



**DRB CASE ACTION LOG (PREL & FINAL)**  
REVISED 9/28/05

*Complete*  
5-4-07  
*J*

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

DRB Application No.: 07DRB-00523 (P&F) Project # 1003885  
Project Name : BELL TRADING POST LOTS  
7A, 8A AND 9A  
Agent: Isaacson & Arfman PA. Phone No.: 268-8828

Project Number

1003885

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 05/02/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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PLANNING (Last to sign): Record & Amador  
Signature

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

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

*OK*

**3885**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

*M Weinberg*  
Approved

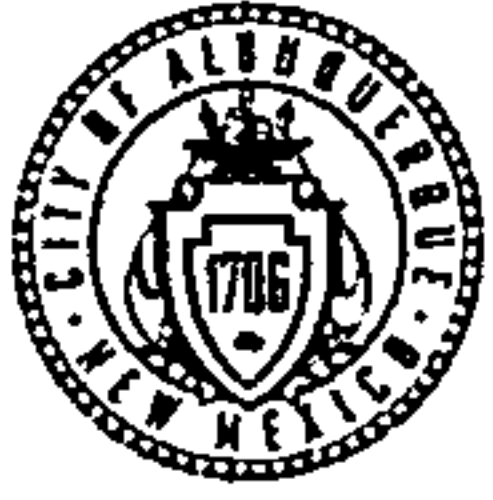
5/8/07  
Date

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

Copied fc **3885**      to agiscov on **5/8/2007**      Contact person notified on **5/8/2007**

#15



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00523 (P&F) Project # 1003885  
 Project Name : BELL TRADING POST LOTS 7A, 8A AND 9A  
 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 05/02/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_  
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PLANNING (Last to sign): Isaacson & Arfman  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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: \_\_\_\_\_
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  - 3 copies of the approved site plan. Include all pages.
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  - 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 1003885



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 2, 2007

**15. Project # 1003885**  
07DRB-00523 Minor-Prelim&Final Plat Approval  
07DRB-00525 Minor-Vacation of Private Easements

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORP. request(s) the above action(s) for all or any portion of Lot(s) 7-9, BELL TRADING POST HOMES (to be known as **LOTS 7-A, 8-A thru 9-A, BELL TRADING POST HOMES**) zoned SU-2 TH, located on Roma Ave NW between 15<sup>TH</sup> St NW and 16<sup>TH</sup> St NW containing approximately 1 acre(s). (J-13)

At the May 2, 2007, Development Review Board meeting, the preliminary and final plat was approved with final sign off delegated to Planning to record and for AMAFCA's signature.

The vacation of private easements 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.

  
Sheran Matson, AICP, DRB Chair

Cc: Isaacson & Arfman, 128 Monroe St NE, 87108  
Family Housing Development Corp, P.O. Box 91525, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003885**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Vacation of Private Easements

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

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

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

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

**DATE:** MAY 2, 2007

(J-13/D085)



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 2, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 12:20 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1005185**  
07DRB-00262 Major-Preliminary Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07 & 4/11/07 & 4/25/07] (F-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 04/30/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REVIEW THE CROSS ACCESS BETWEEN ADJACENT COMMERCIAL**

PROPERTY AND THIS PROPERTY, THE PRESIDENT OF THE HOMEOWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT, CORRECTION TO NOTE 14.

07DRB-00353 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [Deferred from 3/28/07 & 4/11/07 & 4/25/07] (F-22) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REMOVAL OF THE TREE OVER THE WATERLINE AND 3 COPIES OF THE SITE PLAN.**

2. **Project # 1005493**  
07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

3. **Project # 1003973**  
07DRB-00365 Major-Preliminary Plat Approval  
07DRB-00366 Minor-Sidewalk Waiver  
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [Deferred from 4/18/07 & 4/25/07] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED**

05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 03/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE HOMEOWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT, TRANSPORTATION TO REVIEW THE CROSS SECTION OF UNIVERSE, PNM CONCURRENCE ON THE CROSS SECTION OF UNIVERSE IS REQUIRED. A SIDEWALK VARIANCE FOR A WAVIER 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.

4. **Project # 1004246**  
07DRB-00144 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).*[Deferred from 3/07/2007]* (C-18) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES REGARDING SITE PLAN, TRAFFIC COMMENTS, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.

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

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07, 2/28/07, 3/21/07, 04/11/07 & 05/02/07].* (R-16, Q-16, R-15, R-17, S-



14, S-16, S-17, T-16) DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.

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

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

6. **Project # 1002404**  
07DRB-00535 Minor-SiteDev Plan  
BldPermit/EPC
- GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] [Carol Toffaleti, EPC Case Planner] [Defered from 05/02/07] (H-9) DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.

7. **Project # 1005049**  
07DRB-00488 Minor-SiteDev Plan  
BldPermit/EPC
- BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). [Maggie Gould, EPC Case Planner] [Deferred from 4/18/07] (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT ALONG ACADEMY AND PLANNING FOR 3 COPIES.**
-

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

8. **Project # 1000809**  
07DRB-00519 Minor-Ext of SIA for Temp  
Defer SDWK
- PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS**, zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07*] (K-12) **INDEFINITELY DEFERRED FOR A NO SHOW.**
9. **Project # 1005529**  
07DRB-00537 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST agent(s) for JOSE & IRMA JURADO request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 47, **EASTERN ADDITION**, zoned SU-2/MR located on WALTER SE between DAN AVE SE and HIGH ST SE containing approximately 1 acre(s). (L-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1004717**  
07DRB-00534 Major-Final Plat Approval
- SHAKEEL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 70-P2 71- P1 72-P1 & 73-P2, **SONORA SUBDIVISION**, zoned R-D located on SENTIDO NE between SIGNAL NE and WILSHIRE NE containing approximately 1 acre(s). (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR APPROVED GRADING & DRAINAGE CERTIFICATION AND PLANNING FOR OPEN SPACE NOTE, ENVIRONMENTAL HEALTH SIGNATURE AND TO RECORD.**
-

11. **Project # 1003655**  
07DRB-00522 Minor-Extension of  
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 1, Tract(s) 2, Lot(s) 15, 16, 17 and a portion of Lot(s) 18, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA VISTA @ DESERT TRAIL**) zoned RD located on WYOMING BLVD NE between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373, 05DRB01833] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1003703**  
07DRB-00521 Minor-Extension of  
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 2, Tract(s) 3, Lot(s) 13,14,15,16,19 and 20, NOR ESTE, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **EAGLE VIEW ESTATES**, zoned R-D located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 06DRB00886, 00887, 00888] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT ARE STILL IN FORCE.**

13. **Project # 1003800**  
07DRB-00539 Minor-Extension of  
Preliminary Plat

LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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14. **Project # 1003674**  
07DRB-00532 Minor-Final Plat Approval  
07DRB-00533 Minor-Vacation of Private  
Easements

JEFF MORTENSEN & ASSOCIATES agent(s) for LIAVE HOMES request(s) the above action(s) for all or any portion of Lot(s) 1 thru 6, Tract(s) A, **RICH COURT**, zoned R-D (3 DU/A) located on ALAMEDA NE between VENTURA NE and BARSTOW NE containing approximately 3 acre(s). (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK ON THE ISSUE OF THE CITY COUNCIL OVERTURNING THE DRB INTERPRETATION OF THE LA CUEVA SECTOR PLAN AND TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**15. Project # 1003885**  
07DRB-00523 Minor-Prelim&Final Plat  
Approval  
07DRB-00525 Minor-Vacation of Private  
Easements

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORP. request(s) the above action(s) for all or any portion of Lot(s) 7-9, BELL TRADING POST HOMES (to be known as **LOTS 7-A, 8-A thru 9-A, BELL TRADING POST HOMES**) zoned SU-2 TH, located on Roma Ave NW between 15<sup>TH</sup> St NW and 16<sup>TH</sup> St NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AMAFCA'S SIGNATURE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

16. **Project # 1004228**  
07DRB-00538 Major-Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ~~HEADSTART ENTERPRISES~~ request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] [*Defer from 05/02/07*] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.**

17. **Project # 1005437**  
07DRB-00531 Minor-Prelim&Final Plat  
Approval

ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION**, zoned SU-2 C located on MARBLE SW between 1<sup>ST</sup> ST SW and 2<sup>ND</sup> ST SW containing approximately 1 acre(s). [Defer from 05/02/07] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 05/16/07.**

18. **Project # 1005528**  
07DRB-00536 Minor-Prelim&Final Plat  
Approval

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for MICHAEL HOLGUIN request(s) the above action(s) for all or any portion of Lot(s) 4 & 3, Tract(s) 5, **GLENDALE GARDENS**, zoned R-1 located on UTE RD NW between 47<sup>TH</sup> ST NW and 50<sup>TH</sup> ST NW containing approximately 1 acre(s). (K-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A PUBLIC SIDEWALK EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

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

19. **Project # 1000337**  
07DRB-00526 Minor-Sketch Plat or Plan

DAVID SEVIERI request(s) the above action(s) for all or any portion of Tract(s) A, **VOLCANO CLIFFS, UNIT 1**, zoned O-1 office and institution located on MONTANO NW between UNSER NW and COORS NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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20. Approval of the Development Review Board Minutes for April 25, 2007. **THE DRB MINUTES FOR APRIL 25, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

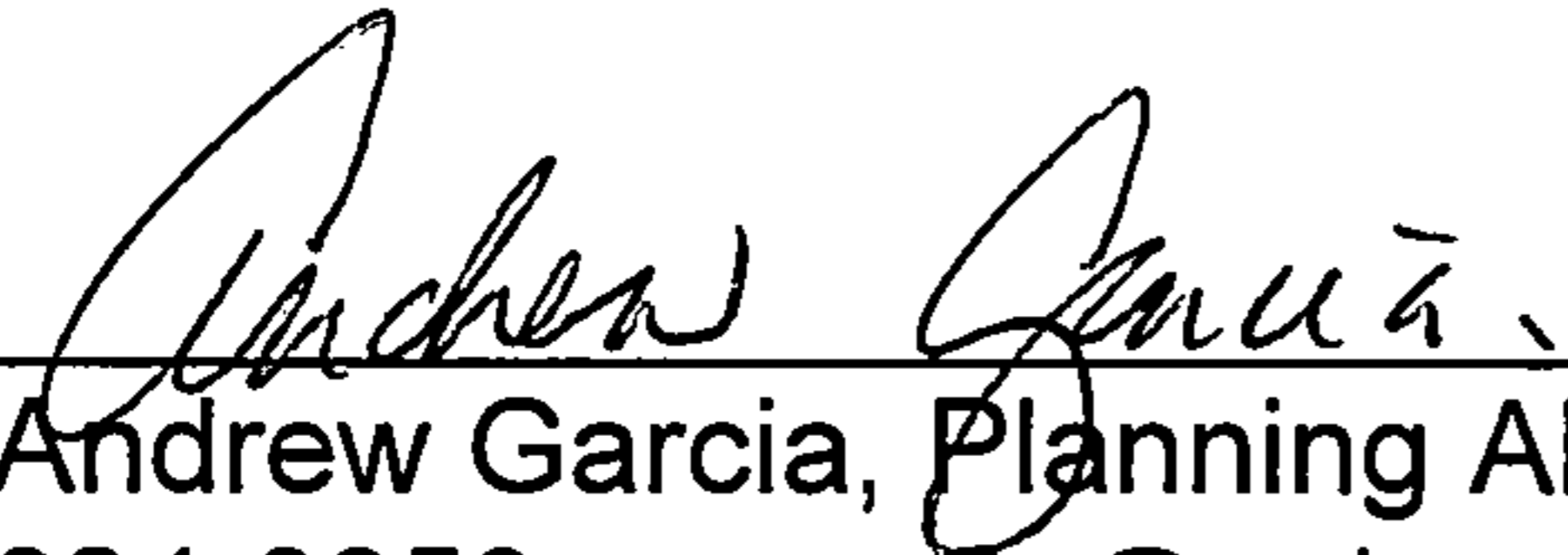
**May 2, 2007  
DRB Comments**

**ITEM # 15**

**PROJECT # 1003885      APPLICATION # 07-00523**

**RE: Lots 7-A, 8-A thru 9-A, Bell Trading Posts Homes/p&f**

Planning will take delegation to record the plat.

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

#17



# COMPLETED DRB CASE ACTION LOG

04/20/06 *STH*  
(FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00389 (FP)  
Project Name BELL TRADING POST HOMES  
Agent: Isaacson & Arfman PA

Project # 1003885  
Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/05/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: review of Construction Plans w/ Easement.  
Correct Notes N & P.  
 \_\_\_\_\_  
 \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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PLANNING (Last to sign): record plat ~~(\*)~~  
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**Planning must record this plat. Please submit the following items:**

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

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

Project Number

1003885

2



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00389 (FP)

Project # 1003885

Project Name BELL TRADING POST HOMES

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 4/05/06 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

UTILITIES: review of Construction Plans w/ Easement.

Correct Notes N & P.

\_\_\_\_\_

\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLANNING (Last to sign): record plat (\*)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_

-Tax printout from the County Assessor.

3 copies of the approved site plan. Include all pages.

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required. OK

Copy of recorded plat for Planning.

Project Number

1003885





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

APRIL 5, 2006

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 10:40 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

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

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06 & 4/5/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/19/06.**

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

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

**2. Project # 1003125**  
06DRB-00401 Minor-SiteDev Plan  
Subd/EPC

DEKKER PERICH SABATINI agent(s) for ECLIPSE AVIATION request(s) the above action(s) for all or a portion of Tract(s) D-1, DOUBLE EAGLE II AIRPORT, **ECLIPSE AVIATION CAMPUS**, zoned SU-1 FOR AIRPORT RELATED FACILITIES, located on AEROSPACE PARKWAY NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 150 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506] [Stephanie Shumsky, EPC Case Planner] (F-6) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/5/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT BY PLAT OR A PAPER EASEMENT NEEDS TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN, AND THERE ARE TWO MODIFICATIONS THAT NEED TO BE MADE TO THIS SITE PLAN FOR SUBDIVISION. STEPHANIE SHUMSKY IS IN AGREEMENT ON THESE CHANGES. 1. ON THE SITE PLAN SHEET DIRECTLY UNDER "SITE PLAN FOR SUBDIVISION REQUIRED INFORMATION", THIS STATEMENT SHOULD APPEAR: THIS SITE PLAN FOR SUBDIVISION IS FOR THE ECLIPSE AVIATION CAMPUS ONLY (TRACT D-1) AND SUPERCEDES THAT PORTION OF THE PREVIOUSLY APPROVED AEROSPACE TECHNOLOGY PARK SITE PLAN FOR SUBDIVISION (03EPC-02054) WHICH INCLUDED THE ECLIPSE AVIATION CAMPUS PROPERTY. 2. UNDER #1, FRAMEWORK ON SHEET, THIS CHANGE SHOULD BE MADE: "...FUTURE SITE PLANS FOR BUILDING PERMIT SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD AND SHALL NOT REQUIRE...."**

3. **Project # 1004784**  
06DRB-00402 Minor-SiteDev Plan  
BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 39, **ALAMEDA BUSINESS PARK**, zoned SU-2/IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND ENVIRONMENTAL HEALTH ISSUES.**

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

4. **Project # 1001685**  
06DRB-00405 Minor-Vacation of Private  
Easements

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B-2, **PARADISE NORTH** (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC), located on MCMAHON BLVD NW and GOLF COURSE RD NW, containing approximately 8 acre(s). [REF: 04EPC-01348, 04EPC-01349, 04EPC-01590, 04ZHE-01924, 05DRB-01349, 05DRB-01350, 05DRB-01893, 05DRB01894] (A-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003483**  
06DRB-00400 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for SANTOSH MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN PEDRO NE, between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 3 acre(s). [REF: 04DRB-00881, 04DRB-01167] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

6. **Project # 1004785**  
06DRB-00403 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (*Indef Deferred from 4/5/06*) (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003885**  
06DRB-00389 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 4-7, 9-12 & 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**), zoned SU-2 TH, located on ROMA AVE NW, between 15<sup>TH</sup> ST NW and 16<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 05ZHE00271, 05ZHE00273, 05ZHE00274, 05DRB00057, 05DRB01674, 05DRB01675, 05DRB01676] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVIEW OF CONSTRUCTION PLANS WITH EASEMENT AND CORRECT NOTES N AND P AND PLANNING TO RECORD THE PLAT.**

8. **Project # 1004360**  
06DRB-00395 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 05DRB01737, 06DRB00025, 06DRB00024] (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS IN RIGHT-OF-WAY AND PLANNING FOR RESTRICTIONS AND COVENANTS TO BE RECORDED, AGIS DXF FILE, MRGCD SIGNATURE AND TO RECORD.**

9. **Project # 1004177**  
06DRB-00407 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 12-A VENTANA HIGHLANDS, UNIT 1, (to be known as **VENTANA HIGHLANDS, UNIT 3**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW and DEL OESTE DR NW, containing approximately 26 acre(s). [REF:05DRB01122, 06DRB00374, 06DRB00098] **(B-8) FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

10. **Project # 1004788**  
06DRB-00408 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*] (L-15) **DEFERRED AT AGENT'S REQUEST TO 4/12/06.**

11. **Project # 1004036**  
06DRB-00263 Minor-Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] [*Indef deferred from 3/8/06*] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004771**  
06DRB-00373 Minor-Prelim&Final Plat  
Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10<sup>TH</sup> ST SW and 11<sup>TH</sup> ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

13. **Project # 1002176**  
06DRB-00092 Major-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SECTION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). *(Was Indef deferred on 2/1/06) [Deferred from 4/5/06]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

14. **Project # 1004770**  
06DRB-00372 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

15. **Project # 1004766**  
06DRB-00361 Minor-Prelim&Final Plat  
Approval

LAND DEVELOPMENT CONSULTANTS agent(s) for JESUS & CINDY FRAIRE request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 2, **GREGORIO & RAFAEL APODACA ADDITION**, zoned SU-2 MR, located on JESUS ST SE, between DAN AVE

SE and JESUS ST SE containing approximately 1 acre(s).  
[Deferred from 3/29/06] [Indef deferred from 4/5/06] (L-14)  
**INDEFINITELY DEFERRED AT THE AGENT'S  
REQUEST.**

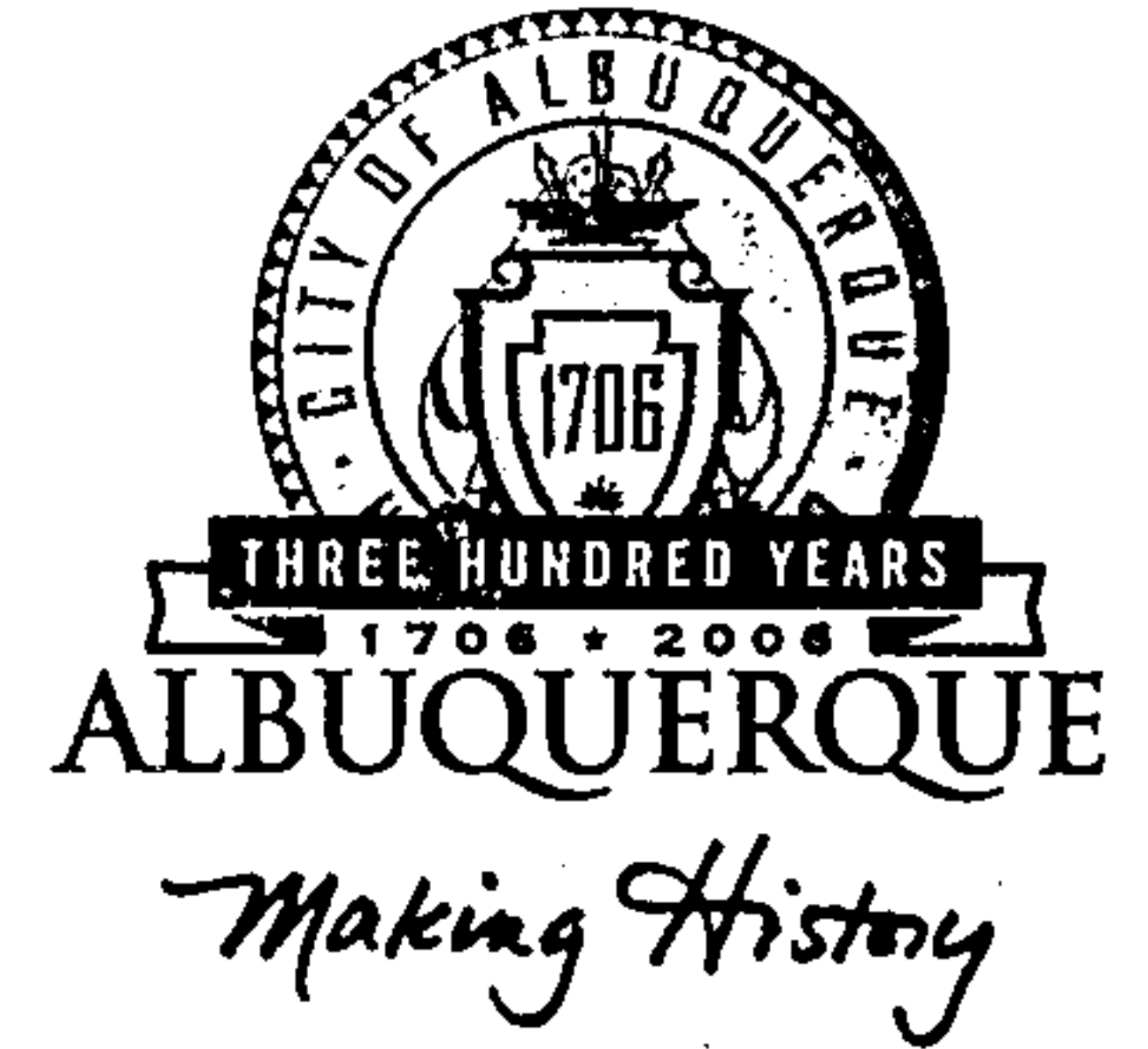
**NO ACTION IS TAKEN ON THESE CASES:**

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

16. **Project # 1004782**  
06DRB-00398 Minor-Sketch Plat or Plan
- THOMAS GUITERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOANS ACRES**, zoned R-1, located on ESTANCIA NW, between WAYNE NW and EVERITT NW containing approximately 1 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1004789**  
06DRB-00409 Minor-Sketch Plat or Plan
- REBECCA LANGTON request(s) the above action(s) for all or a portion of Lot(s) 10A & 10B, **GAUL - RL ADDITION**, zoned R-1 residential zone, located on 4<sup>TH</sup> ST NW, between GRIEGOS NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for March 29, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 29, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:40 A.M.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003885

AGENDA ITEM NO: 7

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved SIA with Financial Guarantee(s) is in place.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham  
City Engineer / AMAFCA Designee

DATE: APRIL 5, 2006



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 5, 2006  
DRB Comments**

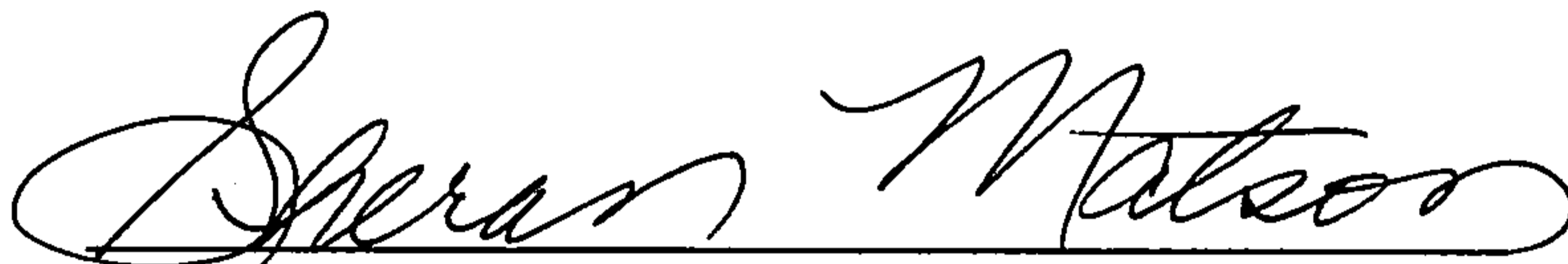
**ITEM # 7**

**PROJECT # 1003885      APPLICATION # 06-00389**

**RE: Bell Trading Post Homes/final plat**

No objection.

Planning will take delegation to record the plat.

A handwritten signature in black ink, reading "Sheran Matson". The signature is written in a cursive style with a horizontal line underneath the name.

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



**3885**

### DXF Electronic Approval Form

DRB Project Case #: 1003885

Subdivision Name: BELL TRADING POST HOMES

Surveyor: TIMOTHY ALDRICH

Contact Person: RUTH LOZANO

Contact Information: 268-8828

DXF Received: 3/23/2006

Hard Copy Received: 3/23/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

03.23.2006  
Date

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

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#### AGIS Use Only

Copied fc 3885 to agiscov on 3/23/2006 Contact person notified on 3/23/2006



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 30, 2005

**6. Project # 1003885**

05DRB-01674 Major-Vacation of Pub Right-of-Way  
05DRB-01676 Major-Preliminary Plat Approval  
05DRB-01675 Minor-Subd Design (DPM) Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15<sup>TH</sup> ST NW and 16<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057][Deferred from 11/23/05.(J-13)

At the November 30, 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. Final disposition shall be through the City Real Estate Office.
2. 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.

With the signing of the infrastructure list dated 11/30/05 and approval of the grading plan engineer stamp dated 10/28/05 the preliminary plat was approved.

A subdivision design variance was approved from minimum DPM design standards as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 15, 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.)

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:Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Family Housing Development, P.O. Box 91525, 87199  
Chris Isengard, 208 16<sup>th</sup> St NW, 87104  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003885 AGENDA#: 6 DATE: 11.30.05

1. Name: Chris Isengard Address: 204 16<sup>th</sup> NW Zip: 57104

2. Name: Amy Neese Address: Isomson Rd Zip: \_\_\_\_\_  
Aidman

3. Name: Kodi Weber Address: Family Housing Zip: Deerlap

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: \_\_\_\_\_

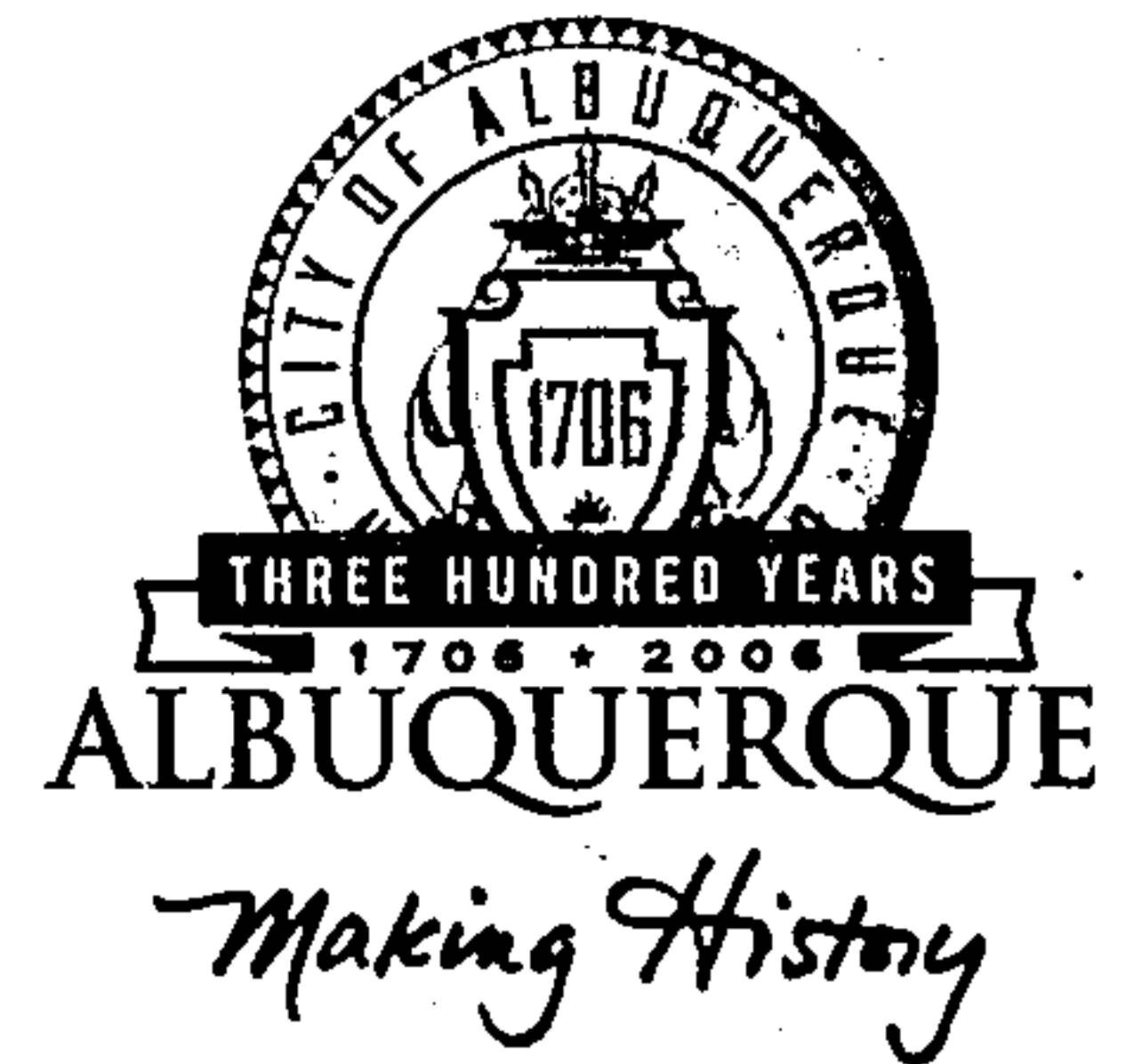
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003885**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Vacation  
DPM Variance  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

See staff report dated 11-23-05.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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:** November 30, 2005

Current DRC

Project Number: \_\_\_\_\_

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: November 30, 2005

Date Site Plan Approved: 11/30

Date Preliminary Plat Approved: 11/30/2005

Date Preliminary Plat Expires: 1/30/2006

DRB Project No.: 1003885

DRB Application No.: 05-01676

**ORIGINAL**

BELL TRADING POST HOMES

PROPOSED NAME OF PLAT

LOTS 4-7, 9-12, & 21-24, BLOCK 13, PEREA ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		<b>PAVING</b> 16-20'	Alley Pavement	Alley	Roma Ave.	North Property Line of Lot 1	/	/	/
		6'	Sidewalk - (north side)	Laguna Blvd./Roma Ave.	Alley Entrance		/	/	/
			Curb & Gutter (north side)	Laguna Blvd./Roma Ave.	Alley Entrance		/	/	/
			8" Base Course	16th St. Cul-de-Sac	Lot 2	Lot 8, Perea Addition	/	/	/
			Mountable Curb & Gutter (both sides)	16th St. Cul-de-Sac	Lot 3	Lot 8, Perea Addition	/	/	/
		4'	Sidewalk	16th St. Cul-de-Sac	Lot 3		/	/	/
			Cutoff Wall	End of Exist 16th St Pvmt	West C&G	East C&G	/	/	/
			Streetlights per DPM				/	/	/



ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location			Construction Certification		
					From	To	Private Inspector	P.E.	City Cnst Engineer
		<b>WATER</b> 6"	Waterline	Easement	Alley	16th St.	/	/	/
		6"	Waterline	16th St.	Easement	Existing 4" WL	/	/	/
		2.5"	Remove Waterline	16th St.	Existing End	Existing 4" WL	/	/	/
							/	/	/
		<b>SAS</b> 8"	Sanitary Sewer	Roma Ave	15th Street	Lot 7	/	/	/
							/	/	/
		<b>STORM</b>	Manhole	16th St.	At Bend In Existing Storm Drain		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
							/	/	/	
							/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

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

- Grading & Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.
- Water infrastructure to include valves, fittings, valve boxes, and fire hydrants.
- Sanitary sewer to include manholes and service connections.

