	/
		10'	PCC Rundown	Easement	Odessa Court	Gibson Blvd	/	/	/
		4.74 Ac-Ft	Temporary Retention Ponds (3) on property west of El Rancho Grande, Unit 16 w/ easmt, Covenant & Agreement				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. Storm drain sizes and location are approximate and subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Perimeter walls per DRB approved perimeter wall design.
8. 20" WL to be built by a separate project. (DRB Project#_____, CPN#_____) 20" WL not financially guaranteed with this project.
9. WL to serve future unit to the west which is located outside Pressure Zone 2W
10. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

AGENT/OWNER

Fred C. Arfman
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 01.07.05
SIGNATURE – date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____
DRB CHAIR – date

_____
TRANSPORTATION DEVELOPMENT – date

_____
UTILITY DEVELOPMENT – date

_____
CITY ENGINEER – date

_____
PARKS & RECREATION - date

_____
AMAFCA - date

_____
_____- date

_____
_____- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 881-9190
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:

AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision to be Known as El Rancho Grande Unit 16

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

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

Lot or Tract No. 1 Block: Unit:
Subdiv. / Addn. Rio Bravo Partners
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of existing ~~lots~~ tract: 1 No. of proposed lots: 158
Total area of site (acres): 24.7758 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805433741210104 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: West Terminus of Gibson Blvd. SW
Between: Messina Dr. SW and Delgado Dr. SW

CASE HISTORY: Proj# 1003874 05DRB-00035
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04DRB-01891; 04DRB-01892; 04DRB00717; 05DRB-00032; 05DRB-00033; 05DRB-00034

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

SIGNATURE DATE 1/25/05
(Print) Fred C. Arfman ___ Applicant X Agent

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

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
05DRB-00126	SPS	PC3)	$ 385.00
	CMF		$ 20.00
			$
			$
			$
			Total
			$ 405.00

Hearing date 2-2-05

1-25-05
Planner signature / date

Project # 1003874

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ SKETCH PLAN REVIEW AND COMMENT

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
__ Any original and/or related file numbers are listed on the cover application

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

☒ SITE DEVELOPMENT PLAN FOR SUBDIVISION

✓ Scaled site plan and related drawings (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
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of the document delegating approval authority to the DRB
✓ Infrastructure List, if relevant to the site plan
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ 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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ 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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

☐ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 1/25/05
Applicant signature / date

Form revised October 2004

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

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

1-25-05
Planner signature / date

Project # 1003874

WESTGATE DRAINAGE DAM
SP-93-200

AMOLE ARROYO DESIGN OVERLAY ZONE

WATER OVERLAY ZONE R-T/W8-

SITE

RIO BRAVO

GIBSON

EL RANCHO GRANDE

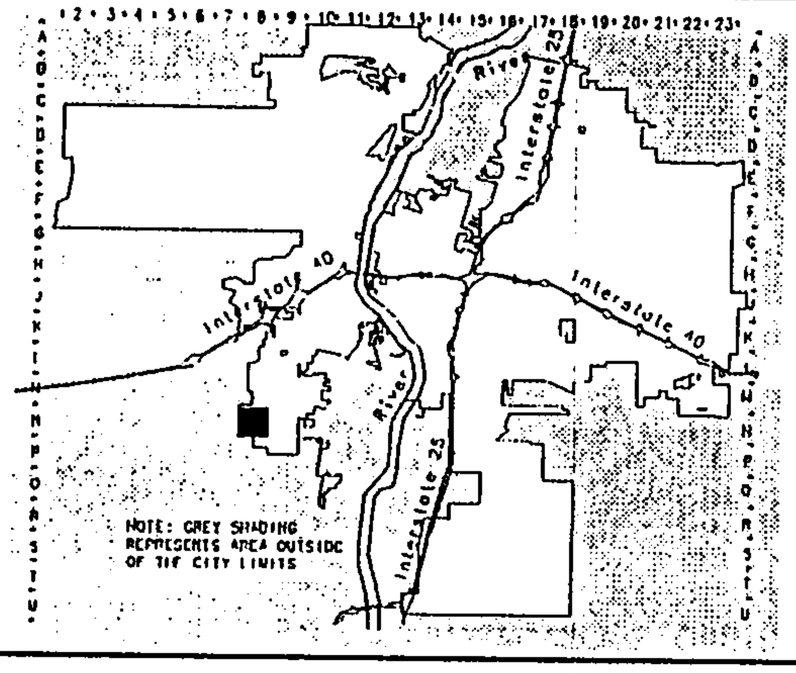
RIO BRAVO SECTOR DEVELOPMENT PLAN BOUNDARY