AGENT / OWNER

Amy L.D. Niese, PE  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

*[Signature]* 11/30/05  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 11/30/05  
DRB CHAIR - date

*[Signature]* 11-30-05  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 11/30/05  
UTILITY DEVELOPMENT - date

*[Signature]* 11/30/05  
CITY ENGINEER - date

*[Signature]* 11/30/05  
PARKS & GENERAL RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 23, 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: 11:30 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 # 1003885~~  
05DRB-01674 Major-Vacation of Pub  
Right-of-Way  
05DRB-01676 Major-Preliminary Plat  
Approval  
05DRB-01675 Minor-Subd Design (DPM)  
Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15<sup>TH</sup> ST NW and 16<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057][Deferred from 11/23/05. (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

2. **Project # 1004522**  
05DRB-01667 Major-Vacation of Pub  
Right-of-Way
3. **Project # 1004526**  
05DRB-01678 Major-Vacation of Pub  
Right-of-Way
4. **Project # 1000696**  
05DRB-01529 Major-Preliminary Plat  
Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 2, **MESA VERDE ADDITION**, zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF: ZA-94-315] (K-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT IS A PUBLIC SANITARY SEWER EASEMENT SHALL BE RETAINED.**

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

5. **Project # 1003523**  
05DRB-01369 Major-Preliminary Plat  
Approval  
05DRB-01368 Major-SiteDev Plan Subd  
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98<sup>TH</sup> ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF: 04EPC-01003, 04EPC-01352, 04EPC-01489] [Deferred from 9/28/05 & 11/2/05 & 11/9/05 & 11/23/05] (J-8) **DEFERRED AT THE BOARD'S REQUEST TO 11/30/05.**

6. **Project # 1002254**  
05DRB-01643 Major-SiteDev Plan  
BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] [Deferred from 11/16/05] (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1004462**  
05DRB-01525 Major-Vacation of Public  
Easements  
05DRB-01524 Major-Preliminary Plat  
Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

**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.

8. **Project # 1000316**  
05DRB-01652 Minor-SiteDev Plan  
Subd/EPC

DEKKER PERICH SABATINI agent(s) for GSL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) A-C (formerly Tract(s) H, Parcel(s) A-C, (to be known as **COTTONWOOD APARTMENTS**) zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR LOOP NW, between OLD AIRPORT RD NW and COTTONWOOD DR NW containing approximately 17 acre(s). [REF: 00EPC00290, AX-85-28, Z-85-134, SD-78-3-2, Z-93-35] [**Carmen Marrone, EPC Case Planner**] [*Indef Deferred from 11/2/05 & 11/23/05*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

05DRB-01742 Minor-Prelim&Final Plat  
Approval

HUITT ZOLLARS INC. agent(s) for GSL PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) A-C, **COTTONWOOD APARTMENTS**, zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR RANCH LOOP NW, between COTTONWOOD DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 00DRB00737, 05DRB01652][*Deferred from 11/23/05*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

9. **Project # 1004366**  
05DRB-01744 Minor-SiteDev Plan  
BldPermit/EPC

CBL ARCHITECTS agent(s) for FAHIM ADI request(s) the above action(s) for all or a portion of Tract(s) C1A4 & C1A3, SEVEN BAR RANCH SUBDIVISION (to be known as **THE FALLS RESTAURANT**) zoned SU-1 IP, located on COTTONWOOD DR NW, between AMERICAN RD NW and NM 528 containing approximately 2 acre(s). REF: Z-79-146-5, V-97-106, 05EPC01262, DRB-97-248][**Stephanie Shumsky, EPC Case Planner**](A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VARIOUS COMMENTS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

10. **Project # 1002459**  
05DRB-01738 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 3, 4, 2A, 3-A-1 & 4-A-1, **QUAIL RIDGE**, zoned SU-1 FOR COMM & RELATED C-2 USE, located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 04AA00871, 05DRB00615, 05DRB00616, 05AA01258, 05AA01259] (H-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
11. **Project # 1004022**  
05DRB-01740 Minor-Prelim&Final Plat  
Approval
- WILKS COMPANY agent(s) for EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL SUBDIVISION**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PL SW and CENTRAL AVE SW containing approximately 1 acre(s). [REF: 05DRB00428] (K-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PROPERTY MANAGEMENT'S SIGNATURE.**
12. **Project # 1004528**  
05DRB-01739 Minor-Prelim&Final Plat  
Approval
- JOHN C LORENZO agent(s) for NORA G CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B & 176B1, **LANDS OF JOE B AND NORA G CHAVEZ**, zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB AND PLANNING FOR AGIS DXF FILE.**



13. **Project # 1001789**  
05DRB-01718 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [Deferred from 11/16/05 & 11/23/05](K-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1004546**  
05DRB-01735 Minor-Prelim&Final Plat  
Approval

SURV-TEK, INC agent(s) for SOUTH COORS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1A-3, **HUBBELL PLAZA**, zoned C-2, SC located on CENTRAL AVE NW, between COORS BLVD NW and AIRPORT RD NW containing approximately 4 acre(s). [REF: DRB-92-194] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. **Project # 1003861**  
05DRB-00731 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] [Indef deferred 5/11/05 for SIA] (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT LANGUAGE.**

16. **Project # 1004076**  
05DRB-01403 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, JOHN EDGE request(s) the above action(s) for all or a portion of Lot(s) 11-14, Block(s) 23,

THOMAS ADDITION (to be known as **HILTON AVENUE LOFTS**) zoned R-LT residential zone, located on HILTON AVE NE, between HENDRIX RD NE and PARSIFAL ST NE containing approximately 1 acre(s). [*Indef deferred 9/14/05 for SIA*] (G-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR P.U.E. LANGUAGE AND MAINTENANCE AND BENEFICIARIES OF PRIVATE DRAINAGE EASEMENT FOR LOTS 1 & 9.**

- 17. Project # 1004178**  
05DRB-01013 Minor- Final Plat Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] [*Indef deferred 6/22/05 for SIA*] (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

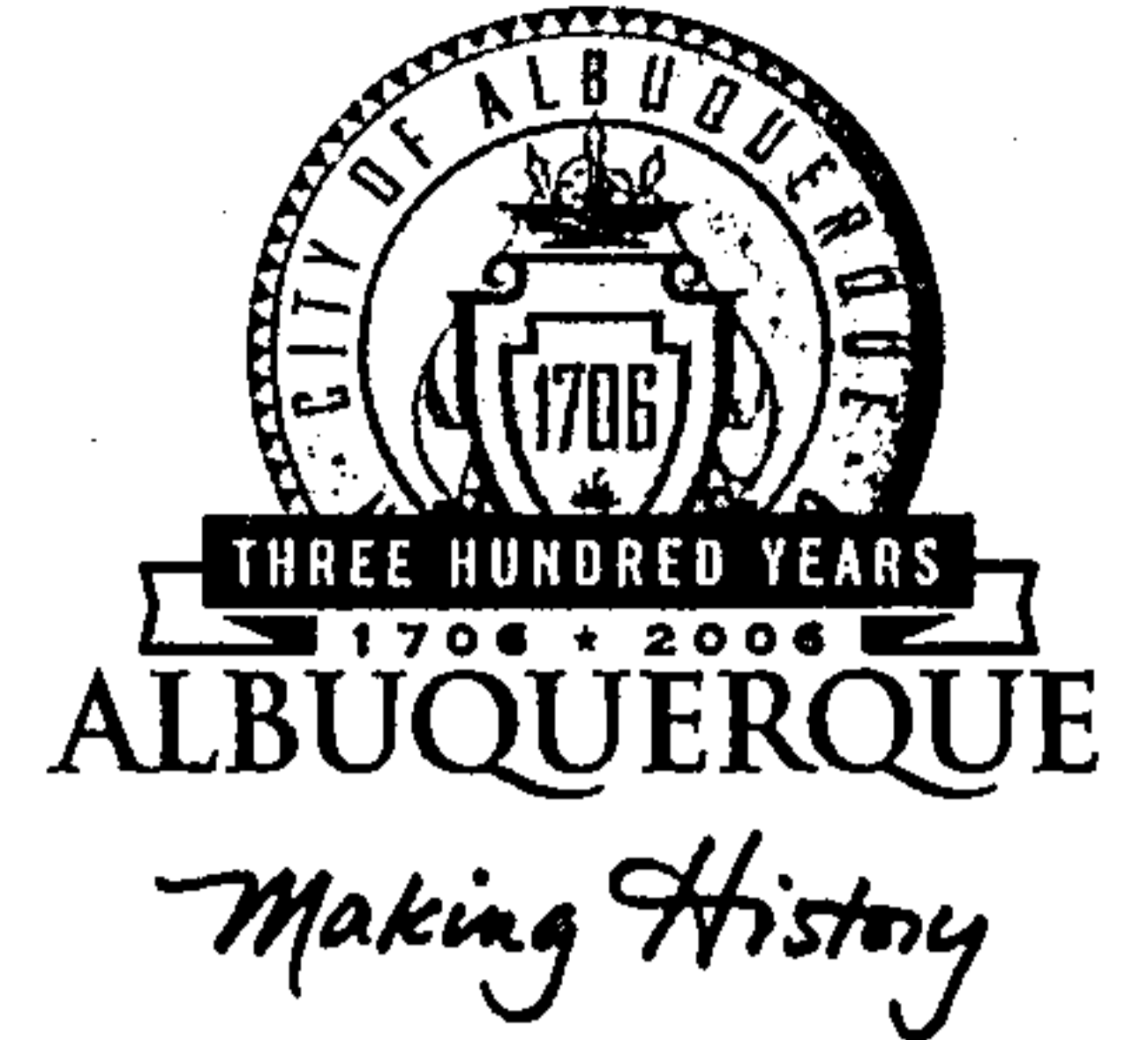
- 18. Project # 1004547**  
05DRB-01743 Minor-Sketch Plat or Plan

MARTIN M GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1, 2, Block(s) 4, **LOWER BROADWAY ADDITION**, zoned SU-2 special neighborhood zone, located on ALAMO AVE SE, between MECHEM ST SE and WHEELER AVE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 19. Approval of the Development Review Board Minutes for November 9, 2005. THE DRB MINUTES FOR NOVEMBER 9, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003885**

**AGENDA ITEM NO: 1**

**SUBJECT:**

DPM Variance  
Vacation  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 10-28-05 is on file for Preliminary Plat approval.  
See staff report dated 11-23-05.

New Mexico 87103

**RESOLUTION:**

11-30-05

www.cabq.gov

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

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

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

FOR:

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

**DATE:** November 23, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003885 AGENDA#: 1 DATE: 11.23.05

✓ 1. Name: Chris Isengard Address: 208 16<sup>th</sup> NW Zip: 87104

✓ 2. Name: Robert Bello Address: 1424 Roma NW Zip: 87104

✓ 3. Name: Jackie Cromans Address: 1424 Roma NW Zip: 87104

✓ 4. Name: Rick Davis <sup>applicant</sup> Address: 8220 Louisiana Zip: 87113  
Ste B

✓ 5. Name: LORI WEBER <sup>applicant</sup> Address: PO Box 91525 Zip: 87199

*Notice Only* 6. Name: Carol Johnson Address: 233 16<sup>th</sup> St NW Zip: 87104

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: \_\_\_\_\_

Subject Bell Trading Post Homes Subdivision Plat

Glen,

I have reviewed the title commitment and mylar for the above reference plat. The adjoining owners of lots 5 and 6 should quitclaim to the City any interest they may have to the easterly half of the abandoned acequia referenced on the plat by Bernalillo County Survey Sheet #26.

Kevin J. Curran  
Assistant City Attorney  
600 2nd Street NW  
Albuquerque, NM 87102  
Phone (505) 924-3995  
Fax (505) 924-3440  
kcurran@cabq.gov

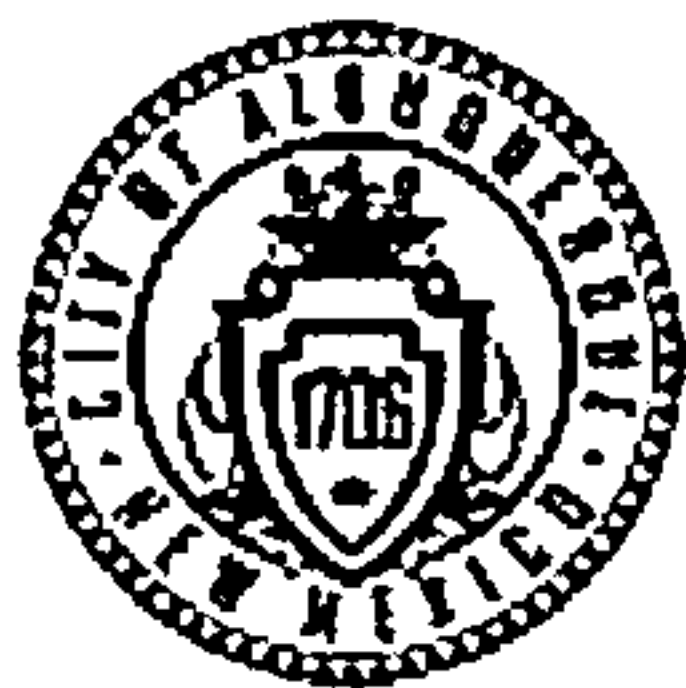
*Not  
Required  
1/21/09*



Glen B.  
Haikin/PWD/CABQ  
10/26/2005 10:44 AM

To Sheran A. Matson/PLN/CABQ@COA, Kevin J.  
Curran/LEGAL/CABQ@COA  
cc  
bcc  
Subject Fw: Bell Trading Post Homes Subdivsion Plat

— Forwarded by Glen B. Haikin/PWD/CABQ on 10/26/2005 10:44 AM —

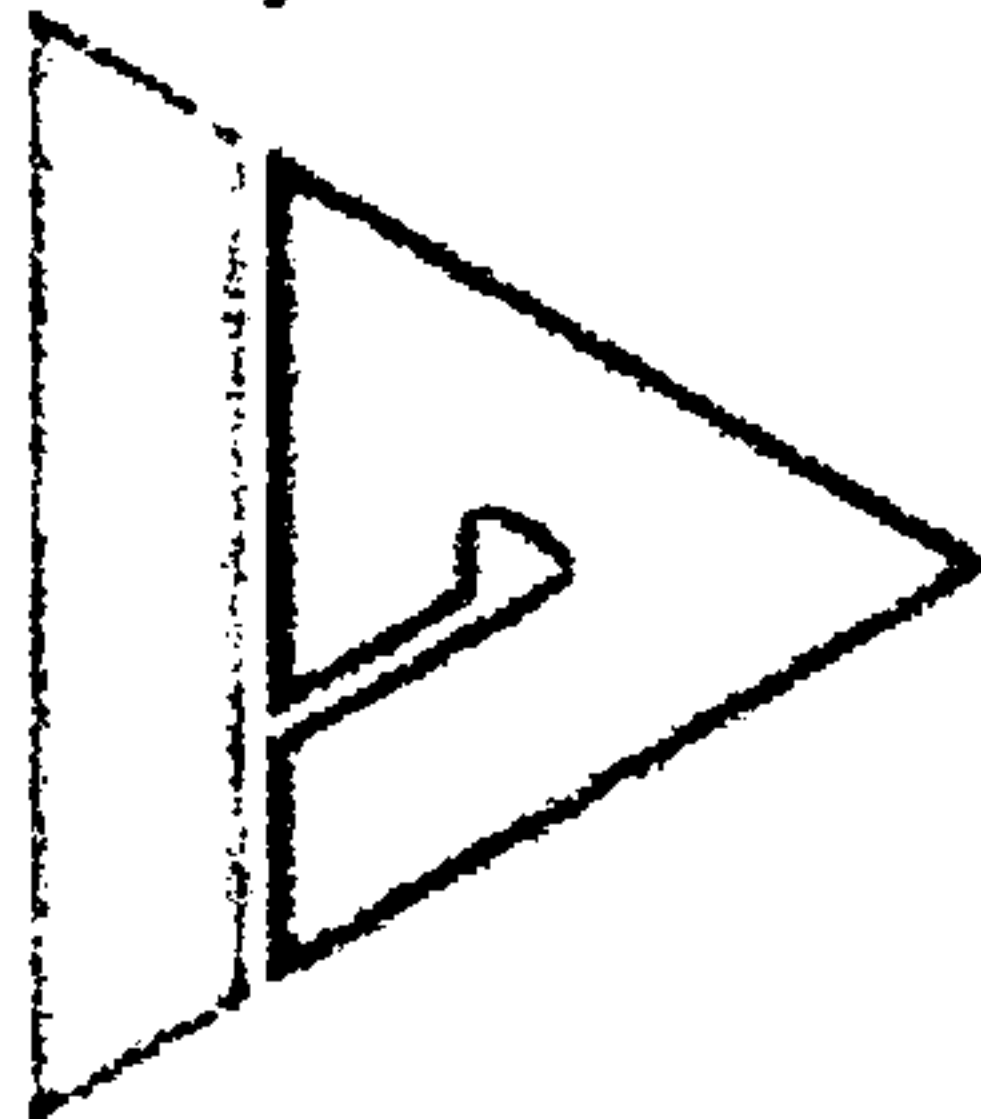


"Amy Niese"  
<amyn@iacivil.com>  
10/26/2005 10:00 AM

To <GHaikin@cabq.gov>  
cc  
Subject RE: Bell Trading Post Homes Subdivsion Plat

Can this be a condition of final plat?

**Amy L. D. Niese, P.E.**



**Project Engineer**

Isaacson & Arfman, P.A.  
Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828  
Fax: (505)268-2632  
Email: [amyn@iacivil.com](mailto:amyn@iacivil.com)

-----Original Message-----

**From:** GHaikin@cabq.gov [mailto:GHaikin@cabq.gov]  
**Sent:** Wednesday, October 26, 2005 7:20 AM  
**To:** amyn@iacivil.com  
**Subject:** Fw: Bell Trading Post Homes Subdivsion Plat

— Forwarded by Glen B. Haikin/PWD/CABQ on 10/26/2005 07:19 AM —

Kevin J. Curran/LEGAL/CABQ

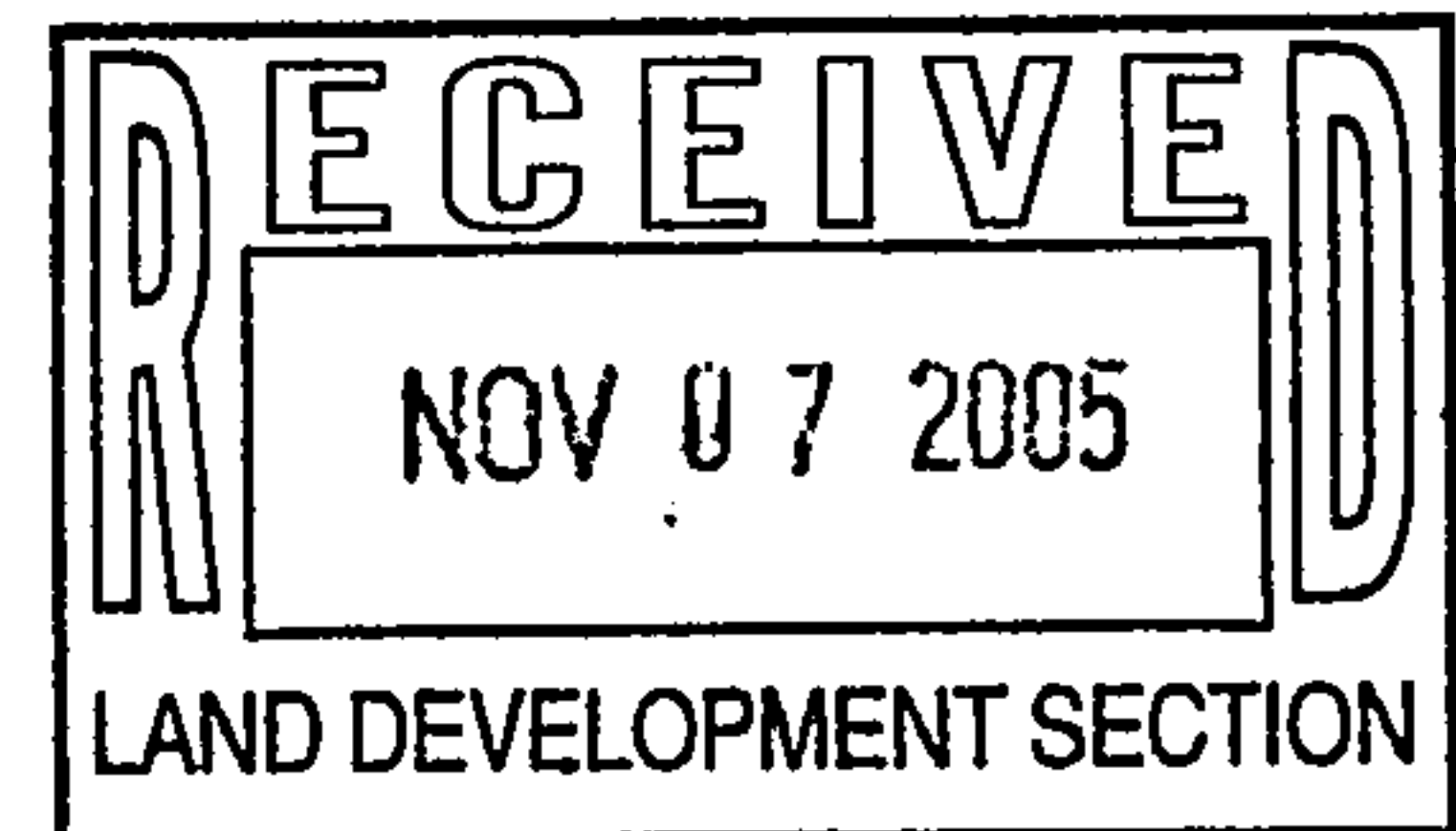
10/25/2005 04:36 PM

To Glen B. Haikin/PWD/CABQ@COA  
cc

**Chris Isengard**  
**208 16<sup>th</sup> Street NW**  
**Albuquerque, NM 87104**

**November 1, 2005**

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87402



RE: Preliminary Plat Submittal for Bell Trading Post Homes  
(DRB #1003885)

Dear Ms. Matson:

I am the homeowner and resident at 208 16<sup>th</sup> Street NW. (Lot 8 block 13 Perea Addition.) I have lived in and owned the house since 1987. My home is in the middle of the proposed development in the above listed requests for variances. I SUPPORT the requests for variances.

This infill project is in a nationally registered Historic District and many of the homes in the area, including mine are individually listed in the State Historic Registry. The City and developer, Family Housing Development Corporation, have worked with the neighborhood to create a project that is sensitive to the historic character of the area that will maintain, not only the scale, siting and materials of the district as required by the Secretary of Interior's Guidelines but is sensitive to the traditions and wishes of the residents.

The neighborhood was a little village on the outskirts of the Villa de Albuquerque and some buildings remain from the 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> Centuries. When the area was platted in the late 19<sup>th</sup> Century, the roads, including Laguna, Fruit and 16<sup>th</sup> Street were platted around existing structures. The dead ends at 16<sup>th</sup> Street and Fruit were the result of, the later abandoned, Acequia Madre de Albuquerque transecting the neighborhood. The City grew up around this forgotten district, but the essential character remains, lovingly nurtured by the residents. In this Tricentennial of the founding of our City it would be ironic to degrade the neighborhood where Old Albuquerque and New Town intersected

One issue we, as neighbors, fully support is maintaining the last few feet of unpaved road in Old Albuquerque. The proposed variance to include a mountable curb and gravel represents a compromise that the developers and residents reached that will help maintain the historic rural character in the center of the City and allows for the continued use of

the unpaved cul-de-sac for traditional uses including (with proper permits), ceremonial burnings that have gone on for many years. Each Christmas Eve a traditional Pinon luminaria (little fire) is lit in the unpaved cul-de-sac, as is the tradition in rural villages. In recent years the traditional luminaria has been supplemented, but not replaced, by paper bags, sand and candles. In September, we build and burn "Notzozobra" our own version of Old Man Gloom in the center of the cul-de-sac. Although a neighborhood tradition, in recent years visitors have come from Japan, Denmark, Latvia, New York, New Jersey, Oregon, and Alaska to participate in the event.

Please approve the variance and help save the "last dirt road in downtown Albuquerque"



Chris Isengard

The following persons are both of the other homeowners in the 200 Block of 16<sup>th</sup> Street NW and support the variance

Name

Address

Carol Johnson

233 16th St, NW 87104

David Day

215-16th St, N.W. 87104

cc: J. Berry Bitzer, Chief of Staff, Mayor's Office  
Debbie O'Malley, City Counselor District 2  
Ed Boles, Historic Preservation Planner Planning Department  
Kelly Sanchez-Pare' Policy Analyst City Council  
Downtown Neighborhoods Association





CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

November 23, 2005

**Project # 1003885**

05DRB-01674 Major-Vacation of Pub Right-of-Way  
 05DRB-01676 Major-Preliminary Plat Approval  
 05DRB-01675 Minor-Subd Design (DPM) Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15<sup>TH</sup> ST NW and 16<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057] (J-13)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No objection to the requests.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination Letter sent to Downtown NA (R).

APS The proposal to create 10 single-family homes known as **Bell Trading Post Homes** will affect Lew Wallace Elementary, Washington Middle School, and Albuquerque High. Currently, all these schools can absorb any students generated from the proposed development. In addition, APS has plans to reopen the Coronado Center as an elementary school.

School	2005-06 40 Day Count	Capacity	Space Available
LEW WALLACE ES	262	250	-12
WASHINGTON MS	564	710	146
ALBUQUERQUE HS	1,794	2,030	236

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

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

Fire Department

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

No comments received.

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. Easement width may need to be wider. An approved drainage report is required for Preliminary Plat approval. Defer to Transportation on Design variance.

Transportation Development

No objection to the vacation request for the remainder of Roma which falls within lot 6. The alley width on the infrastructure list should be 20' to 18'. Is a radius required at the corner of 15<sup>th</sup> and Roma? Transportation will not allow the design variance as requested. Applicant should explore the possibility of vacating this section of 16<sup>th</sup> street to allow private maintenance. Note K needs to be modified. Note F needs to be modified. Are the ADA ramps in place @ the surrounding streets? Sidewalks?

Parks & Recreation

No objection.

Utilities Development

No objection to Vacation request. Utility layout is not acceptable as presented. Infrastructure List needs revisions. Private sewer line can not serve multiple lots. Defer Design Variance to Transportation

Planning Department

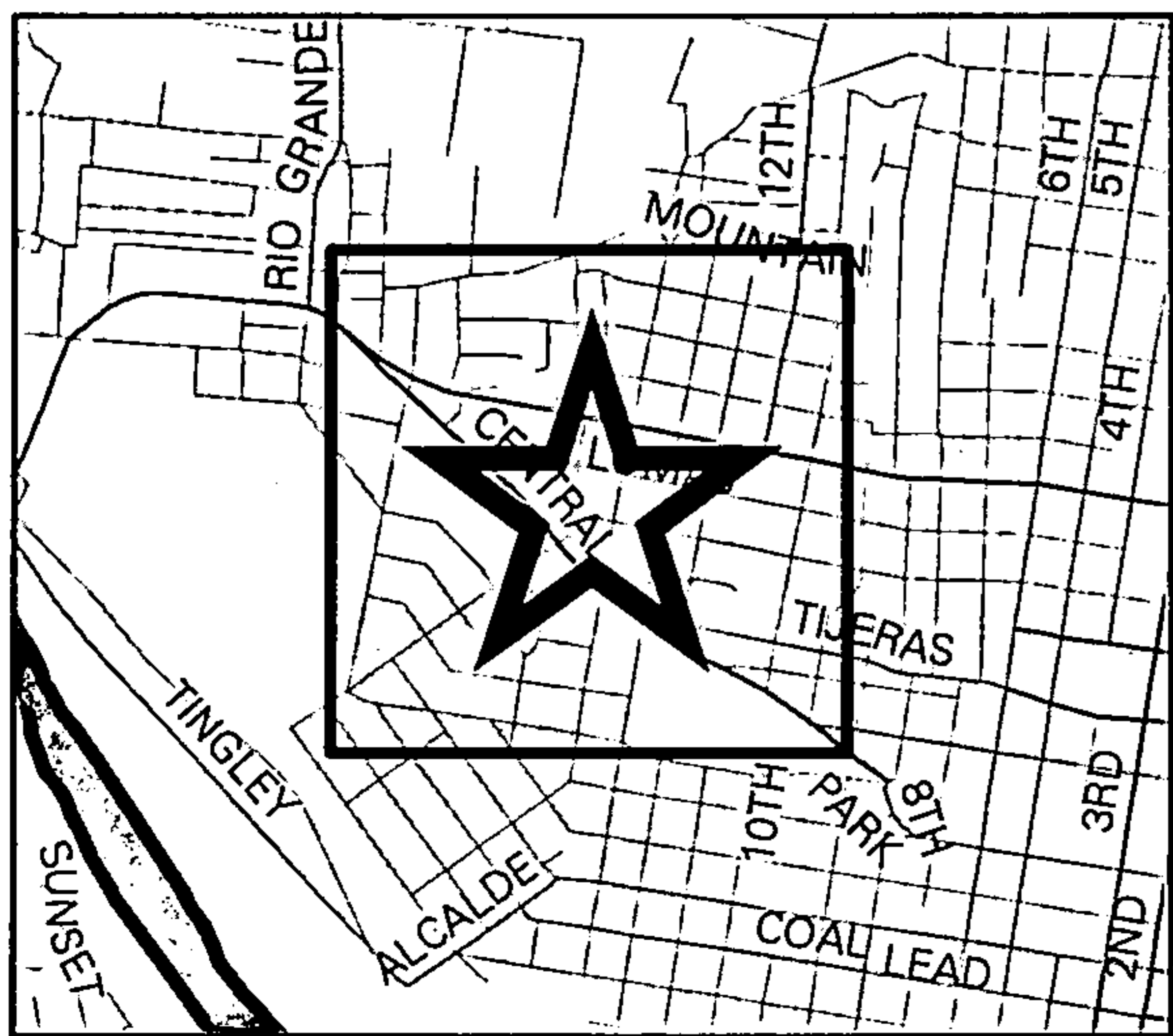
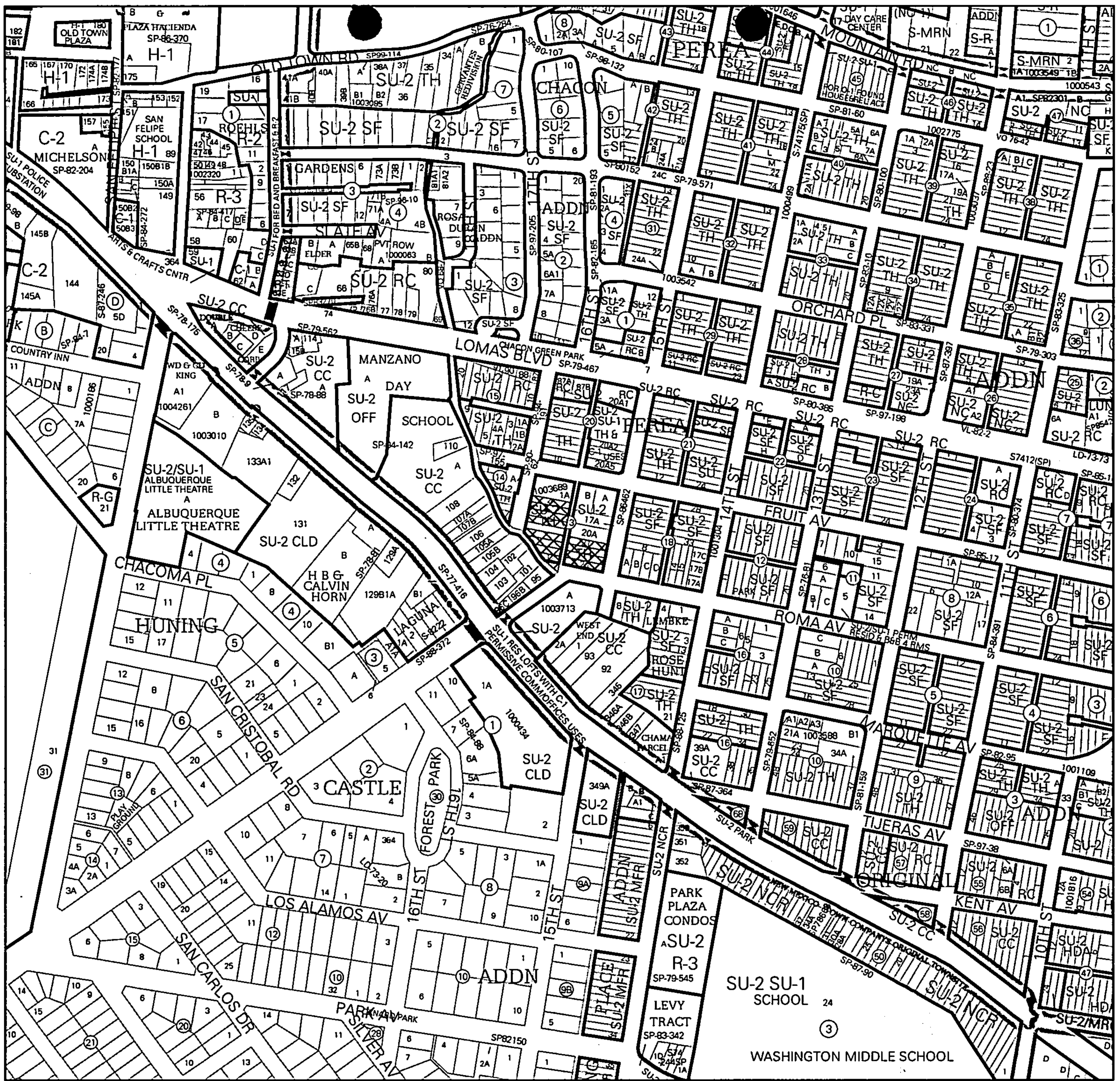
No objection to the vacation request.

A condition of final plat will be that adjoining owners of lots 5 and 6 should quitclaim to the City any interests they may have to the easterly half of the abandoned acequia referenced on the plat by Bernalillo County Survey Sheet #26. No objection to the Subdivision Design Variance.

Impact Fee Administrator

This is a Metropolitan Redevelopment Agency housing Development. Per ordinance R-04-159 Section 1 C 2, "Impact fees for all owner-occupied housing affordable to household earning 80% or less of Area Median Income spending 30% of income on PITI (principal interest as well as taxes and insurance) within Metropolitan Redevelopment Areas shall be waived." As long as these conditions are met, there will be no impact fees charged on these properties.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**  
cc: Amy Niese, Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Family Housing Development, P.O. Box 91525, 87199



# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1003885

Hearing Date:

11/23/05

Zone Map Page:

J-13

Additional Case Numbers:

1003697



**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, November 23, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1003885**

05DRB-01674 Major-Vacation of Pub  
Right-of-Way  
05DRB-01676 Major-Preliminary Plat  
Approval  
05DRB-01675 Minor-Subd Design (DPM)  
Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as BELL TRADING POST HOMES) zoned SU-2 TH, located on ROMA AVE NW, between 15<sup>TH</sup> ST NW and 16<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057] (J-13)

**Project # 1004522**

05DRB-01667 Major-Vacation of Pub  
Right-of-Way

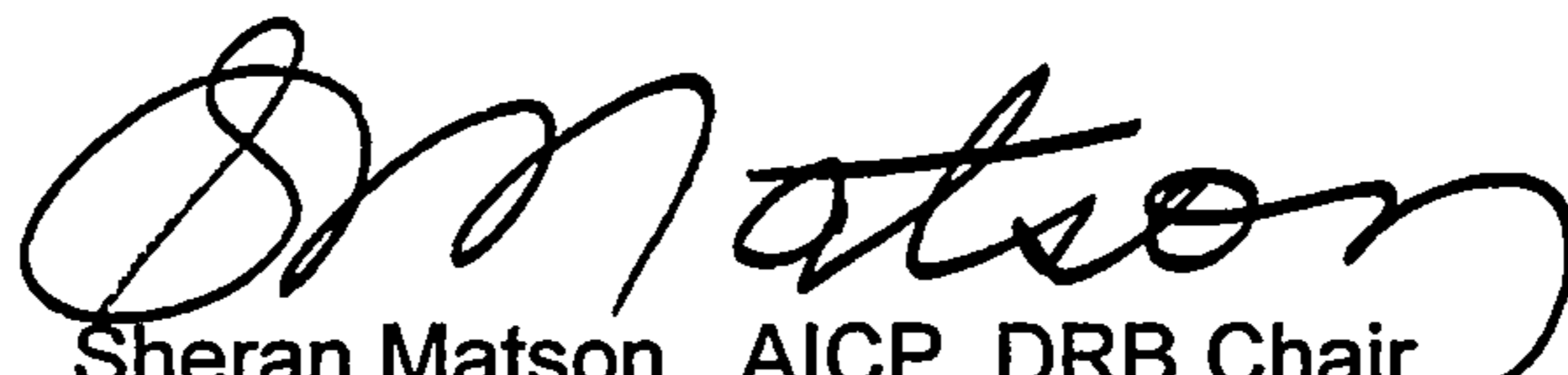
SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 2, MESA VERDE ADDITION, zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF: ZA-94-315] (K-19)

**Project # 1004526**

05DRB-01678 Major-Vacation of Pub  
Right-of-Way

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, TOWN OF ATRISCO GRANT, UNIT 3, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

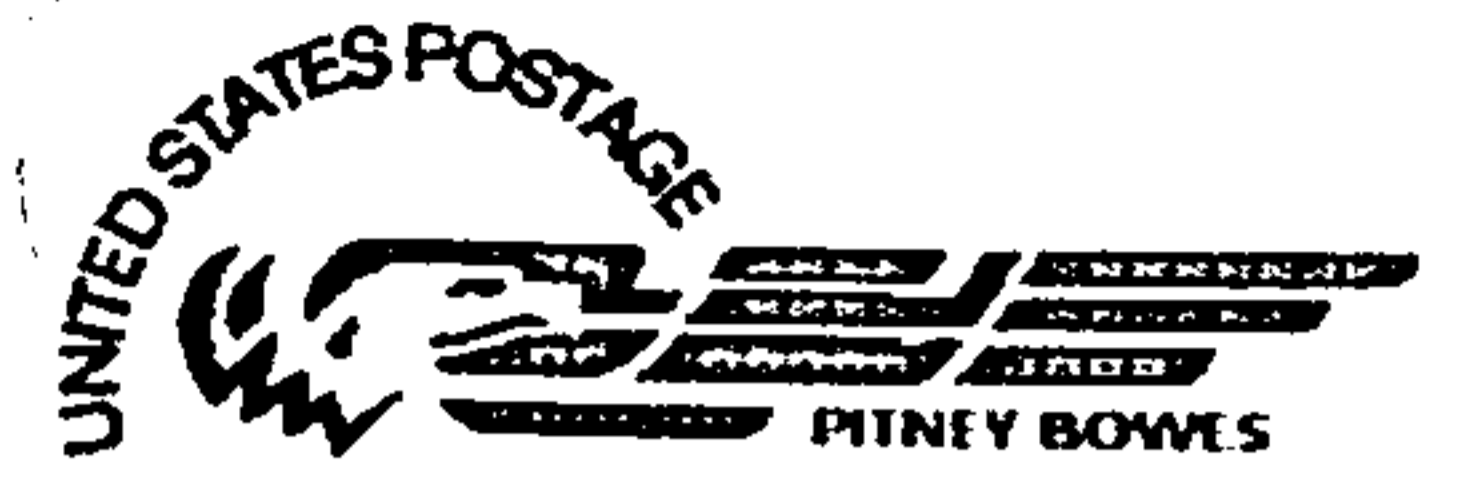
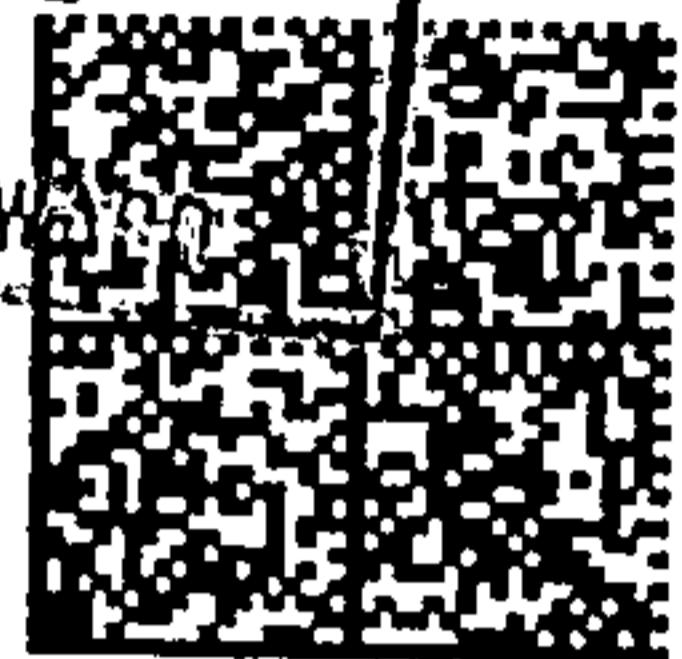
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 7, 2005.**

# CITY OF ALBUQUERQUE



Planning Department

RETURN TO SENDER  
NOT DELIVERABLE  
AS ADDRESSED  
UNABLE TO FORWARD



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MAILED FROM ZIP CODE 87102

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HUNN ROBIN  
PO BOX 82213  
ALBUQUERQUE, NM 87198

87198+2213-13 8030

DRB



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
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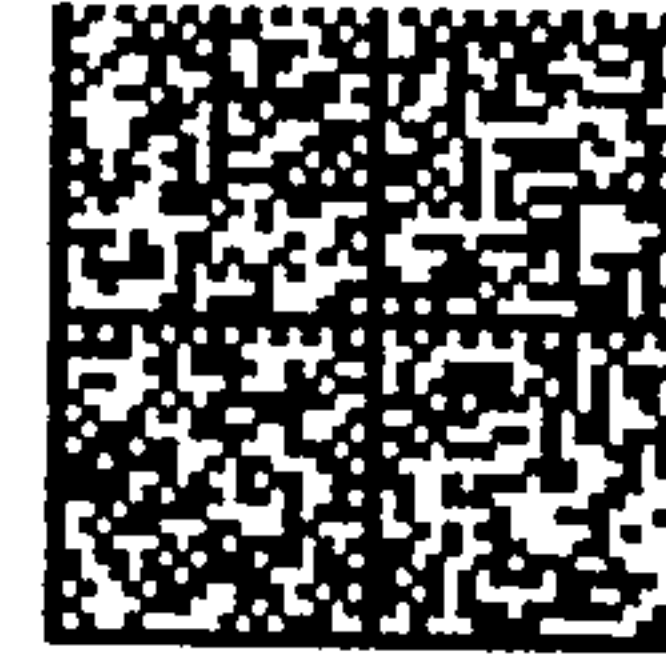
  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 7, 2005.**

# CITY OF ALBUQUERQUE



Planning Department



02 1A \$ 00.37<sup>0</sup>  
0004329277 NOV 04 2005  
MAILED FROM ZIP CODE 87102

Project # 1003885

COA METROPOLITAN REDEVELOPMENT AGENCY  
PO BOX 1293  
ALBUQUERQUE, NM 87103

*Planning*

87103+1293-93 8013



DRE



P O Box 1293 Albuquerque New Mexico 87103



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CITY OF ALBUQUERQUE**

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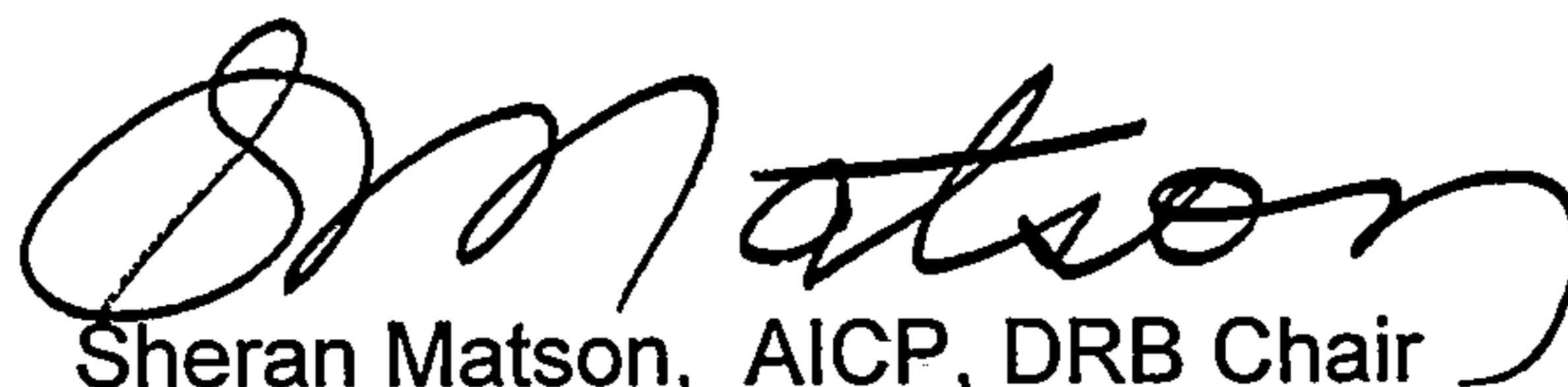
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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 7, 2005.**

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

November 4, 2005

**TO:** Richard Deutsch and Laura Ferrary, Downtown Neighborhoods Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one (1) acre(s): Major Vacation of Public Right-of-Way; Major Preliminary Plat Approval and Minor Subdivision Design for Bell Trading Post Homes.**

*Proposed by:* Amy Niese, Isaacson and Arfman at 268-8828 (Family Housing Development Corporation)

*Agent for:* City of Albuquerque, Metropolitan Redevelopment

P.O. Box 1293

*For property located:* On or near Roma Avenue NW between 15<sup>th</sup> Street NW and 16<sup>th</sup> Street NW.

Albuquerque

*The case number(s) assigned is:* 05DRB- 01674, 01676 and 01675, Project # 1003885.

City Planning accepted application for this request on **October 28, 2005.**

New Mexico 87103

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

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, November 23, 2005 in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

*Stephani J. 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:** NOVEMBER 23, 2005  
**Zone Atlas Page:** J-13-Z  
**Notification Radius:** 100 Ft.

**Project# 1003885**  
**App#05DRB-01674**  
**App#05DRB-01676**  
**App#05DRB-01675**

**Cross Reference and Location:** ROMA AVE NW BETWEEN 15<sup>TH</sup> ST NW AND 16<sup>TH</sup> ST NW

**Applicant:** COA-METROPOLITAN REDEVELOPMENT AGENCY  
**Address:** PO BOX 1293  
ALBUQUERQUE, NM 87103

**Agent:** AMY NIESE, ITA; FAMILY HOUSING DEVELOPMENT  
PO BOX 91525  
ALBUQUERQUE, NM 87199

**Special Instructions:**

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

**Date Mailed:** NOVEMBER 4, 2005  
**Signature:** YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1003885  
Application# 05DRB-01674+01676+01675

PAGE 1 OF 2

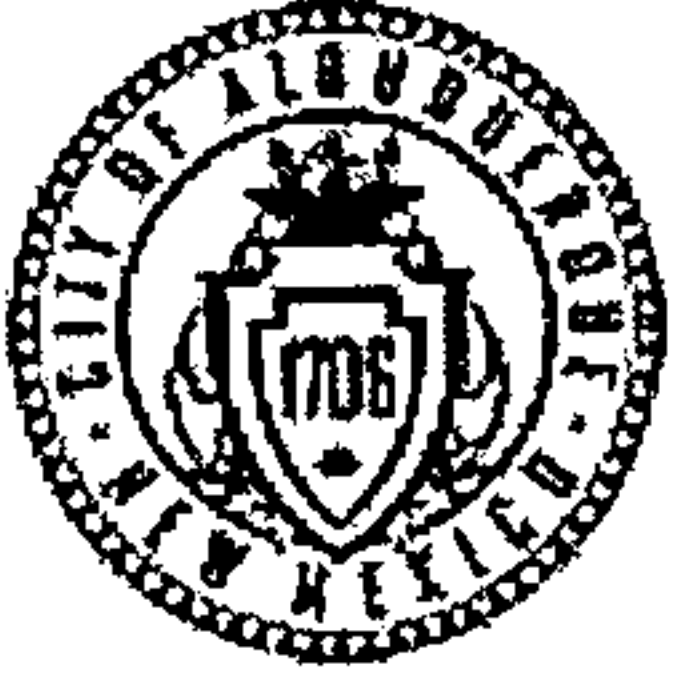
Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-13	1013058	306-135	423-12	✓ COA
		311-134	13	✓ COA
		307-140	11	✓
		307-144	10	✓ COA
		308-149	09	✓ COA
		309-155	08	✓
		311-168	430-16	✓
		325-165	20	✓
		321-152	423-06	✓ Dup
		329-150	05	✓ Dup
		325-142	14	✓
		324-137	04	✓
		321-135	03	✓ COA
		320-132	02	✓ COA
		320-129	01	✓ COA
		340-148	424-13	✓
		345-147	12	✓
		350-146	11	✓
		344-140	14	✓
		343-136	15	✓
		336-130	01	✓
		339-129	02	✓
		343-128	03	✓
		347-127	04	✓

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1003885  
Application# 5DRB-01674+01676+01675

PAGE 2 OF 2

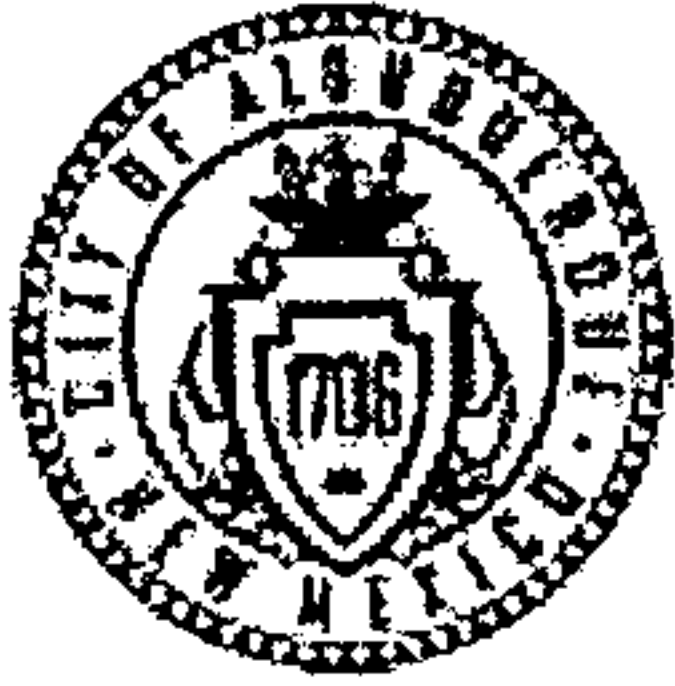
Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-13	1013058	344-110	413-09	✓
		337-111	10	✓
		334-112	11	✓
		314-105	13	✓ COA
		304-113	311-03	✓
		301-127	04	✓
		296-116	02	✓
		291-114	01	✓
		296-129	05	✓
		292-135	29	✓ Dup
		286-127	06	✓ Dup
		288-123	27	✓
		291-119	28	✓
		286-134	07	✓
		284-137	08	✓
		281-141	09	✓
		280-142	10	✓
		278-144	11	✓
		294-144	422-01	✓
		293-158	05	✓
		289-158	03	✓
		286-161	04	✓



Yvonne C.  
Saavedra/APD/CABQ  
11/01/2005 01:05 PM

To Yvonne C. Saavedra/APD/CABQ@COA  
cc  
bcc  
Subject labels

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 11/01/2005 01:04 PM -----



mainframe@coa1mp3.ca  
bq.gov  
11/01/2005 01:03 PM

To  
cc  
Subject

1	R E C O R D S   W I T H   L A B E L S	PAGE
1		
01013058	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101305830613542312	LEGAL: W'LY POR TION LTS 9 THRU 12 BLK 13 PEREA ADD'N	
LAND USE:	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101305831113442313	LEGAL: 013P EREA ADDN E 25FT L9 THRU 12	
LAND USE:	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101305830714042311	LEGAL: 008 013P EREA ADDN	
LAND USE:	PROPERTY ADDR: 00000 16TH	
	OWNER NAME: ISENGARD CHRIS S	
	OWNER ADDR: 00208 16TH	ST NW
ALBUQUERQUE NM	87104	
0101305830714442310	LEGAL: 006 013P EREA ADDN & L7	
LAND USE:	PROPERTY ADDR: 00000 16TH	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101305830814942309	LEGAL: 004 013P EREA ADDN & L5	
LAND USE:	PROPERTY ADDR: 00000 16TH	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101305830915542308	LEGAL: LT 1 -A B LK 13 PLAT OF LOT 1-A BLOCK NO. 13	
PEREA A LAND USE:	PROPERTY ADDR: 00000 16TH	
	OWNER NAME: BOULOY GREGORY J & C KATHLEEN	
	OWNER ADDR: 07015 SANTA RACHEL	ST NE
ALBUQUERQUE NM	87113	

PAGE 2

0101305831116843016      LEGAL: 020P EREA    ADDN LOT 9X10  
LAND USE:                      PROPERTY ADDR: 00000    FRUIT  
                                    OWNER NAME: SLOAN JOHN H  
                                    OWNER ADDR: 00306    16TH                      ST NW  
ALBUQUERQUE NM              87104  
0101305832516543020      LEGAL: LOT 20A5    BLK 20 PLAT OF LTS 20A1 THROUGH 20A5  
PERE LAND USE:                      PROPERTY ADDR: 00000    LOMAS  
                                    OWNER NAME: DAY ALAN  
                                    OWNER ADDR: 00401    15TH                      ST NW  
ALBUQUERQUE NM              87104  
0101305832115242306      LEGAL: 013P EREA    ADD TR B REPL OF LOTS 13 THRU 16  
LAND USE:                      PROPERTY ADDR: 00000    FRUIT  
                                    OWNER NAME: VIGIL DAVID ETUX  
                                    OWNER ADDR: 01500    FRUIT                      NW  
ALBUQUERQUE NM              87104  
0101305832915042305      LEGAL: 013P EREA    ADD TR A REPL OF LOTS 13 THRU 16  
LAND USE:                      PROPERTY ADDR: 00000    FRUIT  
                                    OWNER NAME: VIGIL DAVID ETUX  
                                    OWNER ADDR: 01500    FRUIT                      AV NW  
ALBUQUERQUE NM              87104  
0101305832514242314      LEGAL: LT 1 7A B LK 13 PEREA ADDN A REPL OF LTS 17 18 19  
& LAND USE:                      PROPERTY ADDR: 00000    15TH  
                                    OWNER NAME: CHACKO MATHEW & MERCY SEQUEIRA  
                                    OWNER ADDR: 02179    LA MIEL                      WA  
CAMPBELL      CA              95008  
0101305832413742304      LEGAL: LT 2 0A B LK 13 PEREA ADDN A REPL OF LTS 17 18 19  
& LAND USE:                      PROPERTY ADDR: 00000    15TH  
                                    OWNER NAME: ZIWASIMON ANDRU  
                                    OWNER ADDR: 00313    15TH                      ST NW  
ALBUQUERQUE NM              87104  
0101305832113542303      LEGAL: 021    013P EREA ADDN  
LAND USE:                      PROPERTY ADDR: 00000    15TH  
                                    OWNER NAME: CITY OF ALBUQUERQUE  
                                    OWNER ADDR: PO BOX 1293  
ALBUQUERQUE NM              87103  
0101305832013242302      LEGAL: 022    013P EREA ADD LOTS 22X23  
LAND USE:                      PROPERTY ADDR: 00000    15TH  
                                    OWNER NAME: CITY OF ALBUQUERQUE  
                                    OWNER ADDR: PO BOX 1293  
ALBUQUERQUE NM              87103  
0101305832012942301      LEGAL: 024    013P EREA ADDN  
LAND USE:                      PROPERTY ADDR: 00000    ROMA  
                                    OWNER NAME: CITY OF ALBUQUERQUE  
                                    OWNER ADDR: PO BOX 1293  
ALBUQUERQUE NM              87103



0101305834014842413 CON LAND USE:	LEGAL: THE WEST 47.33 FT OF LTS 1-4 BLK 18 PEREA ADDN	
	PROPERTY ADDR: 00000 FRUIT	
	OWNER NAME: BOWMAN MARILYN	
	OWNER ADDR: 01424 FRUIT	AV NW
ALBUQUERQUE NM 0101305834514742412 BL LAND USE:	87104 LEGAL: THE EAST 47.4 FT OF THE WEST 94.8 FT OF LTS 1-4	
	PROPERTY ADDR: 00000 FRUIT	
	OWNER NAME: REAL FRANCIS R & SUESANNA W	
	OWNER ADDR: 01420 FRUIT	NW
ALBUQUERQUE NM 0101305835014642411 CONT LAND USE:	87104 LEGAL: THE EAST 47.5 FT OF LTS 1-4 BLK 18 PEREA ADDN	
	PROPERTY ADDR: 00000 FRUIT	
	OWNER NAME: ARSENEAU JILL	
	OWNER ADDR: 01412 FRUIT	AV NW
ALBUQUERQUE NM 0101305834414042414 LAND USE:	87104 LEGAL: 005 018P EREA ADDN & L6	
	PROPERTY ADDR: 00000 15TH	
	OWNER NAME: GOMEZ ROBERTO	
	OWNER ADDR: 00316 15TH	ST NW
ALBUQUERQUE NM 0101305834313642415 LAND USE:	87104 LEGAL: 007 018P EREA ADDN & L8	
	PROPERTY ADDR: 00000 15TH	
	OWNER NAME: TAYLOR RONALD E ETUX	
	OWNER ADDR: 00312 15TH	ST NW
ALBUQUERQUE NM 0101305833613042401 LAND USE:	87104 LEGAL: A 01 8PER EA ADD REPL	
	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: SMITH ALLEN R & SUSAN K CO-TR	
	OWNER ADDR: 01012 PARKLAND	PL SE
ALBUQUERQUE NM 0101305833912942402 LAND USE:	87108 LEGAL: B 01 8PER EA ADD REPL	
	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: BRUSUELAS RICHARD & PATRICIA K	
	OWNER ADDR: 01008 MANZANO	CT NW
ALBUQUERQUE NM 0101305834312842403 LAND USE:	87102 LEGAL: C 01 8PER EA ADD REPL	
	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: AVILA REDUCINDA B	
	OWNER ADDR: 01411 ROMA	AV NW
ALBUQUERQUE NM 0101305834712742404 LAND USE:	87104 LEGAL: D 01 8PER EA ADD REPL	
	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: ANDERSON CHRISTOPHER & CATHERI	
	OWNER ADDR: 03323 PURDUE	ST NE
ALBUQUERQUE NM	87106	

0101305834411041309 LOTS 5 LAND USE:	LEGAL: 004 LEMB KES SUB W 10FT OF N 50 L 4 & ALL OF PROPERTY ADDR: 00000 ROMA OWNER NAME: BLACKWELL GREG OWNER ADDR: 01418 ROMA	NW
ALBUQUERQUE NM 0101305833711141310 LAND USE:	87104 LEGAL: 0007 0017 LEMBKES REPLAT PROPERTY ADDR: 00000 ROMA OWNER NAME: HUNN ROBIN OWNER ADDR: PO BOX 82213	
ALBUQUERQUE NM 0101305833411241311 LAND USE:	87198 LEGAL: 008 017L EMBKES SUB REPLAT PEREA ADD PROPERTY ADDR: 00000 ROMA OWNER NAME: CROMEANS JACQUELINE L OWNER ADDR: 01424 ROMA	AV NW
ALBUQUERQUE NM 0101305831410541313 (BEING LAND USE:	87102 LEGAL: LOT 3-A PLAT OF LTS 2-A & 3-A WEST END ADDN PROPERTY ADDR: 00000 CENTRAL OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM 0101305830411331103 LAND USE:	87103 LEGAL: MAP 38 T RACT 95 A PROPERTY ADDR: 00000 LAGUNA OWNER NAME: CRESPIAN TED L & OWNER ADDR: 01608 PARK	AV SW
ALBUQUERQUE NM 0101305830112731104 LAND USE:	87104 LEGAL: MAP 38 T RACT 101 PROPERTY ADDR: 00000 LAGUNA OWNER NAME: NIETO PETE A & HELEN F OWNER ADDR: 00416 61ST	ST SW
ALBUQUERQUE NM 0101305829611631102 LAND USE:	87121 LEGAL: MAP 38 T R 96 A PROPERTY ADDR: 00000 LAGUNA OWNER NAME: BENOIT STEVEN W & OWNER ADDR: 00609 11TH	ST NW
ALBUQUERQUE NM 0101305829111431101 LAND USE:	87102 LEGAL: MAP 38 T R 96B T10N 3E SEC 18 PROPERTY ADDR: 00000 CENTRAL OWNER NAME: INDIAN SILVER CRAFTS INC OWNER ADDR: 01601 CENTRAL	AV NW
ALBUQUERQUE NM 0101305829612931105 LAND USE:	87104 LEGAL: MAP 38 T RACT 102 PROPERTY ADDR: 00000 LAGUNA OWNER NAME: GARCIA LUPE M & NIETO HELEN F OWNER ADDR: 00115 LAGUNA	NW
ALBUQUERQUE NM	87104	

PAGE 5

0101305829213531129      LEGAL: MAP 38 T R 105 B 1 CONTS 0.11 AC  
LAND USE:  
PROPERTY ADDR: 00000      N/A  
OWNER NAME: VIGIL GILBERT J & NANCY C &  
OWNER ADDR: 07401      GENE      AV NE

ALBUQUERQUE NM      87109  
0101305828512731106      LEGAL: MAP 38 T R 105 B 2 CONTS 0.17 AC  
LAND USE:  
PROPERTY ADDR: 00000      CENTRAL  
OWNER NAME: VIGIL GILBERT J & NANCY C &  
OWNER ADDR: 07401      GENE      AV NE

ALBUQUERQUE NM      87109  
0101305828812331127      LEGAL: MAP 38 T RACT 104  
LAND USE:  
PROPERTY ADDR: 00000      CENTRAL  
OWNER NAME: DELAJOKEY LLC  
OWNER ADDR: 01611      CENTRAL      AV NW

ALBUQUERQUE NM      87104  
0101305829111931128      LEGAL: MAP 38 T RACT 103  
LAND USE:  
PROPERTY ADDR: 00000      CENTRAL  
OWNER NAME: INDIAN SILVER CRAFTS INC  
OWNER ADDR: 01601      CENTRAL      AV NW