RIO BRAVO PARTNERS

2A
2B
2C
2D
1
A1
B1
16

R-D
R-LT

SP-93-37
SP-80-173
1003059
1032516



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through September 02, 2004

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

January 24, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Site Development Plan for Subdivision
For El Rancho Grande, Unit 16
DRB No. 1003874

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for approval of a Site Development Plan for Subdivision for El Rancho Grande, Unit 16, a 158-lot single-family residential subdivision. The application for approval of preliminary plat, easement vacation, and sidewalk deferral/waiver is on the DRB agenda for Wednesday, February 2, 2005.

This subdivision is a portion of Parcel 1, Lands of Rio Bravo Partners, which is in the process of being platted as Tract 16E, Bulk Land Plat for El Rancho Grande (DRB Project #1003429). The site is located northwest of the intersection of Gibson Blvd. and Messina Drive, south of Westgate Heights and west of El Rancho Grande, Unit 11.

The site is zoned R-D, and the majority of the lots are 45-foot wide by 105-foot deep. The attached Site Development Plan for Subdivision shows a typical lot plan and right-of-way, paving and sidewalk widths for all streets. A Landscape Plan is also included, which shows typical lot front yard landscaping and landscaping at the entrance to the subdivision.

If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE
FCA/ånw

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

January 24, 2005

Ms. Sheran Matson
DRB Chairperson
Land Development Coordination
Development & Building Services Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: El Rancho Grande Unit 16 ~ E
Project No. 1003874

Dear Ms. Matson:

Curb, Inc. is authorizing Isaacson & Arfman, P.A. to be its representative.

Sincerely,
CURB, INC.

Charles A Haegelin

Charles Haegelin
President

usable open space shall be provided on-site in an amount equal to 200 square feet for each efficiency or one-bedroom apartment, and 300 square feet for each dwelling unit containing two or more bedrooms. Where apartments other than townhouses occupy the same structure as the permissive nonresidential uses, and no apartments are located on the ground level, the required usable open space may be reduced by 50%.

(E) *Lot Size.* No requirements.

(F) *Setback.* The following regulations apply, except as provided in § 14-16-3-3of this Zoning Code:

(1) There shall be a front and a corner side-yard setback of not less than five feet and a setback of 11 feet from the junction of a driveway and a public sidewalk or planned public sidewalk location.

(2) Where the site faces or is contiguous to a different residential zone the setback requirements of that zone apply.

(3) The clear sight triangle shall not be infringed upon.

(G) *Off-Street Parking.* Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(H) An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.

('74 Code, § 7-14-17) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 86-1976; Am. Ord. 26-1977; Am. Ord. 38-1978; Am. Ord. 22-1979; Am. Ord. 92-1980; Am. Ord. 74-1985; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 47-1990)

§ 14-16-2-14 R-D RESIDENTIAL AND RELATED USES ZONE, DEVELOPING AREA.

This zone permits a mixture of dwelling unit types and incidental related commercial activities.

(A) *Permissive Uses.*

(1) Permissive uses when pursuant to a Sector Development Plan adopted by the Planning Commission, and to a Site Development Plan and a Landscaping Plan approved by the Planning Director:

(a) Uses permissive in the R-3 zone.

(b) Permissive uses in the C-1 zone, except shopping centers. Such incidental commercial uses shall not exceed 15% of the R-D zone covered by a given Sector Development Plan.

(c) Mobile home development.

(B) Permissive uses when pursuant only to a Sector Development Plan, adopted by the Planning Commission: uses permissive in the R-T zone, subject to all controls of the R-T zone.

(C) Permissive uses, in areas not covered by an adopted Sector Development Plan, but pursuant to a Site Development Plan and Landscaping Plan approved by the Planning Director: uses permissive in the R-T zone, subject to all controls of the R-T zone.

(D) Permissive uses in areas not covered by an adopted Sector Development Plan or more detailed plan: uses permissive in the R-1 zone, subject to all controls of the R-1 zone.

(E) *Conditional Uses.*

(1) Uses conditional in the R-1 zone when the area is not covered by an adopted Sector Development Plan.

(2) Uses conditional in the R-3 zone when the area is covered by an adopted Sector Development Plan.

(3) Uses conditional in the C-1 zone on commercial locations approved by a Sector Development Plan.