ALBUQUERQUE NM      87104  
0101305828613431107      LEGAL: TR 1 05A MRGCD MAP 38 TOGETHER WITH A PORT OF  
ABAND LAND USE:  
PROPERTY ADDR: 00000      CENTRAL  
OWNER NAME: GARCIA VITA A  
OWNER ADDR: 01617      CENTRAL      AV NW

ALBUQUERQUE NM      87104  
0101305828413731108      LEGAL: TRAC T 10 6 & A PORT OF ABANDONED ALBUQUERQUE  
DITCH LAND USE:  
PROPERTY ADDR: 00000      CENTRAL  
OWNER NAME: GARCIA WILFRED  
OWNER ADDR: 24322      DEL PRADO

DANA POINT CA      92629  
0101305828114131109      LEGAL: MAP 38 T RACT 107 C  
LAND USE:  
PROPERTY ADDR: 00000      CENTRAL  
OWNER NAME: ANITRAS INDIAN JEWELRY  
OWNER ADDR: 06901      GEORGETOWN      AV NW

ALBUQUERQUE NM      87120  
0101305828014231110      LEGAL: MAP 38 T RACT 107 B  
LAND USE:  
PROPERTY ADDR: 00000      CENTRAL  
OWNER NAME: ANITRAS OLD TOWN POSTER CO & G  
OWNER ADDR: 06901      GEORGETOWN      AV NW

ALBUQUERQUE NM      87120  
0101305827814431111      LEGAL: MAP 38 T RACT 107A  
LAND USE:  
PROPERTY ADDR: 00000      CENTRAL  
OWNER NAME: RAMIREZ CRISTELA  
OWNER ADDR: 1701 5 CENTRAL AVE NW

ALBUQUERQUE NM      87104

PAGE 6

0101305829414442201      LEGAL: 014P EREA    ADD THE SE PORT BLK14 OR PORT OF LOTS  
LAND USE:                      PROPERTY ADDR: 00000    16TH  
                                    OWNER NAME: SAIZ DAVID ETUX  
                                    OWNER ADDR: 00215    16TH                      ST NW  
ALBUQUERQUE NM              87104  
0101305829315842205      LEGAL: TRAC T A    BLK 14 PEREA ADDN CONT 5155.95 SQ FT  
LAND USE:                      PROPERTY ADDR: 00000    16TH  
                                    OWNER NAME: JOHNSON CAROL G  
                                    OWNER ADDR: 00233    16TH                      ST NW  
ALBUQUERQUE NM              87104  
0101305828915842203      LEGAL: 014P EREA    ADDN EXC PORT ASSESSED TO OTHERS  
LAND USE:                      PROPERTY ADDR: 00000    FRUIT  
                                    OWNER NAME: HERNANDEZ CANDELARIO ETUX  
                                    OWNER ADDR: 01606    FRUIT                      AV NW  
ALBUQUERQUE NM              87104  
0101305828616142204      LEGAL: PERE A AD DN NW PORTION BLK 14  
LAND USE:                      PROPERTY ADDR: 00000    FRUIT  
                                    OWNER NAME: ANDRADE-GIRON LOURDES  
                                    OWNER ADDR: 08409    CASA NEGRA                      CT NW  
ALBUQUERQUE NM              87121  
QUIT

101305830613542312      LEGAL: W'LY PORTION LOTS 9 THRU 12 BLK 13 PEREA ADDITION AC  
PROPERTY ADDR:            1521 ROMA AVE NW  
  
OWNERS NAME:            CITY OF ALBUQUERQUE  
OWNERS ADDR:            PO BOX 1293  
                                 ABUQUERQUE, NM 87103

101305831113442313      LEGAL: 013 PEREA ADDITION 25FT L9 THRU 12  
PROPERTY ADDR:            1519 ROMA AVE NW  
  
OWNERS NAME:            CITY OF ALBUQUERQUE  
OWNERS ADDR:            PO BOX 1293  
                                 ABUQUERQUE, NM 87103

101305830714442310      LEGAL: \*006 013 PEREA ADDITION & L  
PROPERTY ADDR:            16<sup>TH</sup> ST NW  
  
OWNERS NAME:            CITY OF ALBUQUERQUE  
OWNERS ADDR:            PO BOX 1293  
                                 ABUQUERQUE, NM 87103

101305830814942309      LEGAL: \*004 013 PEREA ADDITION & L5  
PROPERTY ADDR:            218 16<sup>TH</sup> ST NW  
  
OWNERS NAME:            CITY OF ALBUQUERQUE  
OWNERS ADDR:            PO BOX 1293  
                                 ABUQUERQUE, NM 87193

101305832113542303      LEGAL: \*021 013 PEREA ADDITION  
PROPERTY ADDR:            CITY OF ALBUQUERQUE  
  
OWNERS NAME:            CITY OF ALBUQUERQUE  
OWNERS ADDR:            PO BOX 1293  
                                 ABUQUERQUE, NM 87103

101305832013242302      LEGAL: \*022 013 PEREA ADDITION LOTS 22X23  
PROPERTY ADDR:            15<sup>TH</sup> ST NW  
  
OWNERS NAME:            CITY OF ALBUQUERQUE  
OWNERS ADDR:            PO BOX 1293  
                                 ABUQUERQUE, NM 87103

101305832012942301      LEGAL: \*024 013 PEREA ADDITION  
PROPERTY ADDR:            ROMA AVE NW  
  
OWNERS NAME:            CITY OF ALBUQUERQUE  
OWNERS ADDR:            PO BOX 1293  
                                 ABUQUERQUE, NM 87103

101305833711141310      LEGAL: \*00070017 LEMBKES REPLAT  
PROPERTY ADDR:            1420 ROMA AVE NW  
  
OWNERS NAME:            HUNN ROBIN  
OWNERS ADDR:            PO BOX 82213  
                                 ABUQUERQUE, NM 87198

101305831410541313

LEGAL: LOT 3-A PLAT OF LOTS 2-A & 3A WEST END ADDITION F LOTS 2 & 3  
& LOT 4

PROPERTY ADDR: 1503 CENTRAL AVE NW

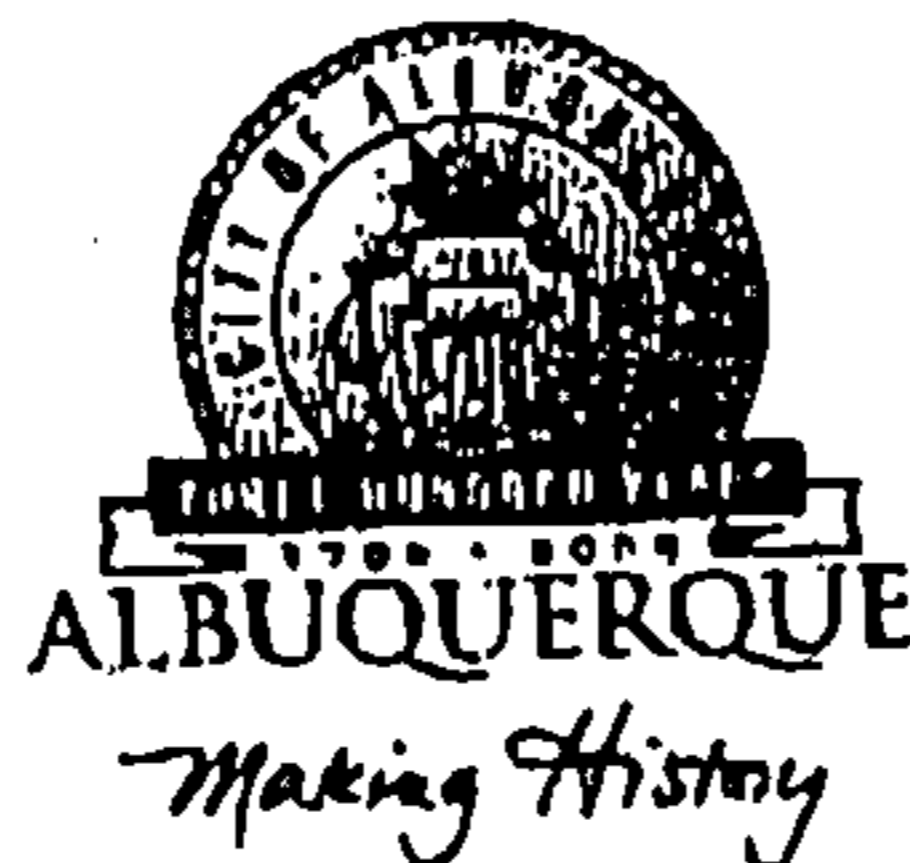
OWNERS NAME: CITY OF ALBUQUERQUE  
OWNERS ADDR: PO BOX 1293  
ALBUQUERQUE, NM 87103

101305827814431111

LEGAL: MAP 38 TRACT 107A

PROPERTY ADDR: 1701 CENTRAL AVE SW

OWNERS NAME: RAMIREZ CRISTELA  
OWNERS ADDR: 1701 5 CENTRAL AVE NW  
ALBUQUERQUE, NM 87104



## City of Albuquerque

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

October 14, 2005

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

Dear Ruth:

Thank you for your inquiry of October 14, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 4-7, 9-12, AND 21-24, BLOCK 13, PEREA ADDITION, ON ROMA AVENUE NW BETWEEN 16<sup>TH</sup> STREET NW AND 15<sup>TH</sup> STREET NW** zone map J-13.

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

**DOWNTOWN N.A. (DNA) "R"**

\*Richard Deutsch e-mail: [rdeutsch@designgroupnm.com](mailto:rdeutsch@designgroupnm.com)  
410 Luna Blvd. NW/87102 242-5492 (h) 242-6880 (w)  
Laura Ferrary e-mail: [lferrary@aol.com](mailto:lferrary@aol.com)  
1211 Roma Ave. NW/87102 400-4543 (h)

**Council District: 2&3**

**County District: 2**

**Police Beat: 223,225,232,233/VA**

**Zone Map #: J-K-13-14**

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**

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

Sincerely,

*Dalaina Carmona*

OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

*(Below this line for ONC use only)*

Date of Inquiry: 10/14/05 Time Entered: 10:05 AM ONC Rep. Initials: DC



Project # 1003885

COA METROPOLITAN REDEVELOPMENT AGENCY  
PO BOX 1293  
ALBUQUERQUE, NM 87103

Project # 1003885

LAURA FERRARY  
Downtown N.A.  
1211 ROMA AVE NW  
ALBUQUERQUE, NM 87102

Project # 1003885

AMY NIESE, ITA; FAMILY HOUSING DEVELOPMENT  
PO BOX 91525  
ALBUQUERQUE, NM 87199

101305830714042311

ISENGARD CHRIS S  
208 16TH ST NW  
ALBUQUERQUE NM 87104

Project # 1003885

RICHARD DEUTSCH  
Downtown N.A.  
410 LUNA BLVD NW  
ALBUQUERQUE, NM 87102

101305830915542308

BOULOY GREGORY J & C KATHLEEN  
7015 SANTA RACHEL ST NE  
ALBUQUERQUE NM 87113

101305831116843016

SLOAN JOHN H  
306 16TH ST NW  
ALBUQUERQUE NM 87104

101305832516543020

DAY ALAN  
401 15TH ST NW  
ALBUQUERQUE NM 87104

101305832115242306

VIGIL DAVID ETUX  
1500 FRUIT NW  
ALBUQUERQUE NM 87104

101305832514242314

CHACKO MATHEW & MERCY SEQUEIR  
2179 LA MIEL WA  
CAMPBELL CA 95008

101305832413742304

ZIWASIMON ANDRU  
313 15TH ST NW  
ALBUQUERQUE NM 87104

101305834014842413

BOWMAN MARILYN  
1424 FRUIT AV NW  
ALBUQUERQUE NM 87104

101305834514742412

REAL FRANCIS R & SUESANNA W  
1420 FRUIT NW  
ALBUQUERQUE NM 87104

101305835014642411

ARSENEAU JILL  
1412 FRUIT AV NW  
ALBUQUERQUE NM 87104

101305834414042414

GOMEZ ROBERTO  
316 15TH ST NW  
ALBUQUERQUE NM 87104

101305834313642415

TAYLOR RONALD E ETUX  
312 15TH ST NW  
ALBUQUERQUE NM 87104

101305833613042401

SMITH ALLEN R & SUSAN K CO-T  
1012 PARKLAND PL SE  
ALBUQUERQUE NM 87108

101305833912942402

BRUSUELAS RICHARD & PATRICIA  
1008 MANZANO CT NW  
ALBUQUERQUE NM 87102

101305834312842403

AVILA REDUCINDA B  
1411 ROMA AV NW  
ALBUQUERQUE NM 87104

101305834712742404

ANDERSON CHRISTOPHER & CATHER  
3323 PURDUE ST NE  
ALBUQUERQUE NM 87106

101305834411041309

BLACKWELL GREG  
1418 ROMA NW  
ALBUQUERQUE NM 87104

101305833711141310

HUNN ROBIN  
PO BOX 82213  
ALBUQUERQUE, NM 87198

101305833411241311

CROMEANS JACQUELINE L  
1424 ROMA AV NW  
ALBUQUERQUE NM 87102

101305830411331103

CRESPIN TED L &  
1608 PARK AV SW  
ALBUQUERQUE NM 87104

101305830112731104

NIETO PETE A & HELEN F  
416 61ST ST SW  
ALBUQUERQUE NM 87121

101305829611631102

BENOIT STEVEN W &  
609 11TH ST NW  
ALBUQUERQUE NM 87102

101305829111431101

INDIAN SILVER CRAFTS INC  
1601 CENTRAL AV NW  
ALBUQUERQUE NM 87104

101305829612931105

GARCIA LUPE M & NIETO HELEN F  
115 LAGUNA NW  
ALBUQUERQUE NM 87104

101305829213531129

VIGIL GILBERT J & NANCY C &  
7401 GENE AV NE  
ALBUQUERQUE NM 87109

101305828812331127

DELAJOKEY LLC  
1611 CENTRAL AV NW  
ALBUQUERQUE NM 87104

101305829111931128

INDIAN SILVER CRAFTS INC  
1601 CENTRAL AV NW  
ALBUQUERQUE NM 87104

101305828613431107

GARCIA VITA A  
1617 CENTRAL AV NW  
ALBUQUERQUE NM 87104

101305828413731108

GARCIA WILFRED  
24322 DEL PRADO  
DANA POINT CA 92629

101305828114131109

ANITRAS INDIAN JEWELRY  
6901 GEORGETOWN AV NW  
ALBUQUERQUE NM 87120

101305828014231110

ANITRAS OLD TOWN POSTER CO &  
6901 GEORGETOWN AV NW  
ALBUQUERQUE NM 87120

101305827814431111

RAMIREZ CRISTELA  
1701 5 CENTRAL AVE NW  
ALBUQUERQUE, NM 87104

101305829414442201

SAIZ DAVID ETUX  
215 16TH ST NW  
ALBUQUERQUE NM 87104

101305829315842205

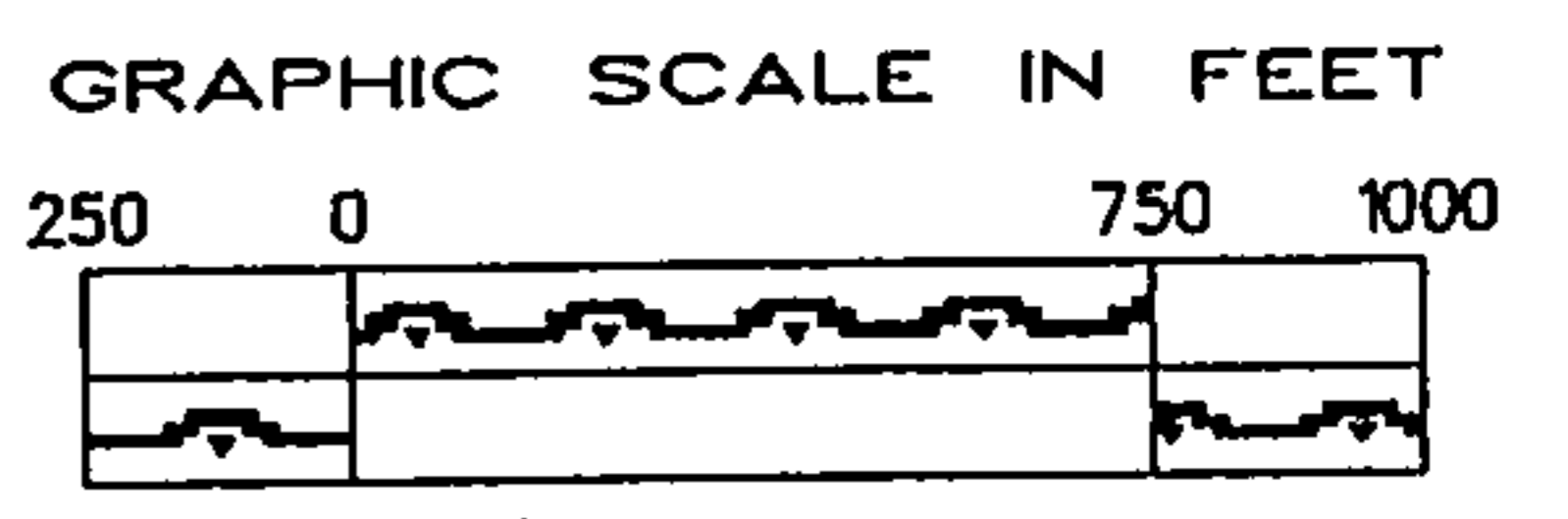
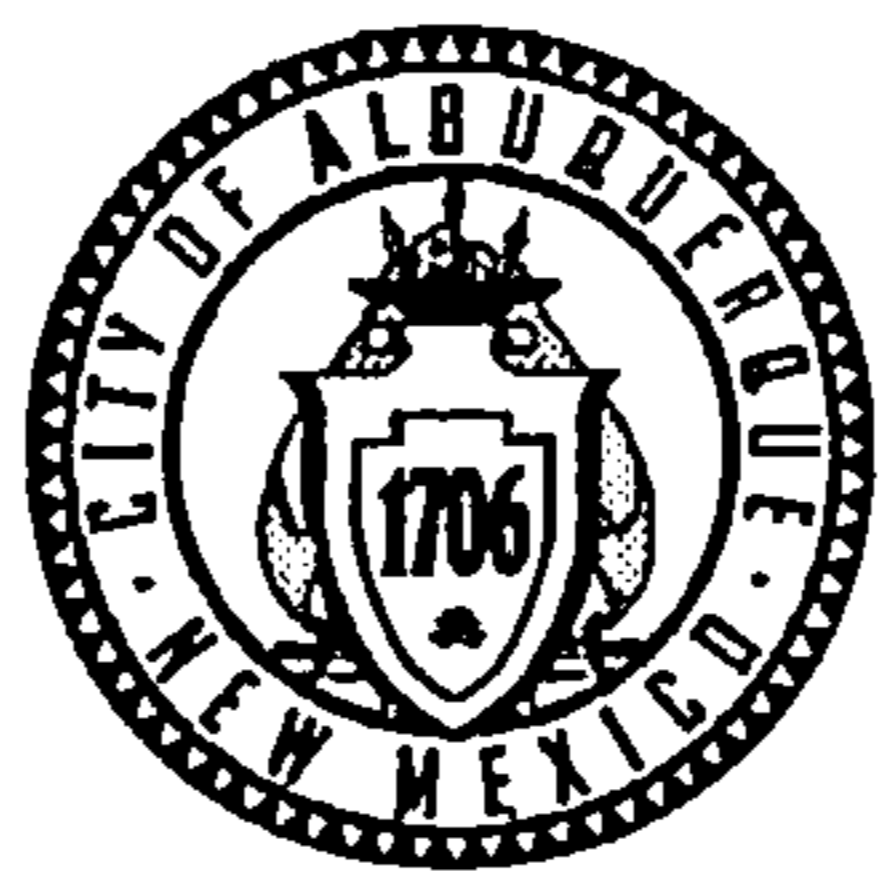
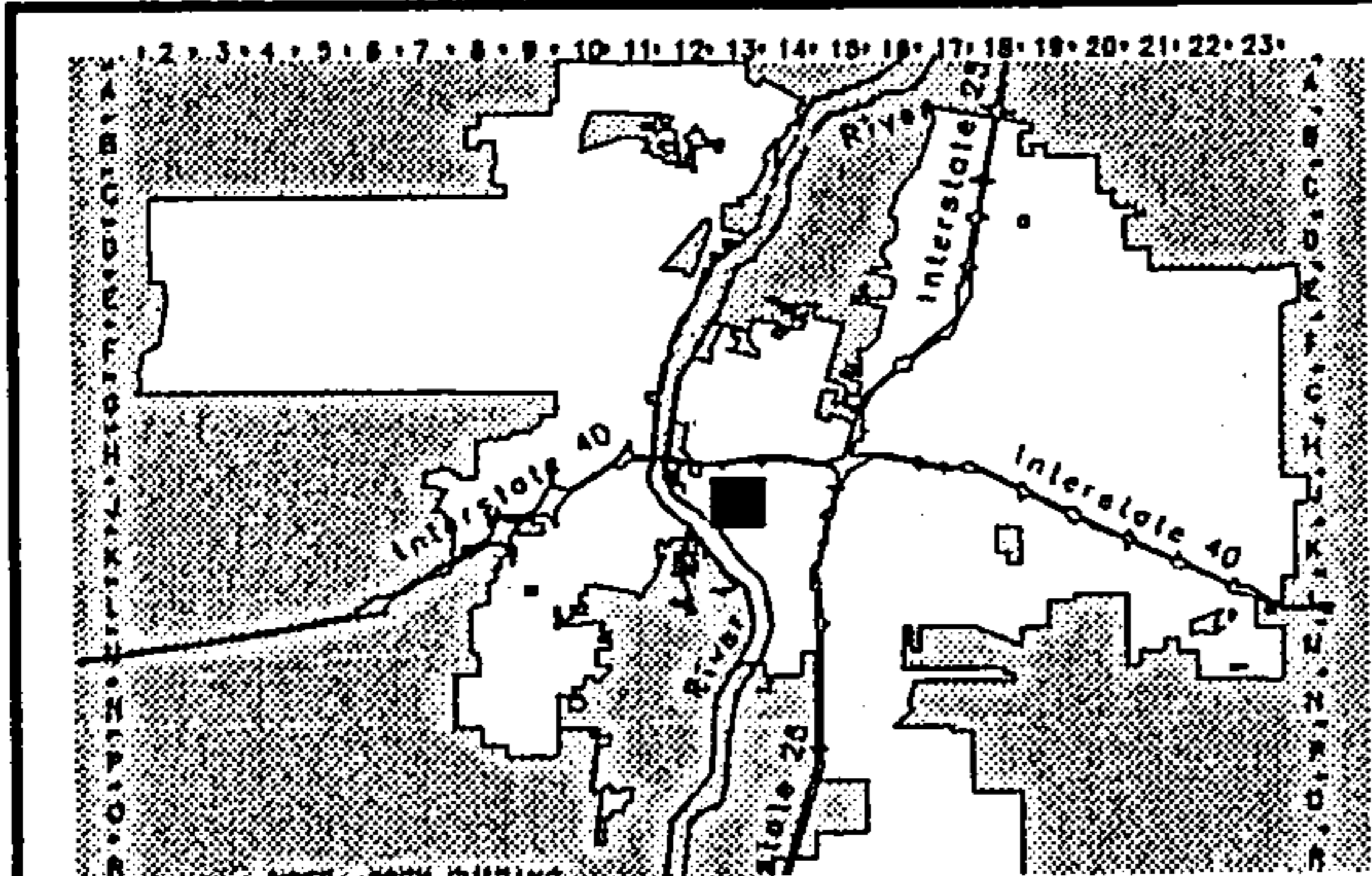
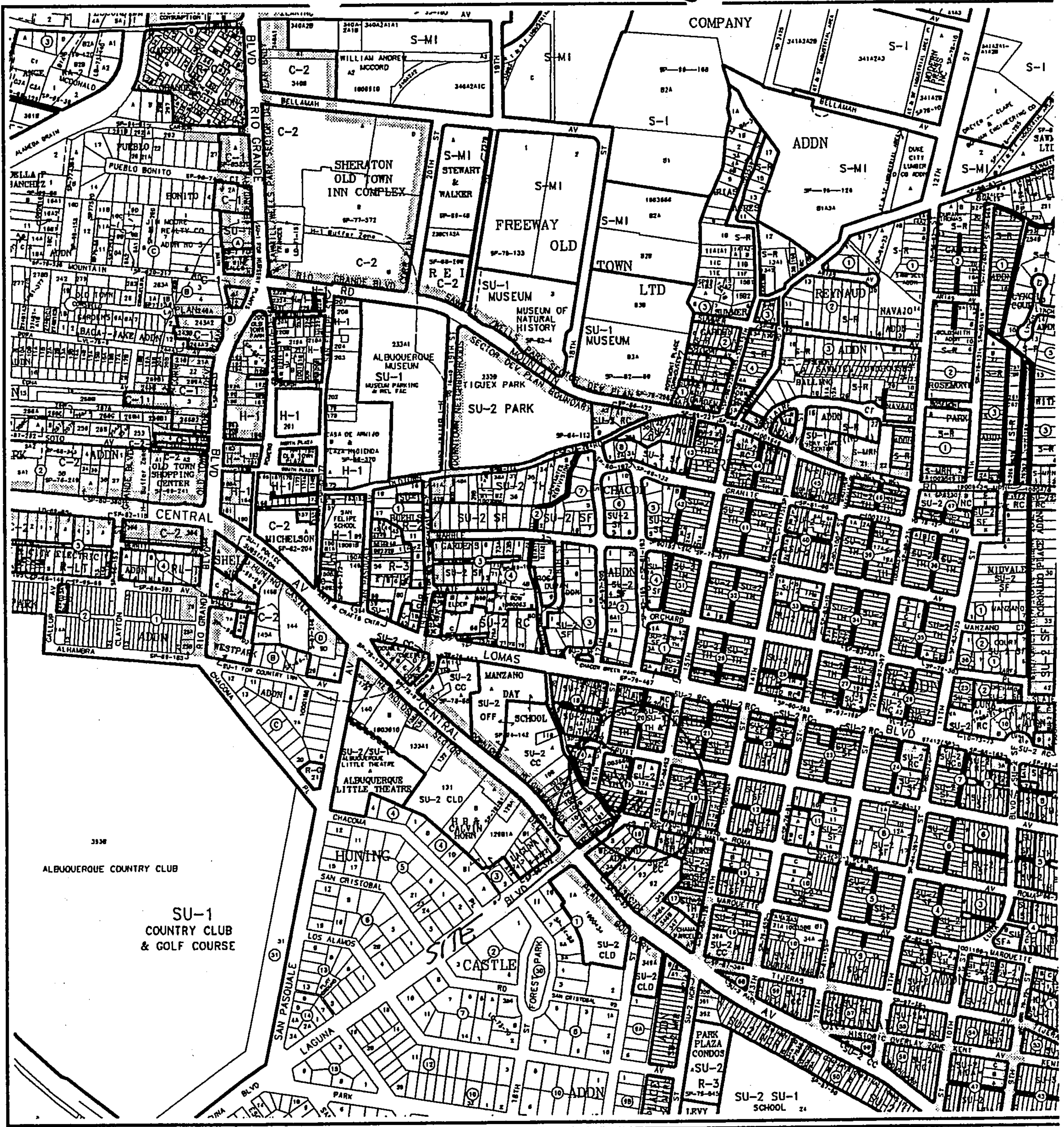
JOHNSON CAROL G  
233 16TH ST NW  
ALBUQUERQUE NM 87104

101305828915842203

HERNANDEZ CANDELARIO ETUX  
1606 FRUIT AV NW  
ALBUQUERQUE NM 87104

101305828616142204

ANDRADE-GIRON LOURDES  
8409 CASA NEGRA CT NW  
ALBUQUERQUE NM 87121



**Zone Atlas Page**  
**J-13-Z**



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

October 28, 2005

CERTIFIED MAIL - 7004 2510 0006 7990 5416

Mr. Richard Deutsch  
Downtown Neighborhood Association  
410 Luna Blvd. NW  
Albuquerque, NM 87102

**RE: Bell Trading Post Homes  
(Present Legal: Lots 4 - 7, 9 - 12, & 21 - 24,  
Block 13, Perea Addition)**

Dear Mr. Deutsch:

As the consulting engineers for the above referenced site (see the attached zone map), we are writing this letter to inform the Downtown Neighborhood Association that a submittal is being made to the City of Albuquerque Development Review Board this week. The submittal is a request for approval of preliminary plat for a subdivision including a vacation of public right-of-way, dedication of public right-of-way, granting of public utility easements, and variance of design.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,  
**ISAACSON & ARFMAN, P.A.**

Amy L.D. Niese, PE  
ALDN/rtl  
Attachment

7004 2510 0006 7990 5416

7004 2510 0006 7990 5416

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87102

Postage	\$ 1.52	UNIT ID: 0108
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.57	Postmark Here

Clerk: KZ4YYX  
10/27/05

Sent To: Richard Deutsch  
Downtown N.A.

Street, Apt. No., or PO Box No.: 410 Luna Blvd. NW  
City, State, ZIP+4: Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.  
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Aldrich Land Surveying Inc Tim Aldrich PHONE: 505-328-3988  
 ADDRESS: PO Box 30701 FAX: 505-884-1990  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: tim.aldrich@comcast.net  
 APPLICANT: COA-Family Housing Development Corp c/o Rick Davis PHONE: 505-268-2773  
 ADDRESS: 3220 Louisiana Blvd NE Suite B FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: rick@daviscompanies.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Correct erroneous property line, easement line and acreage data.  
(drafting errors)

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. 4, 5 and 6 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Bell Trading Post Homes  
 Existing Zoning: SU-2 DNA-SF Proposed zoning: same MRGCD Map No 38  
 Zone Atlas page(s): J-13 UPC Code: 101305830713742313, 101305830713642315  
101305830813242316

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003885  
1003964, 1003965, 1003966, 05DRB-00057,-01674,-0165,-01676, 06DRB-00389, 07DRB-00523

**CASE INFORMATION: 07DRB-00525, 05ZHE-00264,-00265,-00266,-00267,-00268,-00269**

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 3 No. of proposed lots: 3 Total site area (acres): 0.2843  
 LOCATION OF PROPERTY BY STREETS: On or Near: Northwest corner of Laguna NW and Roma NW  
 Between: \_\_\_\_\_ and \_\_\_\_\_  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 09/23/2015  
 (Print Name) Tim Aldrich Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers  
15DRB - 70348

Action  
PAF  
CMF

S.F.	Fees
_____	\$ <u>355.00</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total	\$ <u>375.00</u>

Hearing date Oct. 7, 2015

9-24-15  
 Staff signature & Date

Project # 1003885

[Signature]

Revised: 11/2014

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**


- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- N/A 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
  - N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - N/A Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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


Tim Aldrich

 Applicant name (print)  
09/23/2015  
Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
15 - DRB - 70348

 9-24-15  
Planner signature / date  
Project # 1003885

September 23, 2015

Mr. Jack Cloud  
Development Review Board Chair  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

RE: APPLICATION FOR MINOR CORRECTION SUBDIVISION PLAT –  
LOT 4-A, 5-A & 6-A, BELL TRADING POST HOMES

Dear Mr. Cloud,

Aldrich land Surveying, Inc. (ALS), agent for Family Housing Development Corporation, has prepared an application for minor correction subdivision plat for the above-mentioned tract. All the required attachments are included with the submittal.

ALS, as agent for Family Housing Development Corporation, is proposing the platting action for the following reasons:

1. Correct erroneous property line, easement line and acreage data shown on the original plat.
2. The correction maintains what the Zoning Hearing Examiner approved for setback variance, lot size and zoning.
3. The correction will fix drafting errors.
4. The correction does not affect any public or private utilities.
5. The correction does not affect any easements or right-of-way.

With this being the case we ask for acceptance of this application for the above purposes.

Thank you very much,



Tim Aldrich PS  
Aldrich Land Surveying, Inc.  
505-328-3988



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-13-Z**

Selected Symbols

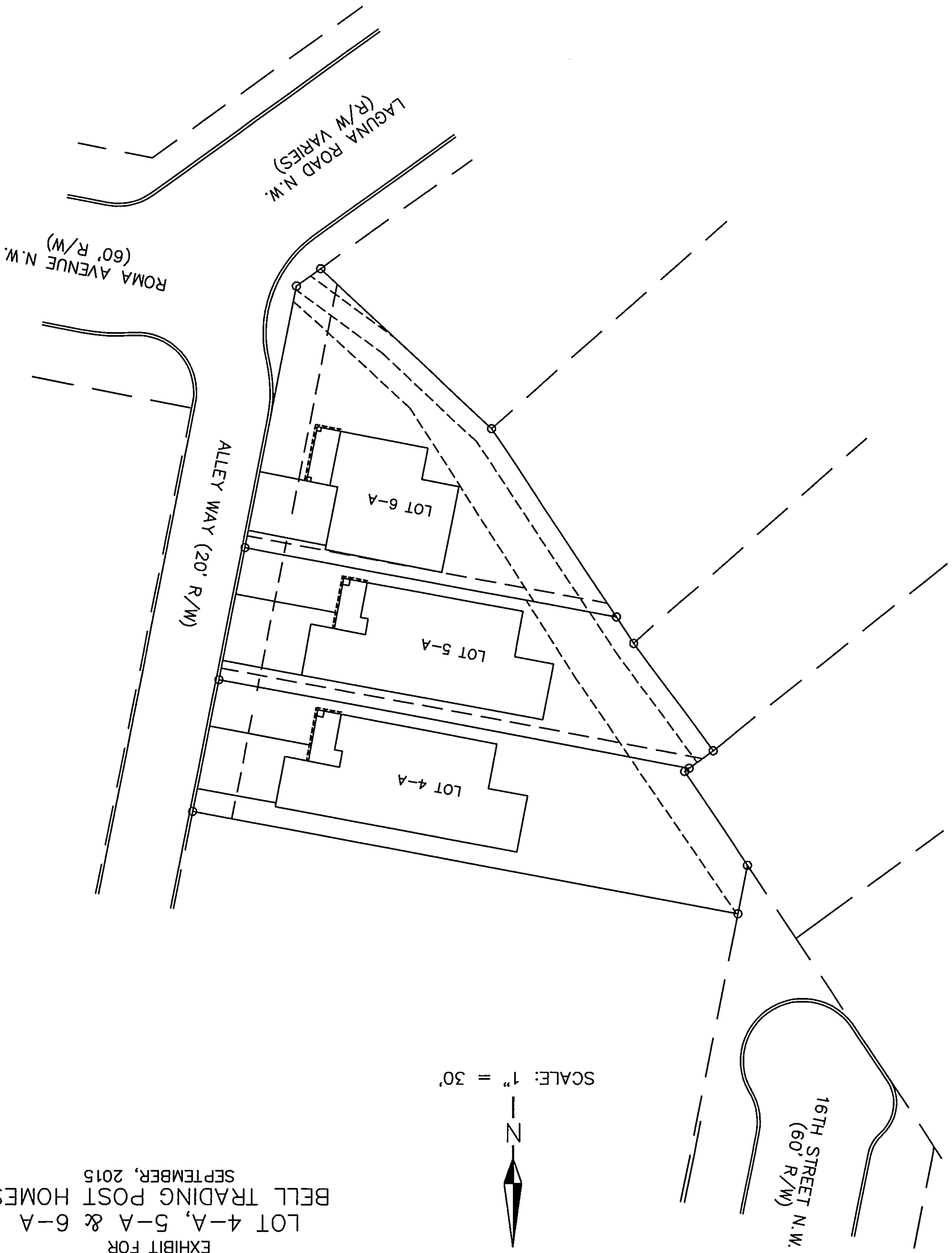
	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet



EXHIBIT FOR  
LOT 4-A, 5-A & 6-A  
BELL TRADING POST HOMES  
SEPTEMBER, 2015

SCALE: 1" = 30'



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<b>D</b>		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

**APPLICANT INFORMATION:**

NAME: FAMILY HOUSING DEVELOPMENT CORPORATION PHONE: 550-6784  
 ADDRESS: PO BOX 91525 FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP 87199 E-MAIL: fhdc@earthlink.net  
 Proprietary Interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): AMY NIESE, ISAACSON + ARFMAN PHONE: 268-8828  
 ADDRESS: 128 MONROE ST NE FAX: 268-2632  
 CITY: ALB STATE NM ZIP 87108 E-MAIL: amyn@iacivil.com

DESCRIPTION OF REQUEST: BELL TRADING POST HOMES - VACATION OF PRIVATE EASEMENT

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

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

Lot of Tract No. 7, 8, AND 9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Adn. BELL TRADING POST HOMES (fka Lots 7-A thru 9-A, Bell Trading Post Homes)  
 Current Zoning: SU-2 TH Proposed zoning: SAME  
 Zone Atlas page(s): J-13 No. of existing lots: 3 No. of proposed lots: 3  
 Total area of site (acres): 2.385 Density if applicable: dwellings per gross acre: 0.24 dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill? NO  
 UPC No. 101305832013242302, 101305832113542303 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: ROMA AVE NW  
 Between: 15<sup>th</sup> ST NW and 16<sup>th</sup> ST NW

SE HISTORY: 05 DRB - 00057; 05 DRB - 01674; 05 DRB - 01675  
 List any current or prior case number that may be relevant to your application (Pro., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 06 DRB - 00389  
1003885; 05 ZHE 00271; 05 ZH 00273; 05 ZHE 00274; 05 DRB - 01676

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE [Signature] DATE 4/4/07  
 (Print) AMY L. D. NIESE, PE \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - 00523</u>	<u>P+P</u>	<u>53</u>	<u>\$355.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>07 DRB - 00525</u>	<u>VPRIF</u>		<u>\$135.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMA</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> GIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>5-2-07</u>			Total <u>\$510.00</u>
<u>[Signature]</u>	<u>4-19-07</u>	Project # <u>1003885</u>		
	Planner signature / date			

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

**(PUBLIC HEARING CASE)**

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

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies**
- 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** *see 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 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.**

**VACATION OF RECORDED PLAT**

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

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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.

AMY L. D. NIESE, PE  
 Applicant name (print)  
[Signature] 4/4/07  
 Applicant signature / date



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

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

Application case numbers  
07DRB - 00525  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 4-19-07  
 Planner signature / date  
 Project # 1003885

**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
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
  - 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
  - ~~NA~~ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - ~~NA~~ Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *later forthcoming*

- 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.

AMY L. D. NIESE, PE  
Applicant name (print)

*[Signature]* 4/4/07  
Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>Joseph M... 4-19-07</u>
<input checked="" type="checkbox"/> Fees collected	<u>07DRB- -00523</u>	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	
<input checked="" type="checkbox"/> Related #s listed	_____	<b>Project # 1003885</b>



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

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-13-Z**

Selected Symbols

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

0                      750                      1,500 Feet



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

April 19, 2007

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

**RE: Vacation and Plat Submittal for Bell Trading Post Homes**

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for the Family Housing Development Corporation, is submitting a request for vacation of private access easements on Lots 8 and 9. The existing access easements are no longer necessary. Use and Enjoyment easements were granted recently by separate document and are reflected on this plat.

A request for Minor Subdivision Plat approval is also being submitted so that the vacation can be recorded.

The lot lines are not changing with this plat so a Final Pre-Development Facilities Fee Agreement is not necessary.

An Infrastructure List was done with the plat and recorded April 20, 2006. No additional infrastructure is needed as a result of this plat so a new Infrastructure List is not included with this submittal.

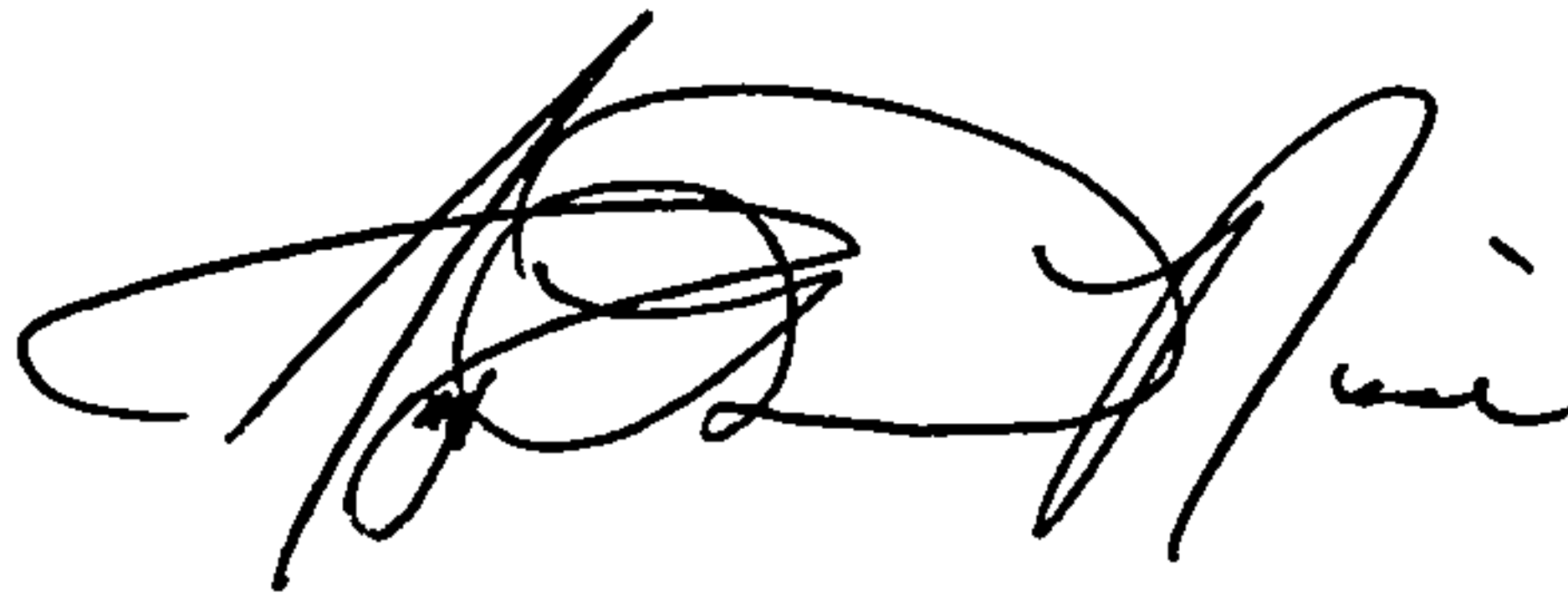
A Grading and Drainage Plan was already done for this site, and it was approved on October 24, 2005 (J13/D85).

Please note that Lots 7 and 8 have been sold. Family Housing Development Corporation has been provided a Durable Power of Attorney for this vacation on those lots. Lot 9 is still owned by Family Housing Corporation. The Durable Power of Attorney is enclosed.

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

Sincerely,

**ISAACSON & ARFMAN**

A handwritten signature in black ink, appearing to read "Amy L. D. Niese". The signature is fluid and cursive, with a large initial "A" and "N".

Amy L. D. Niese, PE

1304\correspondence\out\drb-n3

March 8, 2007

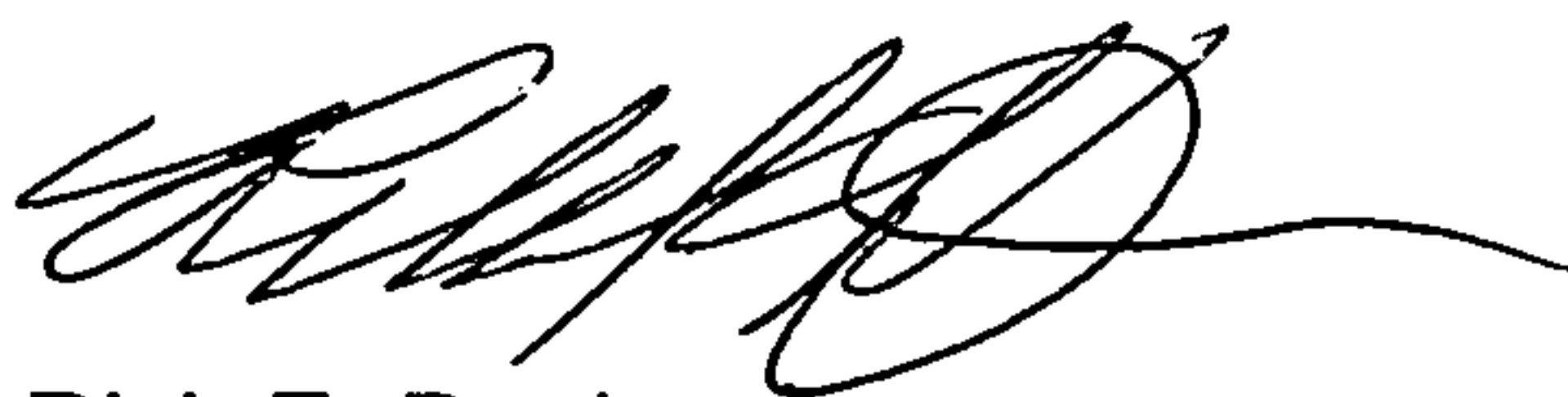
To Whom It May Concern:

On behalf of Family Housing Development Corporation, owner of Lots 9 and 10, and delegated with Durable Power of Attorney of Lot 7 and Lot 8, Bell Trading Post Homes, I am authorizing Isaacson and Arfman to act as our agent in a submittal to the DRB for the following:

- To vacate existing private access easements contained within certain side yards.

Thank you for your consideration of this application.

Sincerely,



Rick E. Davis  
President

**FHDC**

a not-for-profit corporation

po box 91525 albuquerque, nm 87199 phone 505-873-9638 mobile 505-550-6784 fax 505-266-5228 email [fhdc@earthlink.net](mailto:fhdc@earthlink.net)





LIMITED POWER OF ATTORNEY (Durable)

We, Candis D. Montgomery and Clayton C. Allred, of 216 Manzano St., NE, Albuquerque, NM 87108, New Mexico, hereby appoint RICKY E. DAVIS of Albuquerque, New Mexico, to serve as our attorney-in-fact for the limited purpose described below and for no other purpose.

My attorney-in-fact shall have the power to act in our name, place and stead in any way which we ourselves could do with respect to the following matters to the extent permitted by law:

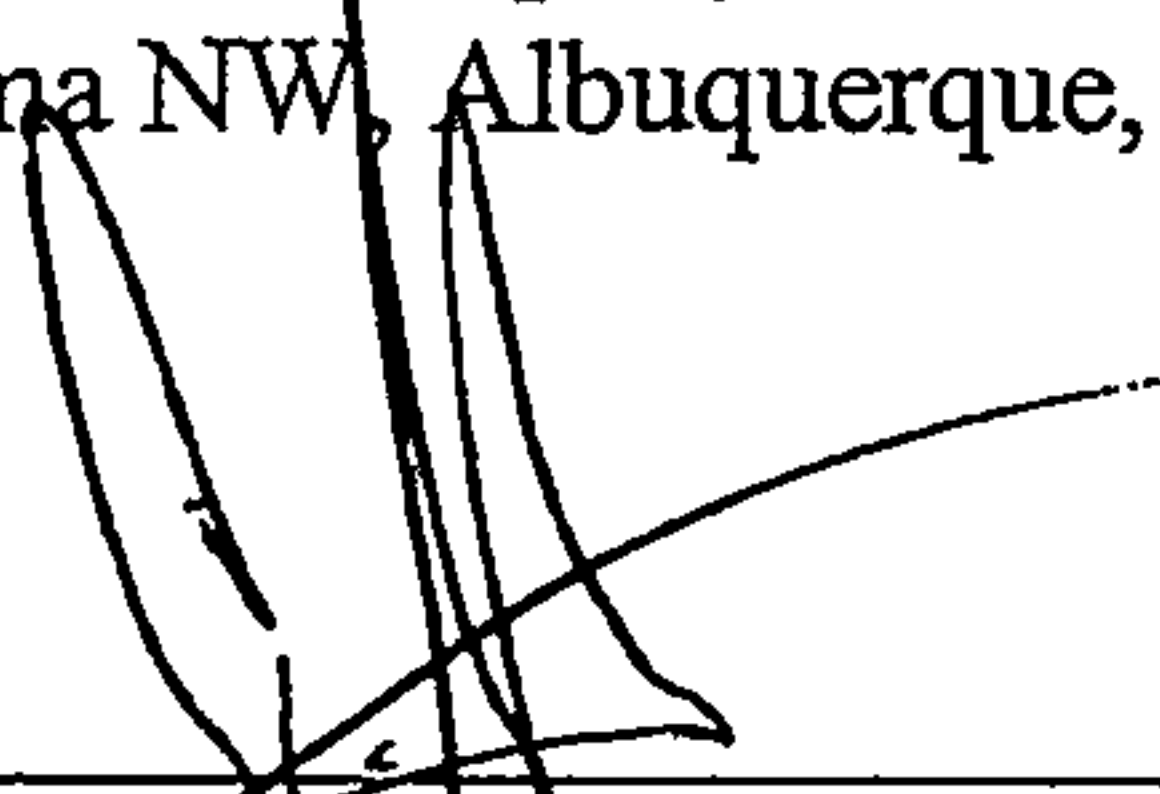
Sign on our behalf a new plat prepared for the purpose of vacating certain access easements granted under that certain Plat recorded in the Bernalillo County, New Mexico Real Estate Records on April 20, 2006, in Book 2006C, page 128, as Document No. 2006055852 (the "Plat"). The vacation of easements shall be limited to those described in that certain Declaration of Easements and Restrictions by Family Housing Development Corporation dated February 28, 2007, a copy of which is attached hereto and which is to be recorded in the Bernalillo County, New Mexico Real Estate Records;

and to undertake any and all transactions, negotiations, execution of documents and any other thing associated with the foregoing.

This power of attorney (a) shall not be affected by incapacity of a grantor but will terminate upon death of a grantor unless revoked prior to such death; (b) shall not be affected by lapse of time; and (c) may be acted upon by representatives of Stewart Title Company in connection with the closing of the purchase of a house and lot located at 1515 Roma NW, Albuquerque, NM 87104.

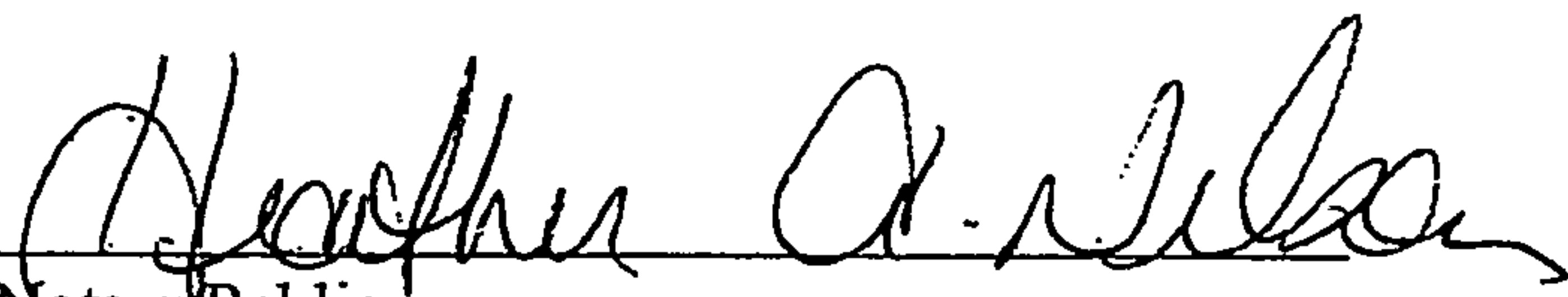
DATED: March \_\_, 2007

  
\_\_\_\_\_  
CANDIS D. MONTGOMERY

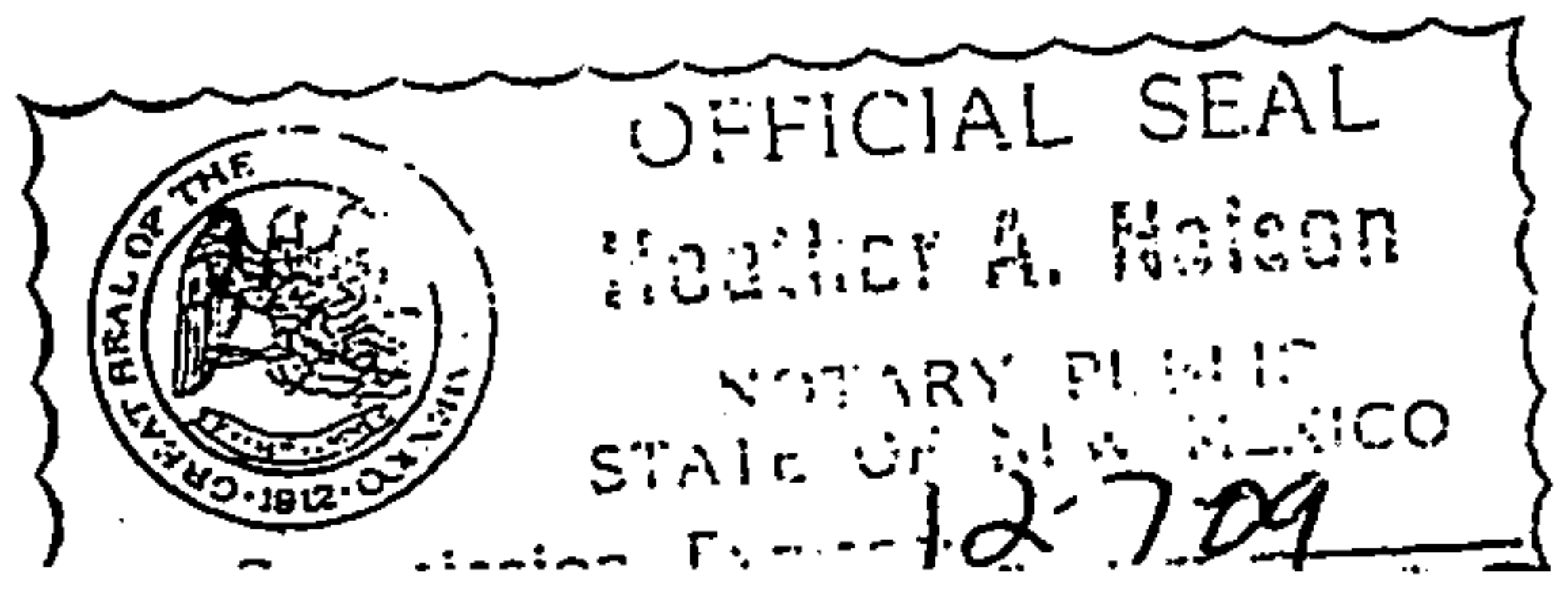
  
\_\_\_\_\_  
CLAYTON C. ALLRED

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

This instrument was acknowledged before me on March <sup>7th</sup> \_\_, 2007 by Candis D. Montgomery and Clayton C. Allred.

  
\_\_\_\_\_  
Notary Public

My commission expires:  
12-7-09





stewart title

file # 6120516HN

**DECLARATION OF EASEMENTS  
AND RESTRICTIONS  
Bell Trading Post Homes**

THIS DECLARATION OF EASEMENTS AND RESTRICTIONS for The Bell Trading Post Homes Subdivision, is made as of February 28, 2007, by Family Housing Development Corporation, a New Mexico nonprofit corporation, with respect to that certain real property situate in Bernalillo County, New Mexico and more particularly described as follows:

BELL TRADING POST HOMES, as the same is shown on the Plat thereof recorded in the Bernalillo County, New Mexico Real Estate Records on April 20, 2006, in Book 2006C, page 128, as Document No. 2006055852 (the "Plat").

It is hereby declared that the above-described real property (the "Subdivision") is subject to this Declaration which is for the purpose of enhancing the accessibility and ingress and egress of homeowners to and from certain portions of the Subdivision, and for the improvement and protection of the value, desirability and attractiveness of the Subdivision, for the common benefit of the homeowners.

This Declaration shall run with the land constituting the Subdivision and shall be binding upon and inure to the benefit of the Developer, each Owner of the described real property or any part of it, and each successor in interest of the Developer and each Owner. All of the property shown on the Plat which is owned by the Developer is subject to and benefited and burdened by the Restrictions. The Developer agrees and undertakes to prepare and record an additional plat required to perfect the vacation of easements described herein.

**ARTICLE 1  
Definitions**

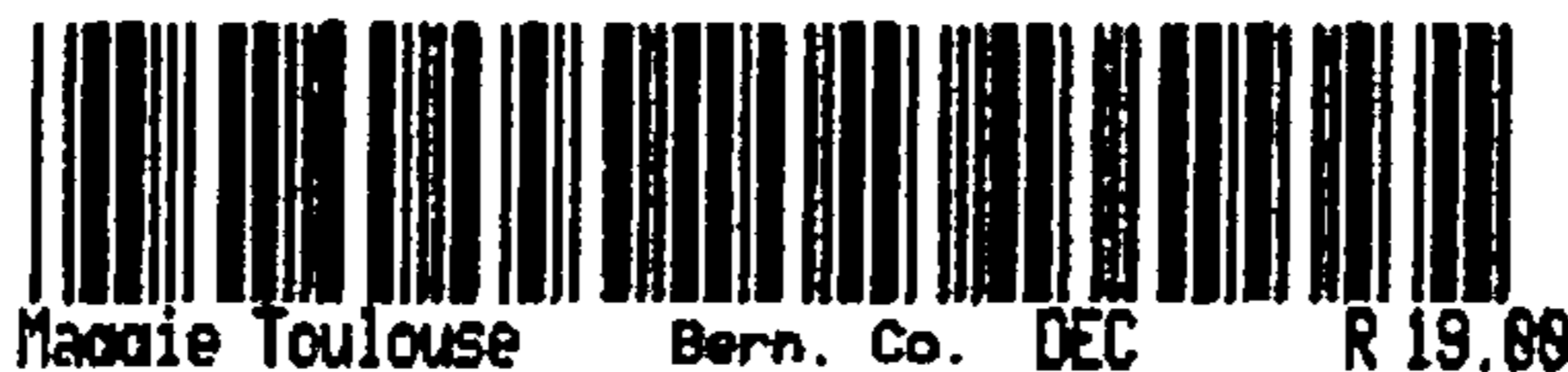
"Developer" means Family Housing Development Corporation, a New Mexico nonprofit corporation, and its successors and assigns as provided herein.

"Easement Area(s)" includes certain specified beneficial interests in real property owned by the Lot Owners as provided herein, and shall include the Side Easements and the Driveway Access Easements. The Easement Areas are further shown and described on Exhibit A attached hereto and incorporated herein ("Exhibit A").

"Home" means each of the single family residential units to be constructed on the Lots.

"Lot" means each of the ten (10) Lots shown on the Plat, together with any and all improvements located on each such Lot.

"Owner" means the persons or entities, including the Developer, holding the beneficial ownership of the fee, including the purchaser under a real estate contract but not including persons holding only a security interest or a seller under a real estate contract. Unless the context otherwise requires, "Owner" shall include the family, invitees, licensees and tenants of any Owner.



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Page: 1 of 6  
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"Restrictions" means this Declaration including the limitations, easements, restrictions, covenants, and conditions set forth herein, as this Declaration may from time to time be amended.

**ARTICLE 2**  
**Easements and Restrictions**

**Section 2.1 Side Access Easements.** The Plat provides for easements on Lots 2, 3, and 5 through 9, each easement being three feet (3') wide and running from the front lot line to the rear lot line (the "Side Easements"). The Side Easements are being reconfigured and additional easements are being established as follows:

(a) Easements for general residential use and enjoyment are hereby established on Lots 7 and 10, for the benefit of the Owners of Lots 8 and 9, respectively, as shown and designated on Exhibit A and as described in Notes J and K to Exhibit A. The Owner of Lots 7 and 10 have access to the Easement areas on their Lots, if when and to the extent needed to maintain their property.

(b) Existing 3' access easements on Lots 7, 8 and 9, as shown on the Plat are hereby abandoned and terminated by the Developer and are to be vacated by plat.

(c) Easements for cross-lot drainage are hereby established on Lots 7, 8, 9 and 10, as shown and designated on Exhibit A and as described in Note C to Exhibit A.

The Side Easements further are intended for drainage of water runoff, including drainage away from the Homes adjacent to the Easements. No building or encroachments (including bay windows, window boxes and the like) shall be made or placed within the Easement area by the owner of the Lot burdened by this Easement.

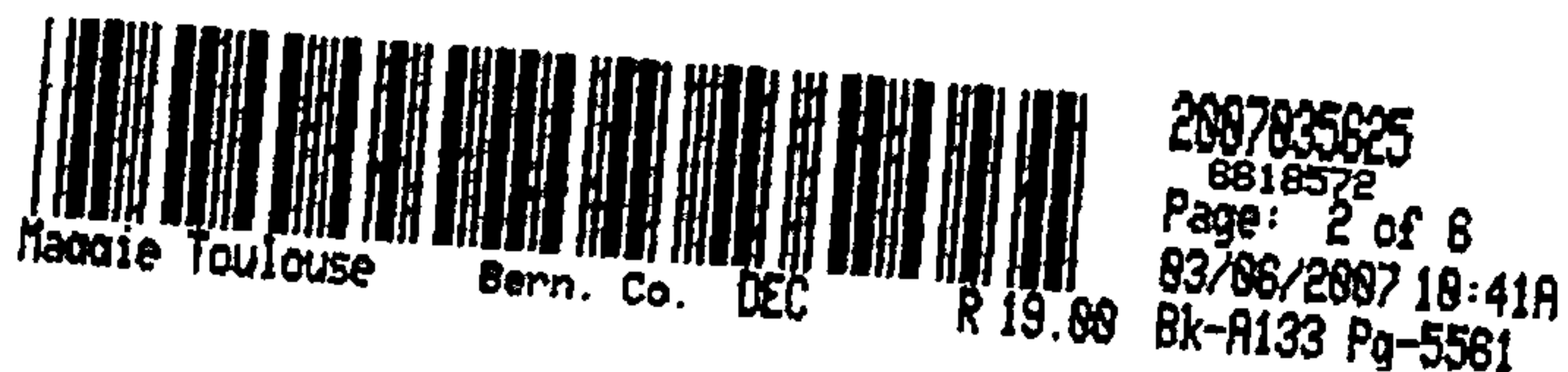
**Section 2.2 Driveway Access Easements.** Easements for driveway access purposes are hereby restated and established to consist of the following (together, the "Driveway Access Easements"):

(a) Existing private access easements, shown on the Plat and shown and designated on Exhibit A in Notes A and E, are hereby confirmed.

(b) Easements for additional driveway access are hereby established on Lots 8 and 9, as shown and designated on Exhibit A and as described in Notes H and I to Exhibit A. The Driveway Access Easements on Lots 8 and 9 are being established solely to assist the Owners of Lots 7 and 10, respectively, with vehicular access to and from their garages.

No vehicles, boats or other objects shall placed or allowed to remain in the Driveway Access Easements in any manner which blocks, impedes or makes inconvenient the access by the adjacent Lot Owner.

**Section 2.3 Maintenance.** Owners shall keep all concrete walkways and driveways, including Driveway Access Easements and other driveway access areas, free of snow, ice and excessive dirt and mud. Owners shall refrain from using salt or other corrosive materials and chemicals for snow and ice removal and shall, at the expense of the applicable Owner(s), maintain, and replace when needed, any deteriorated concrete in such areas. Except as set forth in Exhibit A, the Owners of each Lot on either side of each Side Easement shall maintain such easement and shall keep such Easement area clean and



free of weeds, debris and clutter and otherwise maintain such Easement area so as not to impede drainage of water runoff. Owners shall not use their respective Easement areas for storage.