(F) *Open Space.*

(1) Two thousand four hundred or more square feet of open space per dwelling shall be preserved. Of the total 2,400 square feet, the following minimum amounts shall be usable open space on the lot with the dwelling: 200 square feet for each efficiency or one-bedroom dwelling; 250 square feet for each two-bedroom dwelling, and 300 square feet for each dwelling containing three or more bedrooms. The remaining requirement may be met by the alternatives listed in § 14-16-3-8(A) of this Zoning Code.

(2) When an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the

ground-level usable open space planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.

(G) *Procedure.* Procedure, in addition to that specified in § 14-16-4-3 of this Zoning Code, shall be as follows: An area may be zoned R-D with or without simultaneous approval of a Sector Development Plan. However, before the first building permit may be issued one of the following shall take place:

(1) A Sector Development Plan covering the area is adopted by the City as provided in § 14-16-4-3 of this Zoning Code.

(2) Ninety days after a person applies for the first building permit in a given R-D area not covered by an approved Sector Development Plan, a building permit shall be approved as to zoning even if there is still no approved Sector Development Plan, provided the building permit is consistent with divisions (C) or (D) of this section.

(3) Ninety days after a person applies for approval of a subdivision plat (other than a boundary plat for a large area) in an area not covered by an approved Sector Development Plan, the plat shall be approved if it is consistent with divisions (C) or (D) of this section and with Chapter 14, Article 14, Subdivision Regulations. Building permits on the lots created by the plat shall be approved as to zoning even if there still is no approved Sector Development Plan, provided the plat and the building permits are consistent with divisions (C) or (D) of this section.

(H) An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.

('74 Code, § 7-14-18) (Ord. 80-1975; Am. Ord. 38-1978; Am. Ord. 92-1980; Am. Ord. 42-1981; Am. Ord. 77-1984; Am. Ord. 12-1990)

§ 14-16-2-15 O-1 OFFICE AND INSTITUTION ZONE.

This zone provides sites suitable for office, service, institutional, and dwelling uses.

(A) *Permissive Uses.*

(1) Antenna, up to 65 feet in height.

(2) Beauty shop, barber shop.

(3) Church, or other place of worship, including the usual incidental facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.

(4) Club, provided there is no liquor license.

(5) Community residential program except not either Community residential corrections program or Community residential program for substance abusers: up to 18 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.

(6) Dwelling unit (house, townhouse, or apartment) constituting up to 25% of the gross floor area on the premises, provided usable open space is provided on-site in an amount equal to 400 square feet for each efficiency or one-bedroom dwelling unit, 500 square feet for each two-bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms. If located in an area designated by the master plan as "Developing" or "Semi-Urban," the total open space requirement of the R-D or RA-1 zone, respectively, shall also be met.

(7) Incidental uses within a building, most of which is occupied by offices and/or dwelling units, such as news, cigar or candy stand, restaurant, personal-service shop, and the like, provided the incidental uses comply with the following:

(a) The use is intended primarily for the use of the occupants of the structure.

(b) At least 10,000 square feet of floor area are contained in the structure.

(c) The use is limited to a maximum of 10% of the total floor area.

(d) The use is so situated within the structure that it is not directly accessible from a public right-of-way.

(e) A sign or window display relating to the use is not discernible from a public right-of-way.

(8) Institution, including library, museum, nursing or rest home, school, day care center, except not hospital for human beings, sanatorium, or disciplinary or mental institutions.

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

PAID RECEIPT

APPLICANT NAME Curb Inc.

AGENT Isaccon & Arfman P.A.

ADDRESS 128 Monroe St. NE.

PROJECT & APP # 1003874

PROJECT NAME Rio Bravo Partners

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

$ 385.00 **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

$ 405.00 **TOTAL AMOUNT DUE**

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

Thank You

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

16317
95-219/1070 176
1350743997

DATE 1/25/05

PAY TO THE ORDER OF City of Albuquerque $ 405.00

Four Hundred Five + 00/100 DOLLARS

City Of Albuquerque
Treasury Div

Security Features Details on Back.

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

FOR #1349 SDP for S/D

Scott M McGee

⑈00016317⑈ ⑆107002192⑆ 1350743997⑈

1/25/2005 9:39AM LOC: ANNX
RECEIPT# 00034185 WS# 006 TRANS# 0011
Account 441006 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $405.00
J24 Misc $385.00
CHANGE $0.00

Thank You

1/25/2005 9:39:39AM
RECEIPT# 00034184 WS# 006 TRANS# 0010
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $405.00
J24 Misc $385.00
CHANGE $0.00

Thank You

City Of Albuquerque
Treasury Division

HARLAND STYLE (XPX) 8405