**ARTICLE 3**  
**Miscellaneous Provisions**

**Section 3.1 Amendment or Repeal; Assignment; Duration.**

(a) These Restrictions and any provisions thereof which are in effect with respect to all or part of the Subdivision, may be amended or repealed upon the approval, and the execution and acknowledgement of one or more instruments to such effect, by seventy-five percent (75%) of the Owners, and the consent of the Developer so long as the Developers owns any Lots within the Subdivision; and

(b) The Developer may amend these Restrictions by a recorded instrument of amendment or correction at any time during which the Developer is the only owner of property within the Subdivision, and at any other times where the only effect of such amendment is to correct manifest errors, omissions or inconsistencies.

(c) The Developer may assign in writing all or part of the Developer's powers and responsibilities under these Restrictions to a successor Developer, provided the assignee accepts such powers and responsibilities in writing. Upon the recording of any such assignment and agreement, the person or entity named as Developer in an assignment may exercise the rights of the Developer provided by these Restrictions.

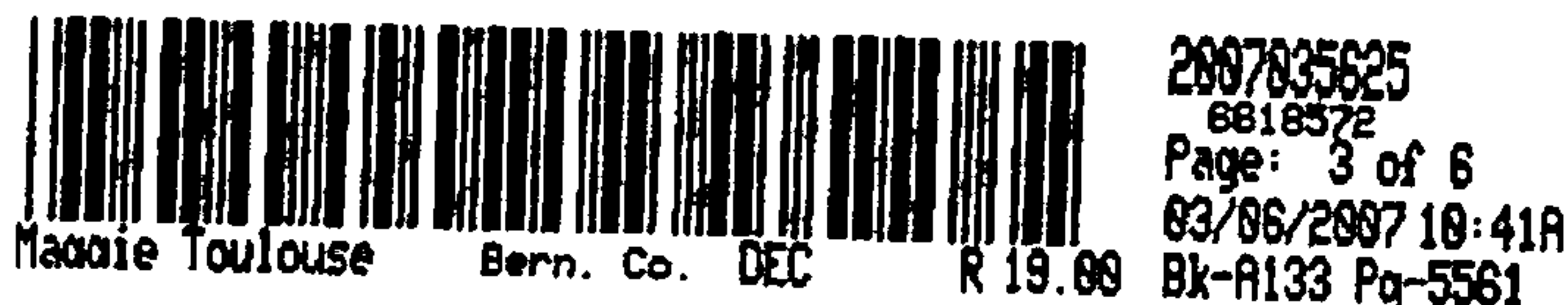
(d) These Restrictions shall continue and remain in full force and effect at all times with respect to all property included within the Subdivision, subject, however, to the right to amend and terminate as provided below, through December 31, 2037; provided that these Restrictions shall terminate if, within three (3) years prior to December 31, 2037, there shall be recorded an instrument terminating these Restrictions signed by two-thirds (2/3) of the Owners of record title. These Restrictions, as in effect immediately prior to the expiration date shall be continued automatically without any further notice, for an additional period of five (5) years unless within one (1) year prior to expiration of such period these Restrictions are terminated as set forth in this subsection.

**Section 3.2 Enforcement; No Waiver or Forfeiture.**

(a) Any Owner or Owners shall have the right to enforce any of the provisions now or hereafter imposed by the Restrictions upon other Owners, or upon any property within the Subdivision.

(b) Every material violation of all or part of any restriction, condition, or covenant of the Subdivision Restrictions is hereby declared to be and to constitute a nuisance and may be enjoined or abated, whether the relief sought is for negative or affirmative action, by the Association or by an Owner or Owners, as provided in this Section. Any provisions to the contrary notwithstanding, no Owner other than the Developer may enforce by self-help (and then only to the extent that self-help is available by law) any limitation, restriction, covenant, condition, or obligation herein set forth.

(c) Except in an emergency situation, an Owner shall not bring an action to enforce any of the Restrictions against another Owner unless the enforcing Owner shall first provide written notice which fairly apprises the Owner(s) against whom enforcement is sought of the claimed violation.



(d) The failure to enforce the provisions of any limitation, restriction, covenant, condition, obligation, lien, or charge of the Subdivision Restrictions shall not constitute a waiver of any right to enforce subsequently any such provision or any other provision of the Subdivision Restrictions.

(e) No breach of any of the provisions of the Subdivision Restriction shall cause any forfeiture of title or reversion or bestow any rights of re-entry whatsoever.

(f) Owners shall attempt by diligent and good faith effort to resolve any disputes arising with respect to the Restrictions by mediation or, if mediation proves ineffective, by arbitration.

(g) No Owner, through the abandonment of his Lot, may avoid the burdens or obligations imposed on him by the Subdivision Restrictions by virtue of his being an Owner.

**Section 3.3 Notices; Documents; Delivery.** Any notice or other document permitted or required by the Subdivision Restrictions to be delivered may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered seventy-two (72) hours after a copy of the same has been deposited in the United States mail, postage prepaid, addressed as follows:

If to an Owner: At any Home within the Subdivision owned by the Owner.

If to the Developer:


(By mail) P.O. Box 91525  
Albuquerque, New Mexico 87199-1525


(Personal delivery) 8220-B Louisiana Boulevard NE  
Albuquerque, New Mexico 87113

Any such address may be changed from time to time by the Developer by notice in writing, delivered to all Owners.

IN WITNESS WHEREOF, the Developer has executed this Declaration the day and year first above written.

FAMILY HOUSING DEVELOPMENT CORPORATION,  
A New Mexico nonprofit corporation

By:   
Ricky E. Davis, President

  
Maaile Toulouse Bern. Co. DEC R 19.00 2007035625  
8818572  
Page: 4 of 6  
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STATE OF NEW MEXICO    )  
  ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on February 28, 2007, by Ricky E. Davis, President of Family Housing Development Corporation, a New Mexico nonprofit corporation.

My Commission Expires:  
April 18, 2009

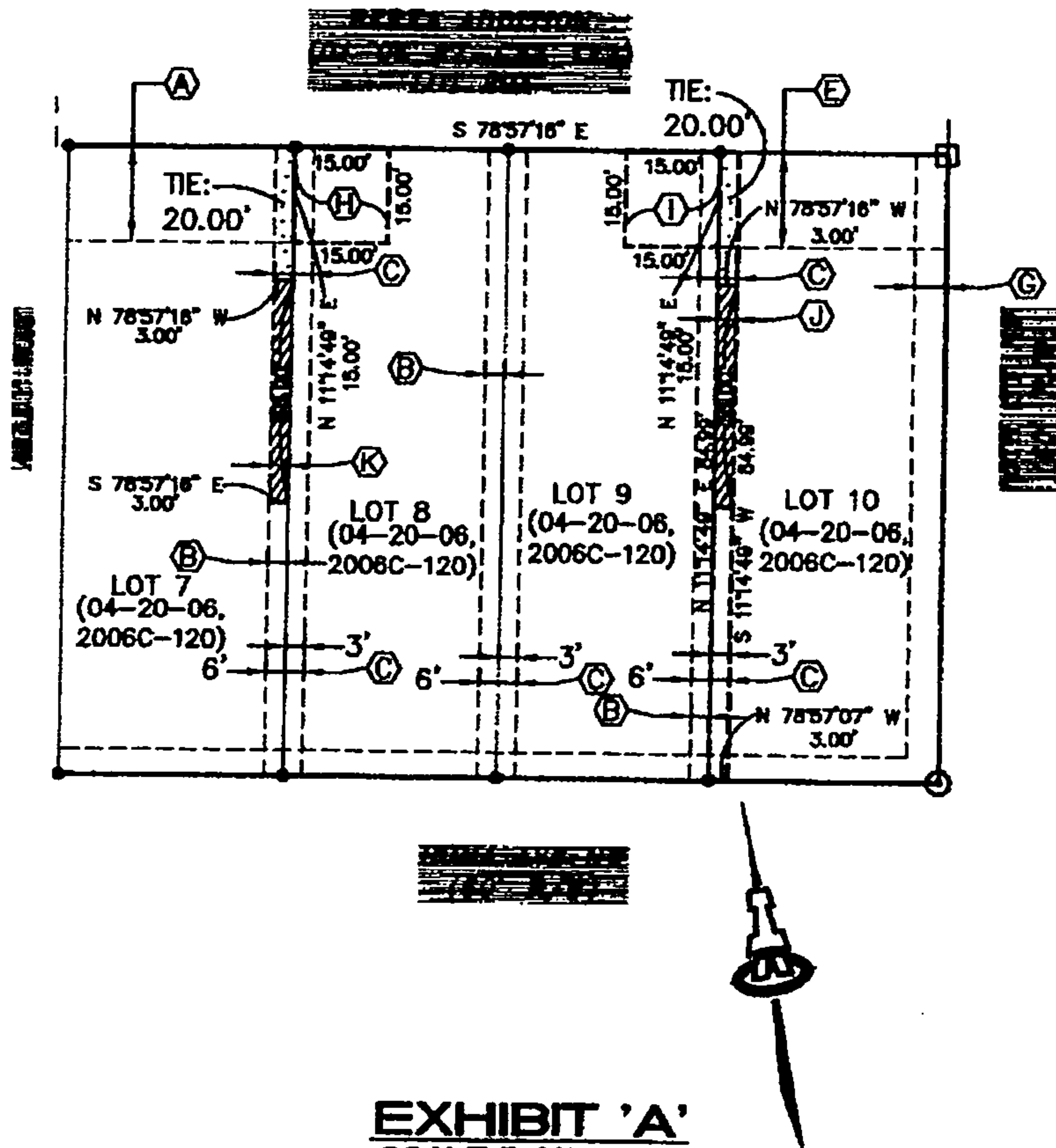
*Rachel M. Martinez*  
Notary Public

\\Fam hsg\ Bell TP\Misc docs\Bell Homes Dec of ease FINAL 2-28-07.doc

Maddie Toulouse    Bern. Co.    DEC    R 19.00    Bk-A133 Pg-5561  
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6818572  
Page: 5 of 6  
03/06/2007 10:41A

**KEYED EASEMENT NOTES:**

- (A) EXISTING 15' PRIVATE ACCESS EASEMENT (04-20-06, 2006C-120)
- (B) EXISTING 3' ACCESS EASEMENT (04-20-06, 2006C-120)
- (C) 6' CROSS LOT DRAINAGE EASEMENT GRANTED TO THE ADJACENT LOT AND TO BE MAINTAINED BY THE UNDERLYING LOT OWNER.
- (D) NOT USED
- (E) EXISTING 15' PRIVATE ACCESS EASEMENT (04-20-06, 2006C-120)
- (F) EXISTING 4' PUE (04-20-06, 2006C-120)
- (G) EXISTING 5' PUE (04-20-06, 2006C-120)
- (H) 15'x15' ACCESS EASEMENT GRANTED TO THE OWNER OF LOT 7 FOR THE BENEFIT OF OWNER OF LOT 7, TO BE MAINTAINED BY OWNERS OF LOTS 7 & 8.
- (I) 15'x15' ACCESS EASEMENT GRANTED TO THE OWNER OF LOT 10 FOR THE BENEFIT OF OWNER OF LOT 10, TO BE MAINTAINED BY OWNERS OF LOTS 9 & 10.
- (J) 3' USE AND ENJOYMENT EASEMENT GRANTED TO THE OWNER OF LOT 9 FOR THE BENEFIT OF OWNER OF LOT 9, TO BE MAINTAINED BY OWNER OF LOT 9.
- (K) 3' USE AND ENJOYMENT EASEMENT GRANTED TO THE OWNER OF LOT 8 FOR THE BENEFIT OF OWNER OF LOT 8, TO BE MAINTAINED BY OWNER OF LOT 8.



**EXHIBIT 'A'**  
SCALE T-30'

1304E01-ESMT-NORTH.dwg Feb 27,2007



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03/06/2007 10:41A  
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ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME Family Housing Development Corporation  
AGENT Isaacson + Artman, P.A.  
ADDRESS 128 Moreo St. NE  
PROJECT & APP # 100.3885/07DRB-00523-00525  
PROJECT NAME Lots 7-A thru 9-A, Bell Trading Post Homes

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 490.00 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  
\$ 510.00 TOTAL AMOUNT DUE

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

4/19/2007 11:01AM LOC: ANNX  
RECEIPT# 00074364 WSH 008 TRANS# 0012  
Account 441032 Fund 0110  
Activity 3424000 TRSLJS  
Trans Amt \$510.00  
J24 Misc \$20.00  
Counterreceipt.doc 6/21/04

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

Thank You

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

4/19/2007 11:01AM LOC: ANNX  
RECEIPT# 00074365 WSH 008 TRANS# 0012  
Account 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$510.00  
J24 Misc \$490.00  
CK \$115.00  
CA \$395.00  
CHANGE \$0.00

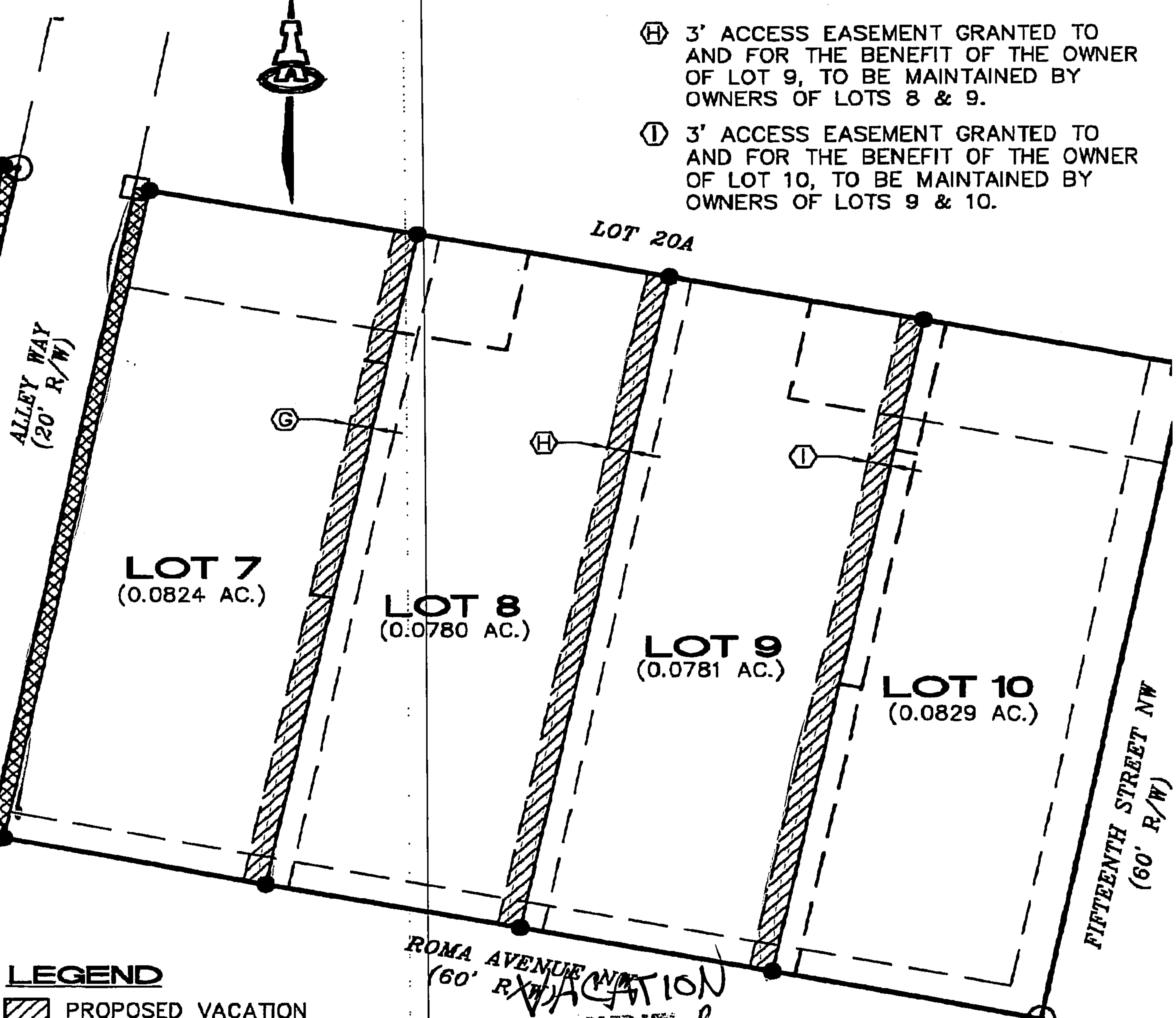


SCALE 1"=20'



**KEYED EASEMENT NOTES:**

- ⓐ 3' ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF THE OWNER OF LOT 8, TO BE MAINTAINED BY OWNERS OF LOTS 7 & 8.
- ⓑ 3' ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF THE OWNER OF LOT 9, TO BE MAINTAINED BY OWNERS OF LOTS 8 & 9.
- ⓒ 3' ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF THE OWNER OF LOT 10, TO BE MAINTAINED BY OWNERS OF LOTS 9 & 10.



**LEGEND**

- PROPOSED VACATION
- ROW DEDICATED TO COA

ROMA AVENUE NW  
(60' R/W)  
**VACATION**  
**EXHIBIT B**  
Date 05/02/07

**VACATION EXHIBIT**

**BELL TRADING POST HOMES**

**ISAACSON & ARFMAN, P.A.**

Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque, New Mexico 87108

Ph. 505-268-8828 Fax. 505-268-2632

1304ESMT-EXH3.dwg May 01, 2007

*Claire*

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

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

**BELL TRADING POST HOMES**

**PROPOSED NAME OF PLAT**

**LOTS 4-7, 9-12, & 21-24, BLOCK 13, PEREA ADDITION**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		<b>PAVING</b> 16-20'	Alley Pavement	Alley	Roma Ave.	North Property Line of Lot 1	/	/	/
		6'	Sidewalk - (north side)	Laguna Blvd./Roma Ave.	Alley Entrance		/	/	/
			Curb & Gutter (north side)	Laguna Blvd./Roma Ave.	Alley Entrance		/	/	/
			8" Base Course	16th St. Cul-de-Sac	Lot 2	Lot 8, Perea Addition	/	/	/
			Mountable Curb & Gutter (both sides)	16th St. Cul-de-Sac	Lot 3	Lot 8, Perea Addition	/	/	/
		4'	Sidewalk	16th St. Cul-de-Sac	Lot 3		/	/	/
			Cutoff Wall	End of Exist 16th St Pvmt	West C&G	East C&G	/	/	/
			Streetlights per DPM				/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location			Construction Certification		
					From	To	Private Inspector	Private P.E.	City Cnst Engineer
		<b>WATER</b> 6"	Waterline <del>XXXX</del>	Easement	Alley	16th St.	/	/	/
		6"	Waterline (1) Δ	16th St.	Easement	Existing 4" WL	/	/	/
		2.5"	Remove Waterline (1) Δ	16th St.	Existing End	Existing 4" WL	/	/	/
							/	/	/
		<b>SAS</b> 8"	Sanitary Sewer	Roma Ave	15th Street	Lot 7	/	/	/
							/	/	/
		<b>STORM</b>	Manhole	16th St.	At Bend In Existing Storm Drain		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
							/	/	/	
							/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

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

1. Grading & Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.  
*Water Department Project # 743102 Citywide W&SAS FY06 Phase 1 Robert Project responsibility.*
2. Water infrastructure to include valves, fittings, valve boxes, and fire hydrants.
3. Sanitary sewer to include manholes and service connections.

AGENT / OWNER

Amy L.D. Niese, PE  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

*[Signature]* 11/30/05  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 11/30/05 DRB CHAIR - date  
*Christina Sandoval* 11/30/05 PARKS & GENERAL RECREATION - date  
*[Signature]* 11-30-05 TRANSPORTATION DEVELOPMENT - date  
*Roger Green* 11/30/05 UTILITY DEVELOPMENT - date  
*Bradley A. Bingham* 11/30/05 CITY ENGINEER - date

AMAFCA - date  
 \_\_\_\_\_ - date  
 \_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	3/22/06	<i>[Signature]</i>	<i>Roger Green</i>	<i>[Signature]</i>

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**STORM DRAINAGE**  
 Storm Drainage Cost Allocation Plan

**Supplemental form**  
**S Z ZONING & PLANNING**  
 Annexation  
 County Submittal  
 EPC Submittal  
**V**  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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Family Housing Development Corporation PHONE: 873-9638  
 ADDRESS: P.O. Box 91525 FAX: 873-9637  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): ISAACSON + Artman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: 268-2632  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_  
 DESCRIPTION OF REQUEST: Major S/D Final Plat Approval (+bkg Bell Trading Post Homes)

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

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

Lot or Tract No. Lots 4-7, 9-12, 21-24 Block: 13 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Perca Addition  
 Current Zoning: SU-2 TH Proposed zoning: Same  
 Zone Atlas page(s): J-13 No. of existing lots: 12 No. of proposed lots: 10  
 Total area of site (acres): 0.9521 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. See Attached MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: Roma Ave NW  
 Between: 15th St. NW and 16th St. NW

**CASE HISTORY:** 05DRB-01675; 05DRB-01676

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 05ZHE-00271;

05ZHE-00273; 05ZHE-00274; 05DRB-00057; 05DRB-01674;

Check-off if project was previously reviewed by Sketch Plat/Plan?  or Pre-application Review Team?  Date of review: 11/19/05

SIGNATURE [Signature] DATE 3/23/06  
 (Print) Amy L. D. Niese, PE Applicant  Agent

Form revised 4/04

**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
<u>06DRB-00389</u>	<u>FP</u>	<u>613</u>	<u>\$ 0.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>04/05/06</u>			Total <u>\$ 20.00</u>

Sandy Handley 03/23/06

Project # 1003885

**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** *NO WALLS ON PROJECT*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise (bring Mylar to meeting)
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *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.

Amy L. D. Niese PE Applicant name (print)  
[Signature] Applicant signature / date 3/23/06  
Form revised 11/04



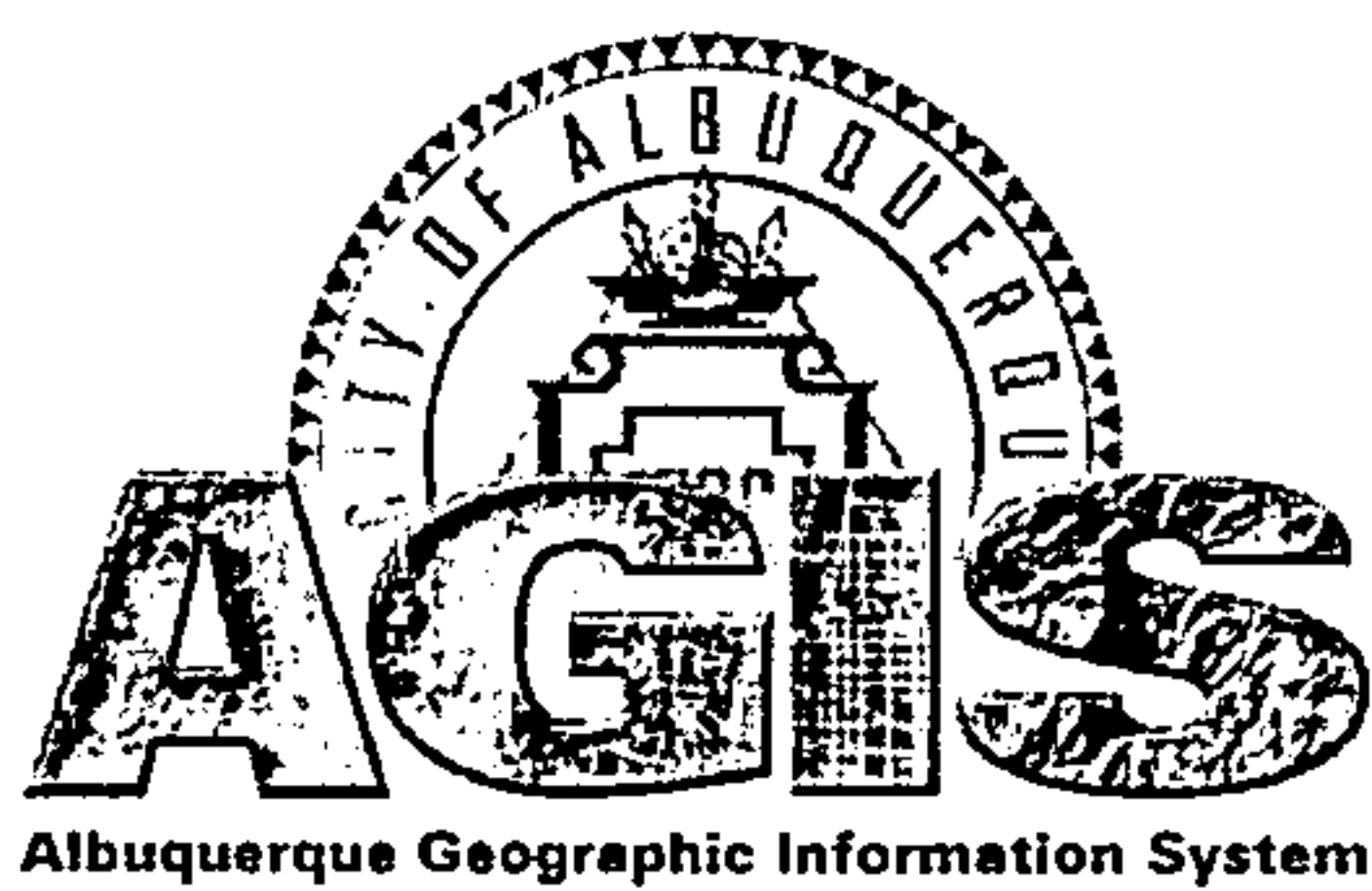
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
06DRB - 00389  
- - -  
- - -

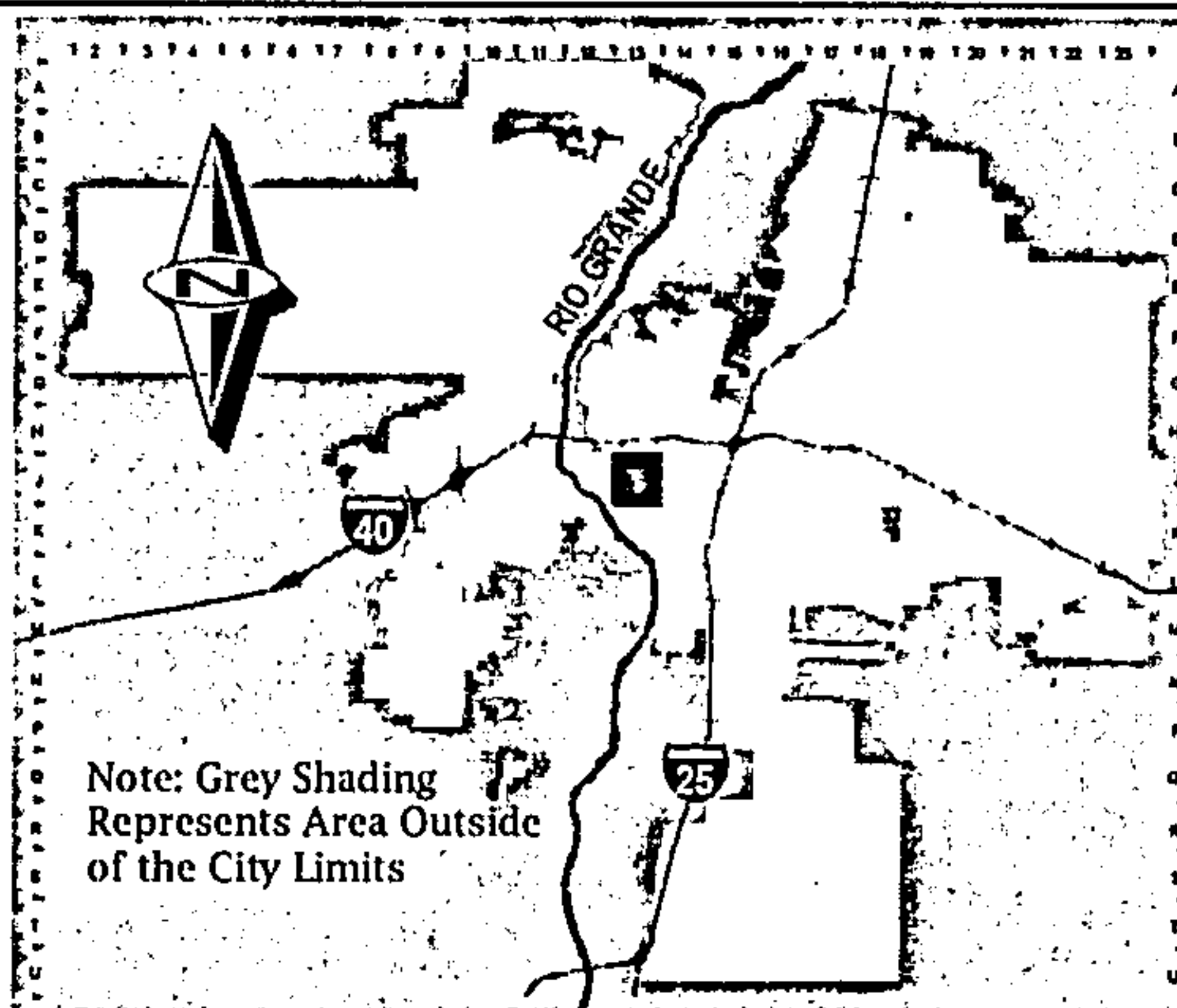
Sandy Handley 03/23/06  
Planner signature / date  
**Project # 1003885**



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



Map amended through: 11/2/2005

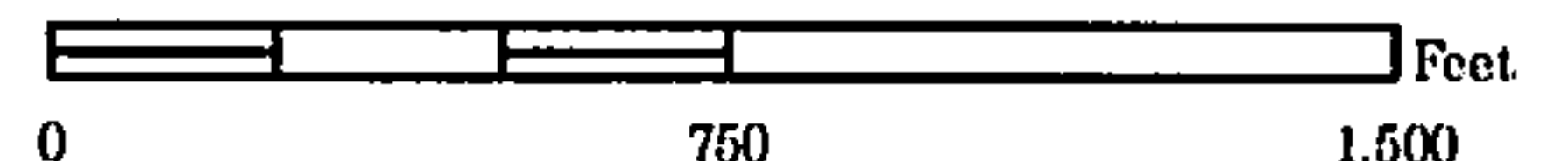


Zone Atlas Page:

**J-13-Z**

Selected Symbols

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





Bell Trading Post Homes  
DRB Project No. 1003885

UPC NUMBERS:

101305832012942301  
101305832013242302  
101305830613542312  
101305831113442313  
101305830714442310  
101305830814942309

I&A JOB 1304

Clmy Niese  
268-8828  
3704



2006031434  
8418995  
Page: 1 of 6  
03/03/2006 02:47P  
Bk-A113 Pg-1326

No. of Lots: 10  
Nearest Major Streets  
16th St., 15th St., Roma Ave. NW

**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 20<sup>th</sup> day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Family Housing Development Corporation ("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 P.O. Box 91525, ABQ, NM 87199 and whose telephone number is 550-6784, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 4-7, 9-12, 21-24, Block 13, Perea Addition, recorded on 05/01/1891\* in the records of the Bernalillo County Clerk at Book C2-43\*\*, 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:] Family Housing Development Corporation ("Owner"). \*03/06/1913; 02/08/1980 \*\*B-16; C16-69

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Bell Trading Post Homes 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 11th day of November, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 758382.

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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 30, 2005

**6. Project # 1003885**

05DRB-01674 Major-Vacation of Pub Right-of-Way  
05DRB-01676 Major-Preliminary Plat Approval  
05DRB-01675 Minor-Subd Design (DPM) Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15<sup>TH</sup> ST NW and 16<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057][Deferred from 11/23/05.(J-13)

At the November 30, 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. Final disposition shall be through the City Real Estate Office.
2. 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.

With the signing of the infrastructure list dated 11/30/05 and approval of the grading plan engineer stamp dated 10/28/05 the preliminary plat was approved.

A subdivision design variance was approved from minimum DPW design standards as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 15, 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).

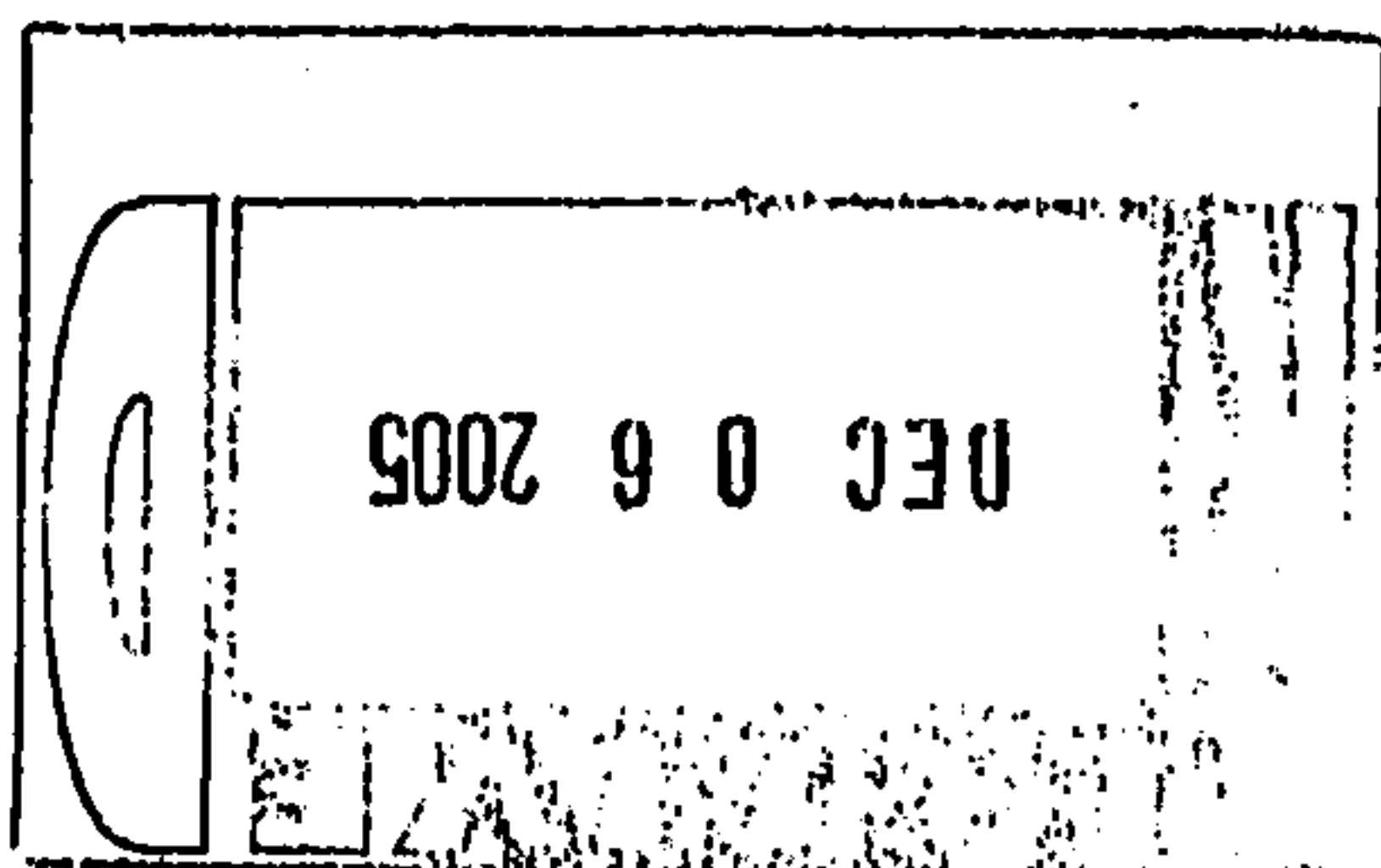
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article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

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:Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Family Housing Development, P.O. Box 91525, 87199  
Chris Isengard, 208 16<sup>th</sup> St NW, 87104

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



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

PAID RECEIPT

APPLICANT NAME FAMILY HOUSING DEVELOPMENT CORP  
AGENT ISAACSON & ARFMAN PA  
ADDRESS 128 MONROE ST. NE.  
PROJECT & APP # 1003885/06 DRB 00389  
PROJECT NAME BELL TRADING POST HOMES

\$ 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

16987  
95-219/1070 176  
1350743997

DATE 3/23/06

PAY TO THE ORDER OF City of Albuquerque \$ 20.00  
Twenty + 00/100

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

FOR 1304 Home Final Plat  
100 3885

RECEIPT# 00054997 WSH  
3/23/2006 11:4 AM  
M. M. Lee  
Trans HMT  
J24 Misc

City of Albuquerque  
Division

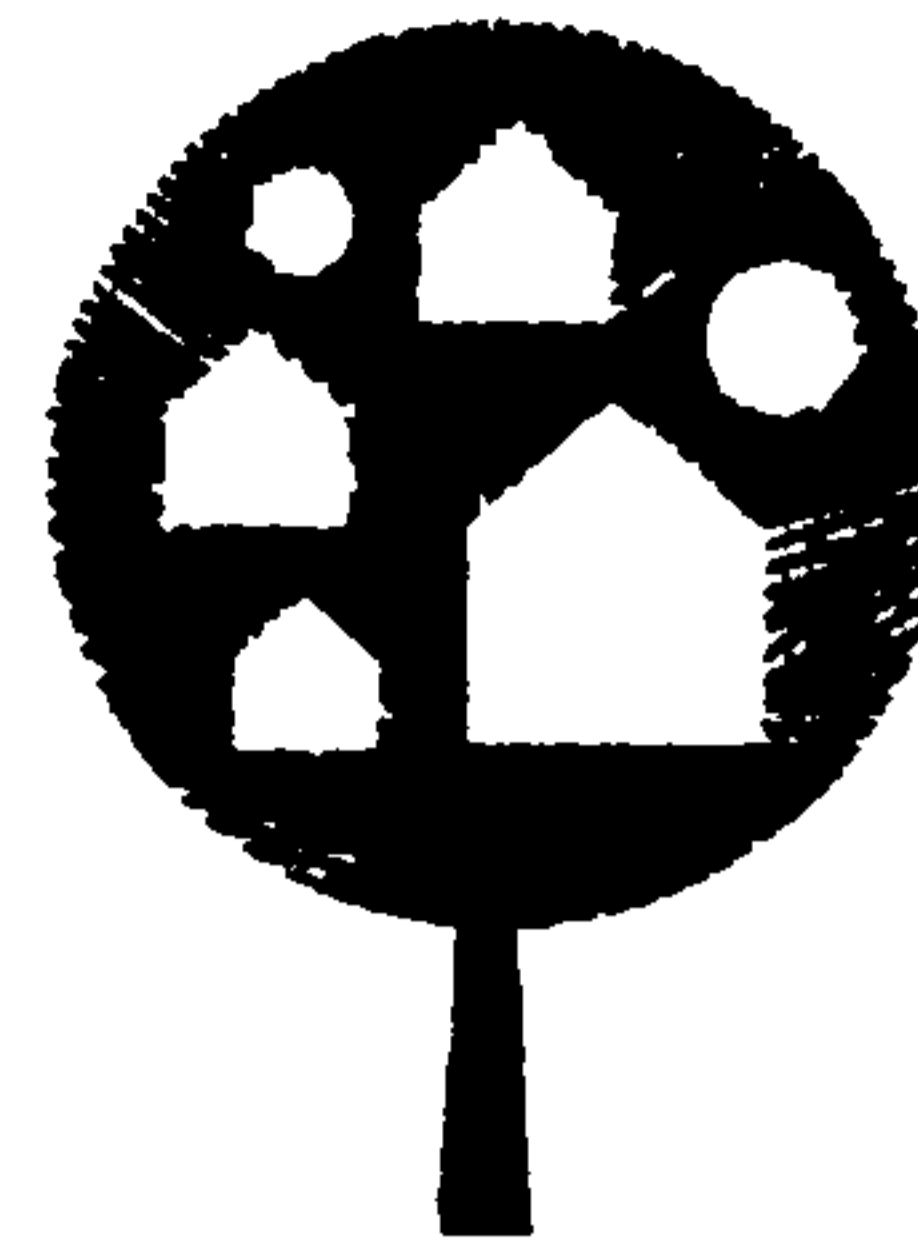
LOC: ANNX  
08 TRANS# 0019  
Fund 0110  
TRSCCS  
\$20.00

00016987 1070021921 1350743997

CK  
CHANGE

\$20.00  
\$0.00

# The Downtown Neighborhoods Association



November 16, 2005

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque/Planning Dept.  
600 Second Street NW  
Albuquerque, NM 87103

Re: DRB Project# 1003885 Bell-Trading Post Homes

Dear Ms. Matson:

The Zoning Committee of the Downtown Neighborhoods Association reviewed the subject DRB submittal and recommends approval.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Deutsch". The signature is fluid and cursive.

Richard Deutsch, Chairman  
Downtown Neighborhoods Association  
410 Luna Boulevard NW  
Albuquerque, NM 87102

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

- |   |   |   |
|---|---|---|
| S | Z | ZONING & PLANNING   |
|   |   | Annexation  |
|   |   | County Submittal  |
| V |   | 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: COA - METROPOLITAN REDEVELOPMENT AGENCY PHONE: 924-3479  
 ADDRESS: PO BOX 1093 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE, STATE NM ZIP 87103 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): AMY NIESE, I TA ; FAMILY HOUSING DEVELOPMENT PHONE: 873-9638  
 ADDRESS: PO BOX 91525 FAX: 873-9637  
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: fhdc@earthlink.net

DESCRIPTION OF REQUEST: MADR SUBDIVISION, PRELIMINARY PLAT, ROW VACATION, DESIGN VARIANCE

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

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

Lot or Tract No. 4-7, 9-12, 21-24 Block: 13 Unit: \_\_\_\_\_  
 Subdiv. / Addn. PEREA ADDITION TBK Bell Trading Over Homes  
 Current Zoning: SU-2 TH Proposed zoning: SAME  
 Zone Atlas page(s): J-13 No. of existing lots: 11 No. of proposed lots: 10  
 Total area of site (acres): 0.94 Density if applicable: dwellings per gross acre: 10 dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. SEE ATTACHED MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ROMA AVE NW  
 Between: 15th ST NW and 16th ST NW

### SE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
1003967: 05ZHE-00271, 00273, 00274 1003885: 05 DRB-00057

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 1/19/05

SIGNATURE [Signature] DATE 10/28/05  
 (Print) AMY L. D. NIESE, PE Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

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

### Application case numbers

05DRB - 01674  
05DRB - 01676  
05DRB - 01675

### Action

VRW  
PP  
SOV

### S.F.

✓  
512

### Fees

\$ -0-  
 \$ -0-  
 \$ -0-

### Total

\$ -0-

Hearing date 11/23/05

[Signature] 10/28/05  
 Planner signature / date

Project # 1003885

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

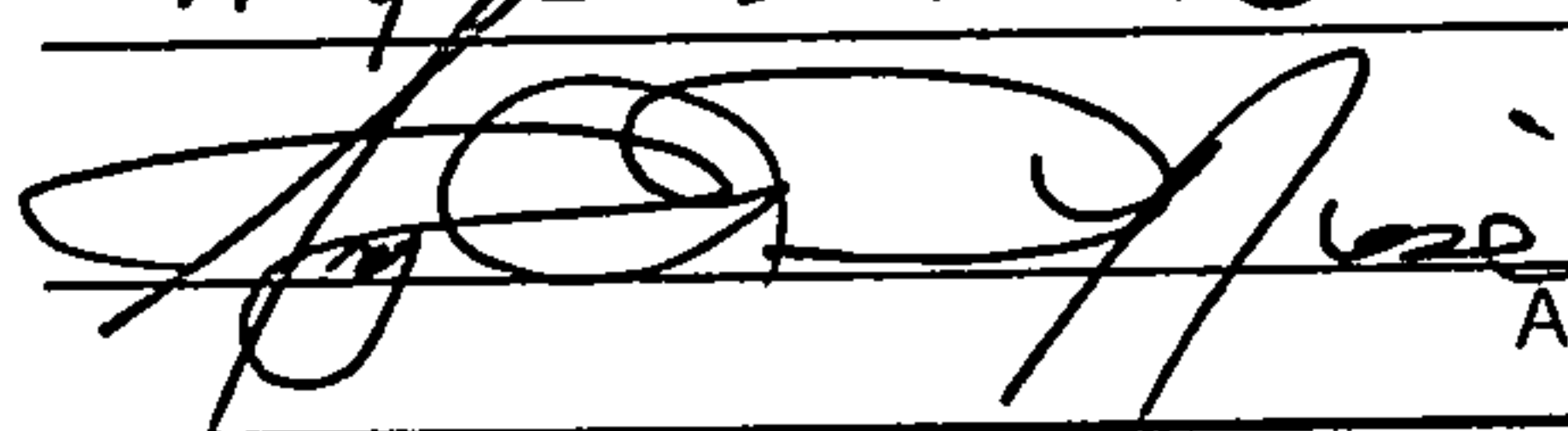
**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Amy K. D. Niese  
 Applicant name (print)  
  
 Applicant signature / date 10/28/05



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

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

Application case numbers  
05DRB - 0167A - URW  
- 01675 - SDU  
- - -

Jim [Signature] 10/28/05  
 Planner signature / date  
**Project # 1003885**



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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - 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.

AMY L. D. NIESE, PE  
Applicant name (print)  
[Signature] 10/28/05  
Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers  
05DRB-01474 - PP  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 10/28/05  
Planner signature / date  
**Project # 1003885**



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

October 26, 2005

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

**RE: Preliminary Plat Submittal for Bell Trading Post Homes  
DRB #1003885**

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for the Family Housing Development Corporation, is submitting a request for Major Subdivision Preliminary Plat approval. This includes a request for Right-of-Way Vacation and Design Variance. Zoning variances for sideyard setbacks have been approved as shown in the enclosed Notice of Decision.

The City of Albuquerque Metropolitan Redevelopment Agency owns the property. As a result, we request a waiver of the DRB and Hydrology Review fees for this project.

This is an infill project in the downtown area. Eleven existing lots will be reconfigured into 10 new lots for residential homes.

The alley is currently a 16 foot Right-of-Way. We are dedicating 2 feet of Right-of-Way where our lots are adjacent to the alley. We are proposing a vacation of an unusable portion of Roma Avenue that is south of the existing Lot 12. Easements have been added as needed for the existing storm drain in the proposed vacation area.

West of existing lots 9-12, is an acequia that was abandoned in 1916. The westerly portion has already been claimed by the adjacent property owners. We are claiming the easterly portion of the acequia with this plat.

Sixteenth Street is currently paved down to the proposed Lot 3. The remaining Right-of-Way is currently gravel. We request a design variance on behalf of the neighbors for this area. They want to retain the rural character of this neighborhood. We propose mountable curb and gutter with gravel inside the curb and gutter and sidewalk only in front of the proposed Lot 3. Requests concerning this have already been made to Wilfred Gallegos and Andre Hule without approval. We ask the City to reconsider this request for the benefit of the surrounding neighbors.

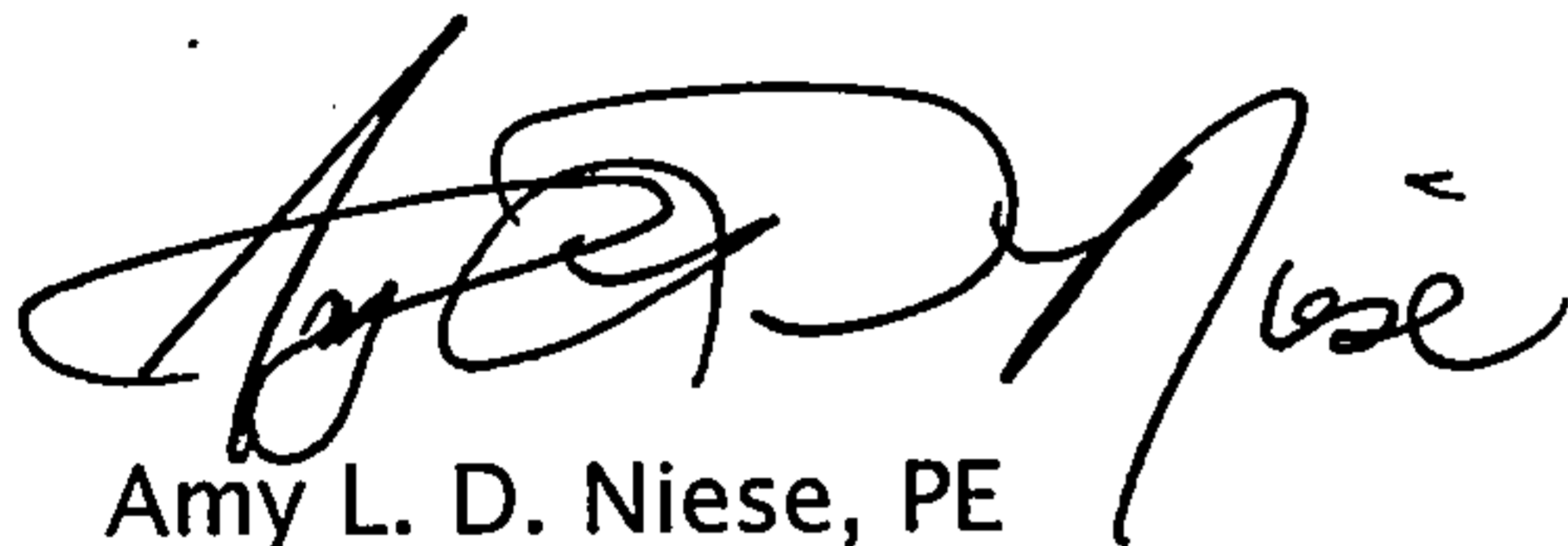
Ms. Sheran Matson  
October 26, 2005  
Page 2

There will be no walls along the Right-of-Way so a wall submittal is not included in the package.

A Conceptual Utility Plan is enclosed for your information. The sanitary sewer line will be private as shown in the easement for proposed lots 7-10. A water line will be looped parallel to an existing storm line in a new easement from the alley to 16<sup>th</sup> Street as discussed with Roger Green.

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

Sincerely,  
**ISAACSON & ARFMAN**



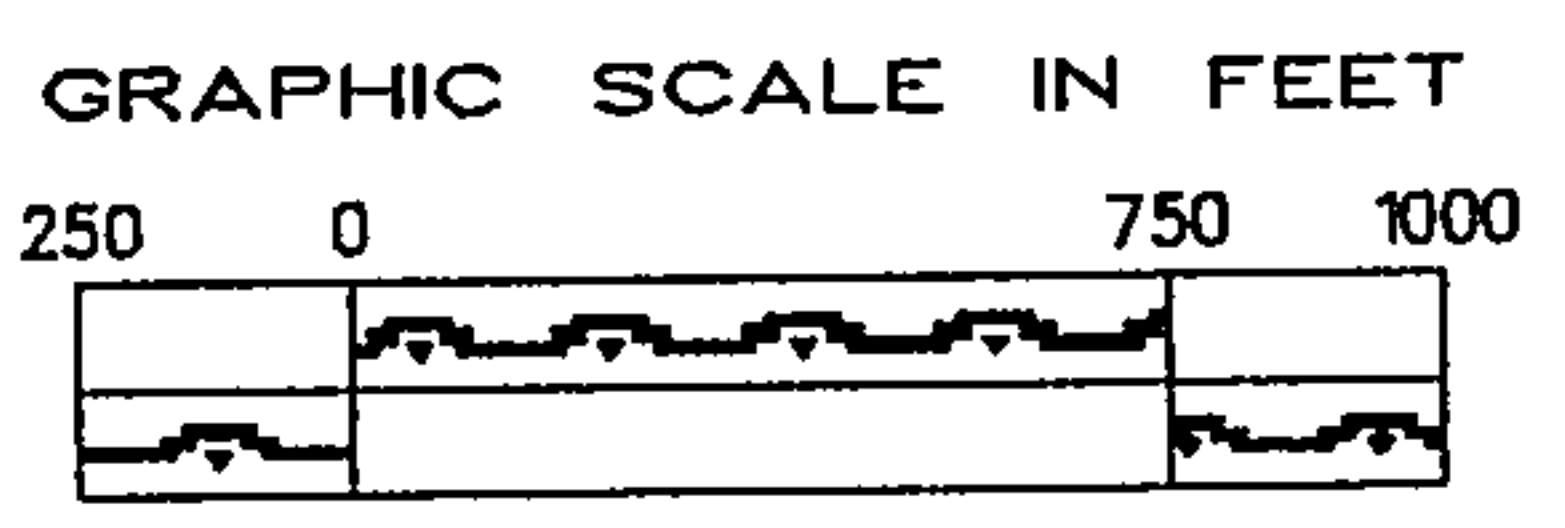
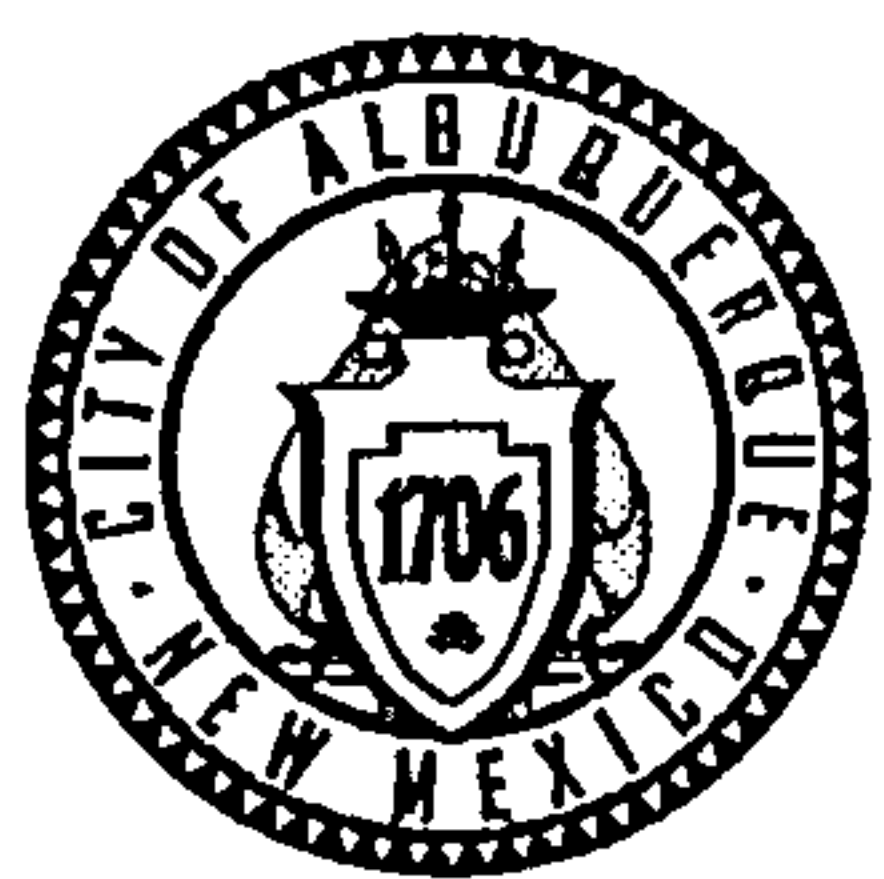
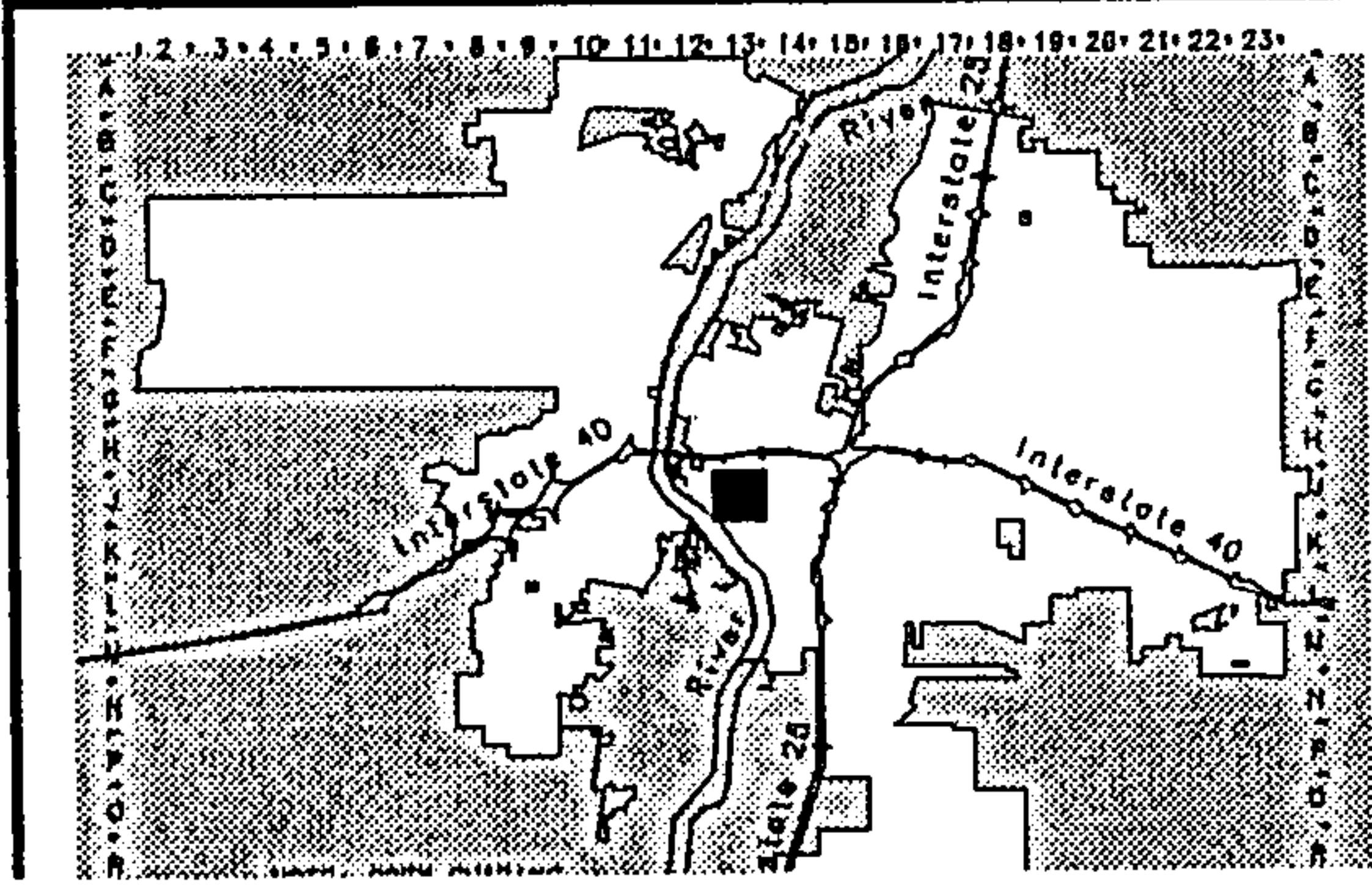
Amy L. D. Niese, PE

1304\correspondence\out\drb-n2

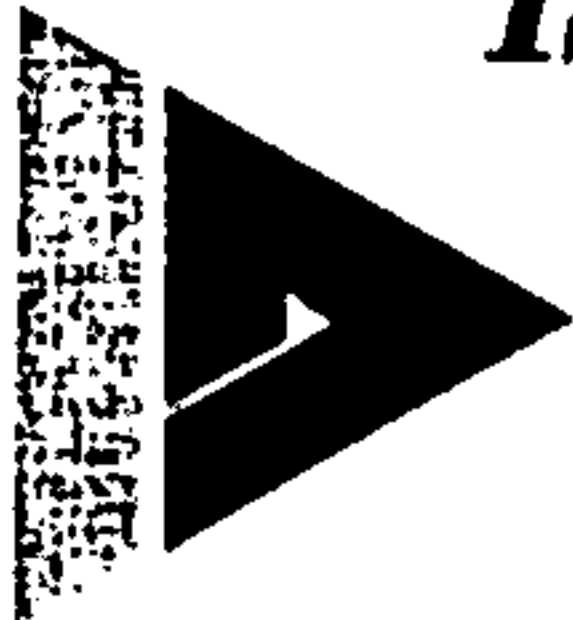
UPC NUMBERS

I&A JOB 1304

101305832012942301  
101305832013242302  
101305830613542312  
101305831113442313  
101305830714442310  
101305830814942309



**Zone Atlas Page**  
**J-13-Z**



# ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

October 28, 2005

CERTIFIED MAIL – 7004 2510 0006 7990 5416

Mr. Richard Deutsch  
Downtown Neighborhood Association  
410 Luna Blvd. NW  
Albuquerque, NM 87102

**RE: Bell Trading Post Homes  
(Present Legal: Lots 4 - 7, 9 - 12, & 21 - 24,  
Block 13, Perea Addition)**

Dear Mr. Deutsch:

As the consulting engineers for the above referenced site (see the attached zone map), we are writing this letter to inform the Downtown Neighborhood Association that a submittal is being made to the City of Albuquerque Development Review Board this week. The submittal is a request for approval of preliminary plat for a subdivision including a vacation of public right-of-way, dedication of public right-of-way, granting of public utility easements, and variance of design.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,  
**ISAACSON & ARFMAN, P.A.**

Amy L.D. Niese, PE  
ALDN/rtl  
Attachment

7004 2510 0006 7990 5416

7004 2510 0006 7990 5416

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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**OFFICIAL USE**

ALBUQUERQUE, NM 87102

Postage	\$ 1.52	UNIT ID: 0108
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KZ4YYX
Restricted Delivery Fee (Endorsement Required)		10/27/05
Total Postage & Fees	\$ 5.57	

Sent To: Richard Deutsch  
Downtown N.A.

Street, Apt. No.; or PO Box No.: 410 Luna Blvd. NW

City, State, ZIP+4: Albuquerque, NM 87102

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

October 28, 2005

CERTIFIED MAIL – 7004 2510 0006 7990 5423

Ms. Laura Ferrary  
Downtown Neighborhood Association  
1211 Roma Ave. NW  
Albuquerque, NM 87102

**RE: Bell Trading Post Homes  
(Present Legal: Lots 4 thru 7, 9 thru 12, & 21 thru 24,  
Block 13, Perea Addition &**

Dear Ms. Ferrary:

As the consulting engineers for the above referenced site (see the attached zone map), we are writing this letter to inform the Downtown Neighborhood Association that a submittal is being made to the City of Albuquerque Development Review Board this week. The submittal is a request for approval of preliminary plat for a subdivision including a vacation of public right-of-way, dedication of public right-of-way, granting of public utility easements, and variance of design.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,  
**ISAACSON & ARFMAN, P.A.**

Amy L.D. Niese, PE  
ALDN/rtl  
Attachment

7004 2510 0006 7990 5423

7004 2510 0006 7990 5423

<b>U.S. Postal Service</b>		<b>CERTIFIED MAIL RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>			
<b>OFFICIAL USE</b>			
ALBUQUERQUE, NM 87102		UNIT ID: 0108	
Postage	\$ 1.52	Postmark Here	
Certified Fee	2.30	Clerk: KZ4YYX	
Return Receipt Fee (Endorsement Required)	1.75	10/27/05	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 5.57		
Sent To: Laura Ferrary Downtown N.A.			
Street, Apt. No.; or PO Box No. 1211 Roma Ave. NW			
City, State, ZIP+4 Albuquerque, NM 87102			
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*

October 28, 2005

CERTIFIED MAIL – 7004 2510 0006 7990 5430

Mr. Chris Isengard  
208 16th Street NW  
Albuquerque, NM 87104

**RE: Bell Trading Post Homes  
(Present Legal: Lots 4 thru 7, 9 thru 12, & 21 thru 24,  
Block 13, Perea Addition &**

Dear Mr. Isengard:

As the consulting engineers for the above referenced site (see the attached zone map), we are writing this letter to inform you that a submittal is being made to the City of Albuquerque Development Review Board this week. The submittal is a request for approval of preliminary plat for a subdivision including a vacation of public right-of-way, dedication of public right-of-way, granting of public utility easements, and variance of design.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,  
**ISAACSON & ARFMAN, P.A.**

Amy L.D. Niese, PE  
ALDN/rtl  
Attachment

7004 2510 0006 7990 5430

2004 2510 0006 7990 5430

U.S. Postal Service™  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

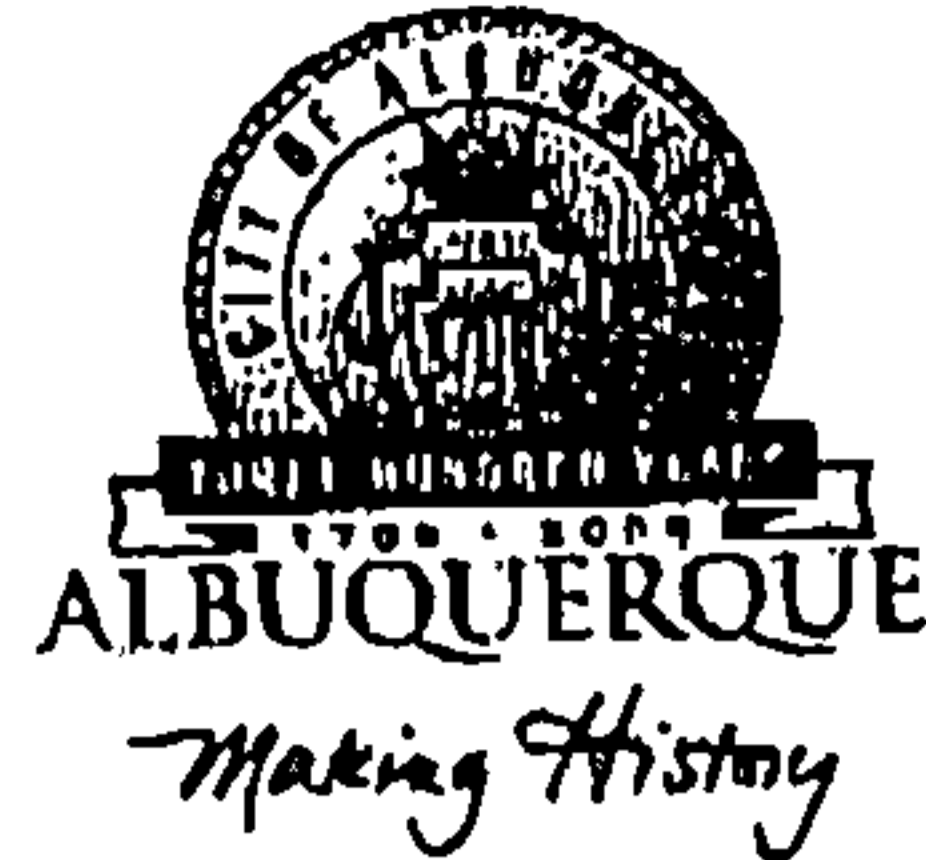
**OFFICIAL USE**

Postage	\$ 1.52	UNIT ID: 0108
Postage & Fees	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KZ4YYX
<b>Total Postage &amp; Fees</b>	<b>5.57</b>	10/27/05

Sent To: Chris Isengard  
Street, Apt. No.; or PO Box No.: 208 16th Street NW  
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 See Reverse for Instructions





## City of Albuquerque

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

October 14, 2005

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

Dear Ruth:

Thank you for your inquiry of **October 14, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 4-7, 9-12, AND 21-24, BLOCK 13, PEREA ADDITION, ON ROMA AVENUE NW BETWEEN 16<sup>TH</sup> STREET NW AND 15<sup>TH</sup> STREET NW** zone map J-13.

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

**DOWNTOWN N.A. (DNA) "R"**

\*Richard Deutsch e-mail: [rdeutsch@designgroupnm.com](mailto:rdeutsch@designgroupnm.com)  
410 Luna Blvd. NW/87102 242-5492 (h) 242-6880 (w)  
Laura Ferrary e-mail: [lferrary@aol.com](mailto:lferrary@aol.com)  
1211 Roma Ave. NW/87102 400-4543 (h)

**Council District: 2&3**

**County District: 2**

**Police Beat: 223,225,232,233/VA**

**Zone Map #: J-K-13-14**

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**

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

Sincerely,

*Dalaina Carmona*

OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

(Below this line for ONC use only)

Date of Inquiry: 10/14/05 Time Entered: 10:05 AM ONC Rep. Initials: DC

Amy -  
6 pages



CITY OF ALBUQUERQUE  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION - AMENDED

CITY OF ALBO / METRO. REDEV. AGENCY request(s) a special exception to Section 14. 16. 2. 9. (E). (4): a VARIANCE of 4 feet to the 10 foot distance requirement between buildings AND Section 14. 16. 2. 9. (D). (3): a VARIANCE of 1 foot to the 36 foot lot width requirement AND Downtown Neighborhoods Sector Development Plan, RT (2): a VARIANCE of 6 feet to the 10 front yard setback area requirement on all or a portion of Lot(s) 21-24, Block(s) 13. Perea Addition, zoned SU-2/RT and located at LOT 7 BELL TRADING POST HOMES (J-13)

Special Exception No:.....05ZHE - 00271  
05ZHE - 00273  
05ZHE - 00274  
Project No:.....1003967  
Hearing Date:.....03-15-05  
Closing of Public Record:.....03-15-05  
Date of Decision:.....03-30-05  
Date of Amended Decision: 04-21-05

**Please Note:** This amended decision is provided to include information that was inadvertently omitted as part of the original decision.

STATEMENT OF FACTS: The applicant, City of Albuquerque/Metropolitan Redevelopment Agency, requests a variance of 4 feet to the 10 foot distance requirement between buildings, a variance of 1 foot to the 36 foot lot width requirement, and a variance of 6 feet to the 10 foot front yard setback area requirement.

This was one of 10 applications that were filed for similar requests as one project on adjacent Lots 1 through 10. Accordingly, these matters were heard concurrently and the testimony and evidence presented suffices for all 10 applications.

Rick Davis, President of Family Housing Development Corporation, represented the applicant. Mr. Davis testified that this is currently 12 lots that will be re-platted into 10 lots. He indicated that response from the Development Review Board on his Sketch Plat was to apply for the variances prior to submitting preliminary and final plans. He stated that this project will provide single-family housing in this Downtown historic neighborhood. There will be both single-story and two-story homes, which will include double-car garages and will measure between 1,200 and 1,400 square feet. These homes will be detached and will promote individual ownership for potential buyers. Mr. Davis testified that half of these homes will be made available to low-income families. He was advised that further variances will not be pursued and that potential homeowners must be informed of this condition. Mr. Davis stated that these lots are exceptional as compared to surrounding properties in that they are long and narrow. Kim Calendar, Redevelopment Planner for the City of Albuquerque Planning Department, testified that this project is a great example of a welcome infill development in an older, historic neighborhood. She, too, believes that this property is exceptional as compared to surrounding parcels. There are two letters of support in the file authored by Chris Isengard and David Vigil, longtime property owners in this community. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

ZHE Decision - Amended 04-21-05  
05ZHE - 00271, 05ZHE - 00273 & 05ZHE - 00274 / 1003967  
Page 2

The applicant's original application included a request for a variance of 6 feet to the required 10 foot street side yard setback (alleyway) on this lot. Reference Section 14.16.2.9.(E).(2).(a). of the Zoning Ordinance. Subsequent to review by Zoning Enforcement staff, it was determined that this request is not required.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14.16.4.2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved with condition.

CONDITION:

1. The applicant must ensure that potential buyers are aware that further variances on this lot will not be allowed. No Exceptions!

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, April 14, 2005 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

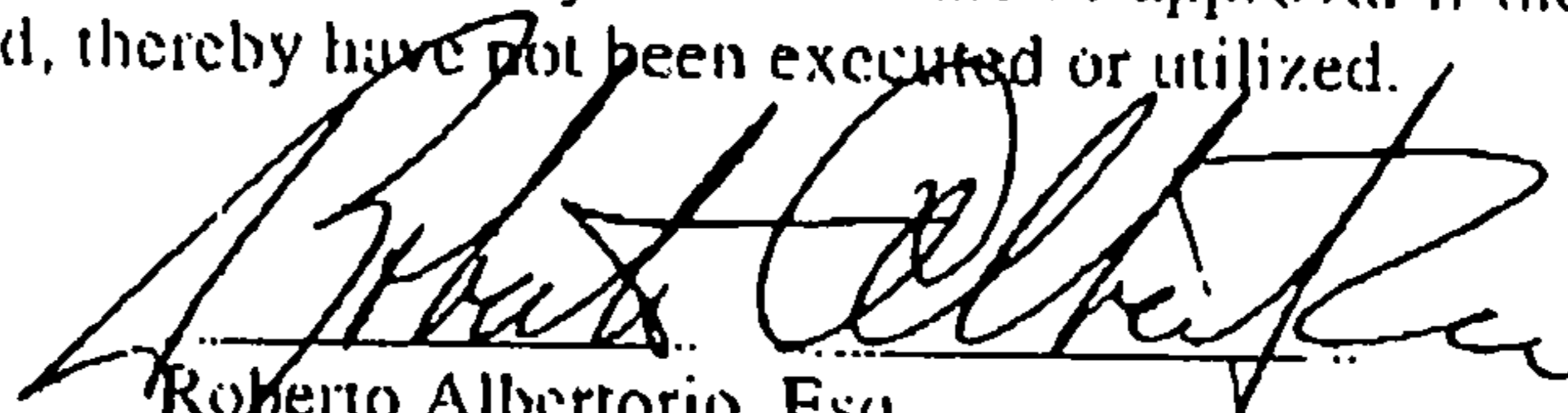
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

ZHE Decision - Amended 04-21-05  
05ZHE - 00271, 05ZHE - 00273 & 05ZHE - 00274 / 1003967  
Page 3

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement (2)  
ZHE File  
Kim Calendar, COA Metropolitan Redevelopment Agency, PO Box 1293, 87103  
Rick Davis, President/FHDC, PO Box 91525, 87199  
Chris Isengard, 208 16<sup>th</sup> Street NW, 87104  
David Vigil, 1500 Fruit NW, 87104  
Carol Johnson, 1233 16<sup>th</sup> Street NW, 87104



CITY OF ALBUQUERQUE  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION AMENDED

CITY OF ALBQ / METRO. REDEV. AGENCY  
request(s) a special exception to Section 14.  
16. 2. 9. (E). (4): a VARIANCE of 4 feet to the  
10 foot distance requirement between  
buildings AND Section 14. 16. 2. 9. (D). (3): a  
VARIANCE of 4 feet to the 36 foot lot width  
requirement AND Downtown Neighborhoods  
Sector Development Plan, RT (2): a  
VARIANCE of 6 feet to the 10 foot front yard  
setback area requirement on all or a portion of  
Lot(s) 5 & 6. Block(s) 13, Perea Addition,  
zoned SU-2/RT and located at LOT 2 BELL  
TRADING POST HOMES (J 13)

Special Exception No:..... 05Z11E - 00257  
05Z11E 00258  
05Z11E - 00259  
Project No:..... 1003960  
Hearing Date:..... 03-15-05  
Closing of Public Record:..... 03-15-05  
Date of Decision:..... 03-30-05  
Date of Amended Decision: 04-21-05

**Please Note:** This amended decision is provided to correct an error on the application.

STATEMENT OF FACTS: The applicant, City of Albuquerque/Metropolitan Redevelopment Agency, requests a variance of 4 feet to the 10 foot distance requirement between buildings, a variance of 4 feet to the 36 foot lot width requirement, and a variance of 6 feet to the 10 foot front yard setback area requirement.

This was one of 10 applications that were filed for similar requests as one project on adjacent Lots 1 through 10. Accordingly, these matters were heard concurrently and the testimony and evidence presented suffices for all 10 applications.

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ZHE Decision - Amended 04-21-05  
05ZHE - 00257, 05ZHE - 00258 & 05ZHE - 00259 / 1003960  
Page 2

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14.16.4.2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved with condition.

CONDITION:

1. The applicant must ensure that potential buyers are aware that further variances on this lot will not be allowed. No Exceptions!

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, April 14, 2005 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

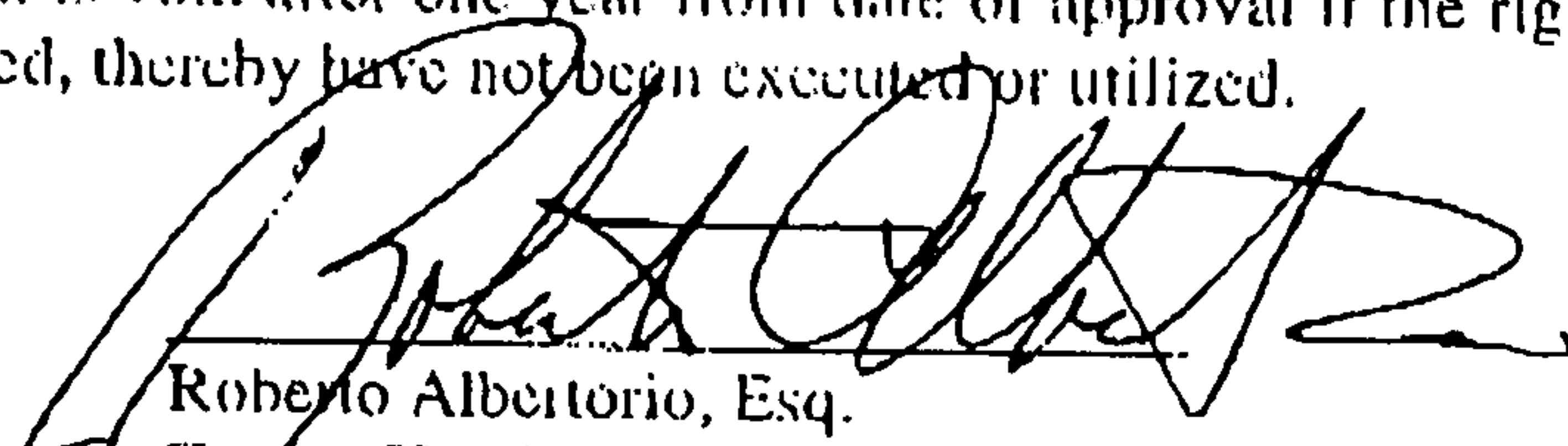
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

ZHE Decision - Amended 04-21-05  
05ZHE - 00257, 05ZHE - 00258 & 05ZHE - 00259 / 1003960  
Page 3

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement (2)  
ZHE File  
Kim Calendar, COA Metropolitan Redevelopment Agency, PO Box 1293, 87103  
Rick Davis, President/FHDC, PO Box 91525, 87199  
Chris Isengard, 208 16<sup>th</sup> Street NW, 87104  
David Vigil, 1500 Fruit NW, 87104  
Carol Johnson, 1233 16<sup>th</sup> Street NW, 87104



**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 BELL TRADING POST HOMES

AGIS MAP # J-13

LEGAL DESCRIPTION 4-7, 9-12, 21-24 ; BLOCK 13; PERCEA ADDITION

**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 10/28/05 [date].

[Signature] Applicant / Agent 10/28/05 Date

[Signature] Hydrology Division Representative 10/28/05 Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was <sup>received</sup> requested from the City of Albuquerque Utilities Development Division ( 2nd floor Plaza del Sol ) on 2/8/05 [date].

[Signature] Applicant / Agent 10/28/05 Date

[Signature] Utilities Division Representative 10-28-05 Date

DRB# - 1003885

# CITY OF ALBUQUERQUE

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

APPLICANT: COA - MEMO DEVELOPMENT AGENCY DATE OF REQUEST: 10/28/05 ZONE ATLAS PAGE(S): T-13

**CURRENT:**

ZONING SU-2 TH

PARCEL SIZE (AC/SQ. FT.) 0.95 AC

**LEGAL DESCRIPTION:**

LOT OR TRACT # 4-7, 9-12, 21-24 BLOCK # 13

SUBDIVISION NAME BEE TRADING POST HOMES

**REQUESTED CITY ACTION(S):**

ANNEXATION

SECTOR PLAN

SITE DEVELOPMENT PLAN:

COMP. PLAN

ZONE CHANGE

A) SUBDIVISION  BUILDING PERMIT

AMENDMENT

CONDITIONAL USE

B) BUILD'G PURPOSES  ACCESS PERMIT

PLAT + VAC

C) AMENDMENT  OTHER

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT

# OF UNITS: 10

NEW CONSTRUCTION

BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT

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

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 10/28/05  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES  NO  BORDERLINE

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

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 DATE 10-28-05

**Air Quality Impact Analysis (AQIA) May Be Required:**

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

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES  NO

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

[Signature] APPLICANT DATE 10/28/05

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

TIS -SUBMITTED   /  /   TRAFFIC ENGINEER DATE  
-FINALIZED   /  /

# 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 NOV. 8 2005 TO NOV 23 2005

#### 5. REMOVAL

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

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

Ruth Lopez 10/28/05  
(Applicant or Agent) (Date)  
for Isaacson & Hofman

I issued 2 signs for this application, 10/28/05 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 100 3885

**INFRASTRUCTURE LIST**  
(Rev. 9-20-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1003885  
DRB Application No.: \_\_\_\_\_

**BELL TRADING POST HOMES**  
**PROPOSED NAME OF PLAT**

**LOTS 4-7, 9-12, & 21-24, BLOCK 13, PEREA ADDITION**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		<b>PAVING</b> 16-20'	Alley Pavement	Alley	Roma Ave.	North Property Line of Lot 1	/	/	/
		6'	Sidewalk - (north side)	Laguna Blvd./Roma Ave.	Alley Entrance		/	/	/
			Curb & Gutter (north side)	Laguna Blvd./Roma Ave.	Alley Entrance		/	/	/
			8" Base Course	16th St. Cul-de-Sac	Lot 2	Lot 8, Perea Addition	/	/	/
			Mountable Curb & Gutter (both sides)	16th St. Cul-de-Sac	Lot 3	Lot 8, Perea Addition	/	/	/
		4'	Sidewalk	16th St. Cul-de-Sac	Lot 3		/	/	/
			Cutoff Wall	End of Exist 16th St Pvmt	West C&G	East C&G	/	/	/
			Streetlights per DPM				/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		<b>WATER</b> 6"	Waterline	Easement	Alley	16th St.	/	/	/
		6"	Waterline	16th St.	Easement	Existing 4" WL	/	/	/
		2.5"	Remove Waterline	16th St.	Existing End	Existing 4" WL	/	/	/
							/	/	/
		<b>SAS</b> 8"	Sanitary Sewer	Roma Ave	15th Street	Lot 7	/	/	/
							/	/	/
		<b>STORM</b>	Manhole	16th St.	At Bend In Existing Storm Drain		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

**NOTES**

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

1. Grading & Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.
2. Water infrastructure to include valves, fittings, valve boxes, and fire hydrants.
3. Sanitary sewer to include manholes and service connections.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Amy L.D. Niese, PE

NAME (print)

Isaacson & Arfman, P.A.

FIRM

SIGNATURE - date

*[Signature]* 11/30/05

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

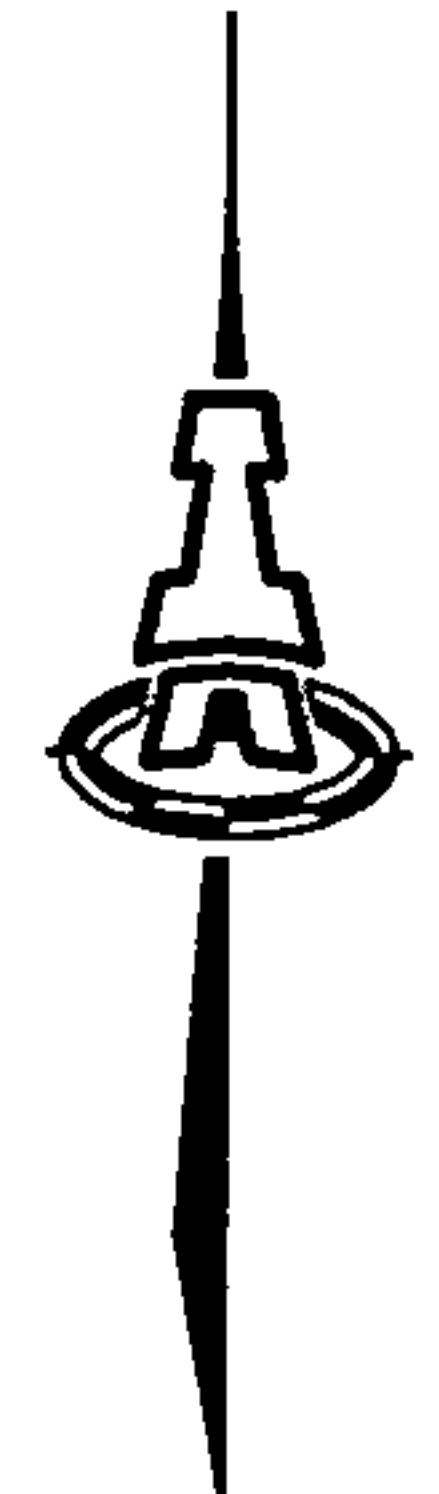
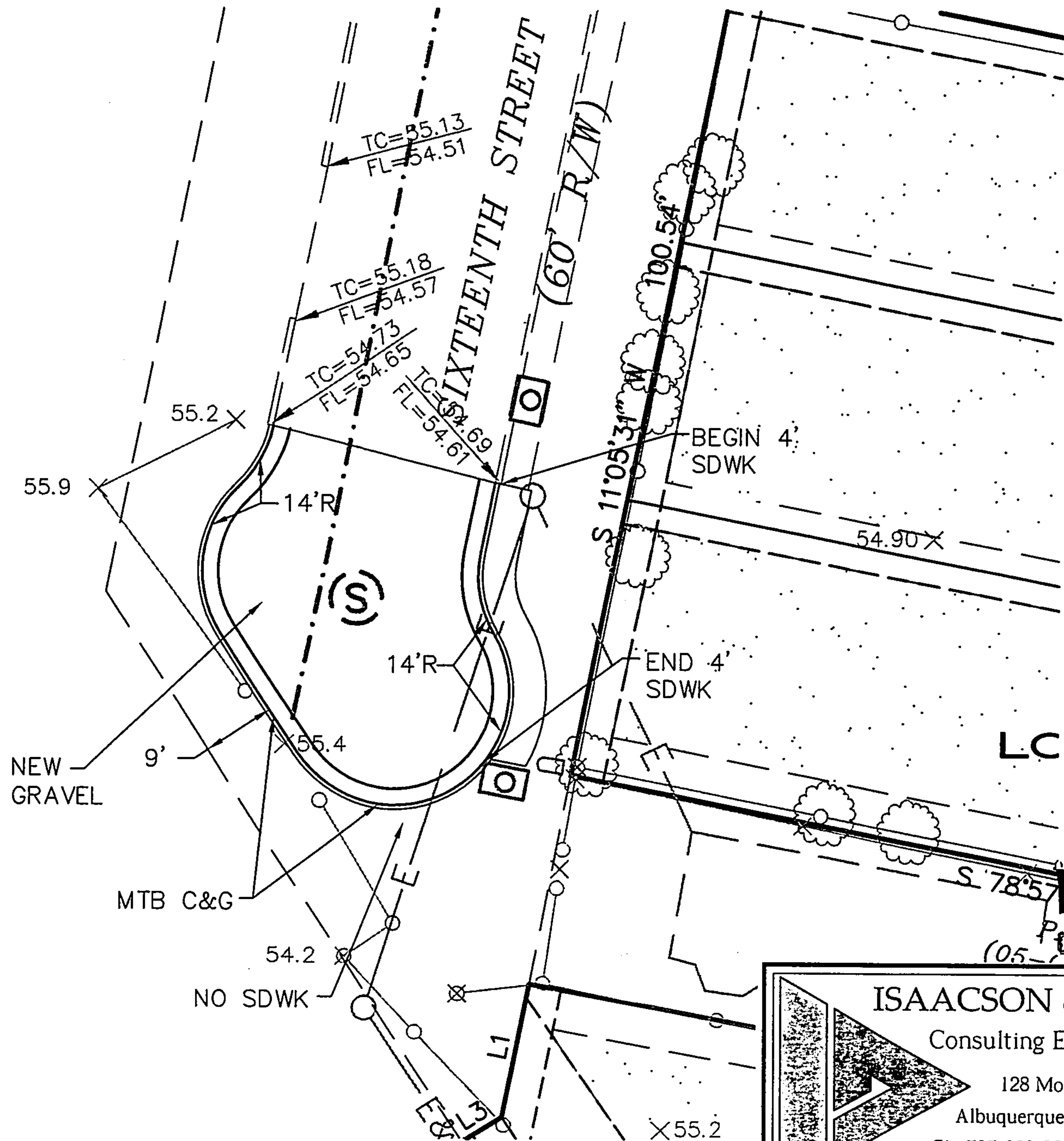
CITY ENGINEER - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

M:\ACTIVE\LD4\1304\dwg\1304EXH-NORTH-16TH.dwg, 10/25/2005 2:21:25 PM



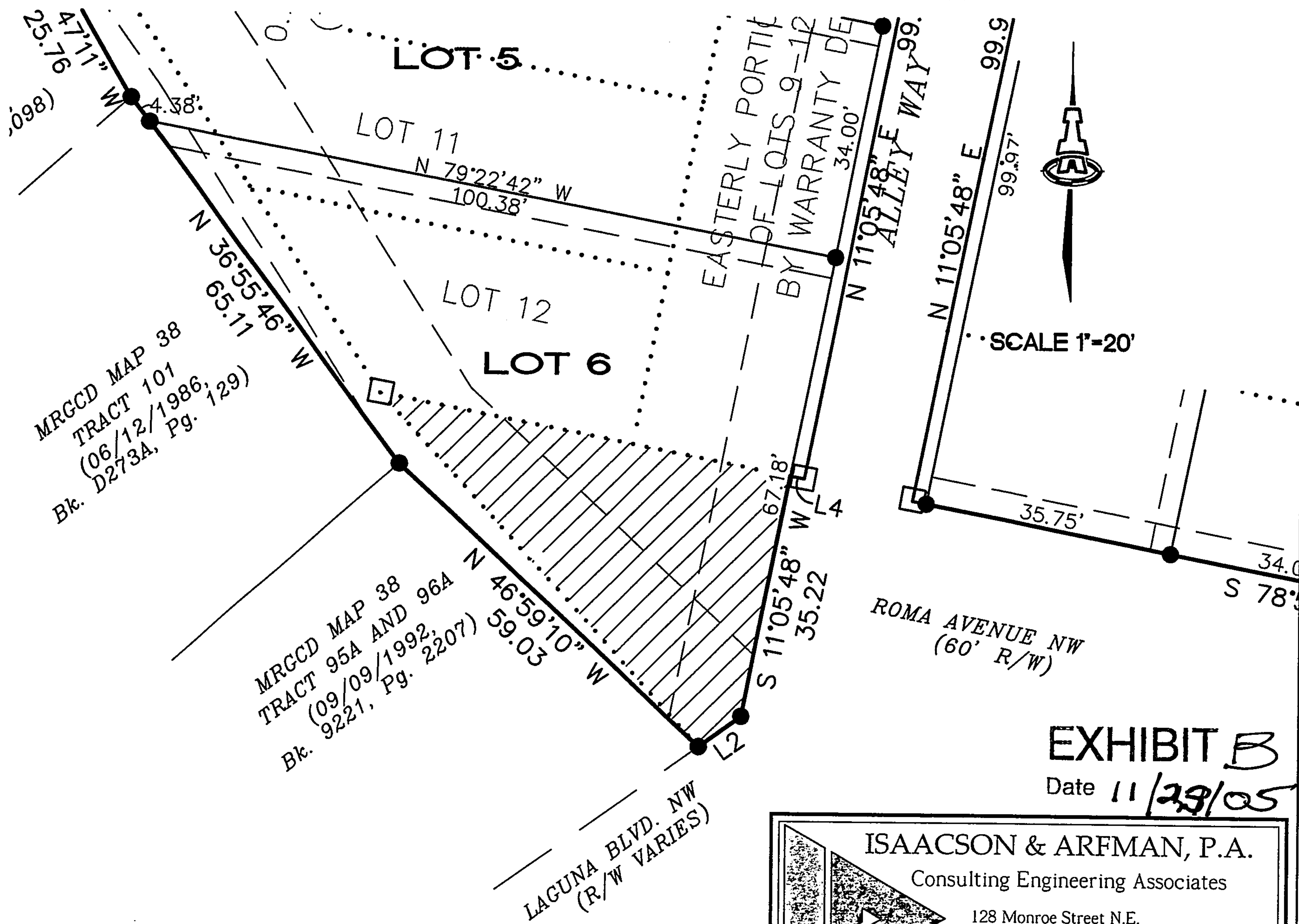
SCALE 1"=20'

**EXHIBIT C**  
 Date 11/23/05

**DESIGN VARIANCE EXHIBIT**



**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632  
 1304EXH-NORTH-16TH.DWGthor 10.25.05



SCALE 1"=20'

**RIGHT-OF-WAY VACATION EXHIBIT**

 VACATION

**EXHIBIT B**  
Date 11/29/05



**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632  
 1304EXH-NORTH-VAC.DWGthor 10.25.05



PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/19/05	1003885 Pena Addition	Sketch Plot	Comments Given

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
January 19, 2005  
DRB Comments

ITEM # 15

PROJECT # 1003885

APPLICATION # 05-00057

RE: Lots 4-7, 9-12 & 21-24, Block 13, Perea Addition/sketch

*Contas* Setbacks? Need ZHE variances before Planning signs.  
Kim Callender is Project Manager  
for comments... I should  
check w/ her when applications  
come in.

J. Matson  
DRB Chair

Need to meet  
w/ Bob ~~for~~ review



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

Development Review Board Comments

**Project Number:** 1003885  
**Application Number:** 05DRB-00057

**DRB Date:** 1/19/05  
**Item Number:** 15

**Subdivision:** Bell Trading Post Homes  
Lots 4-7, 9-12 and 21-24, Block 13, Perea Addition

**Zoning:** SU-2 TH

**Zone Page:** J-13

**New Lots (or units):** 10


**Request for:**

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

**Parks and Recreation Comments:**

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

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

Phone: 768-3808

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

DRB- 1003885                      Item No. 15                      Zone Atlas J-13

DATE ON AGENDA 1-19-05

INFRASTRUCTURE REQUIRED  YES ( ) NO

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

**TYPE OF APPROVAL REQUESTED:**

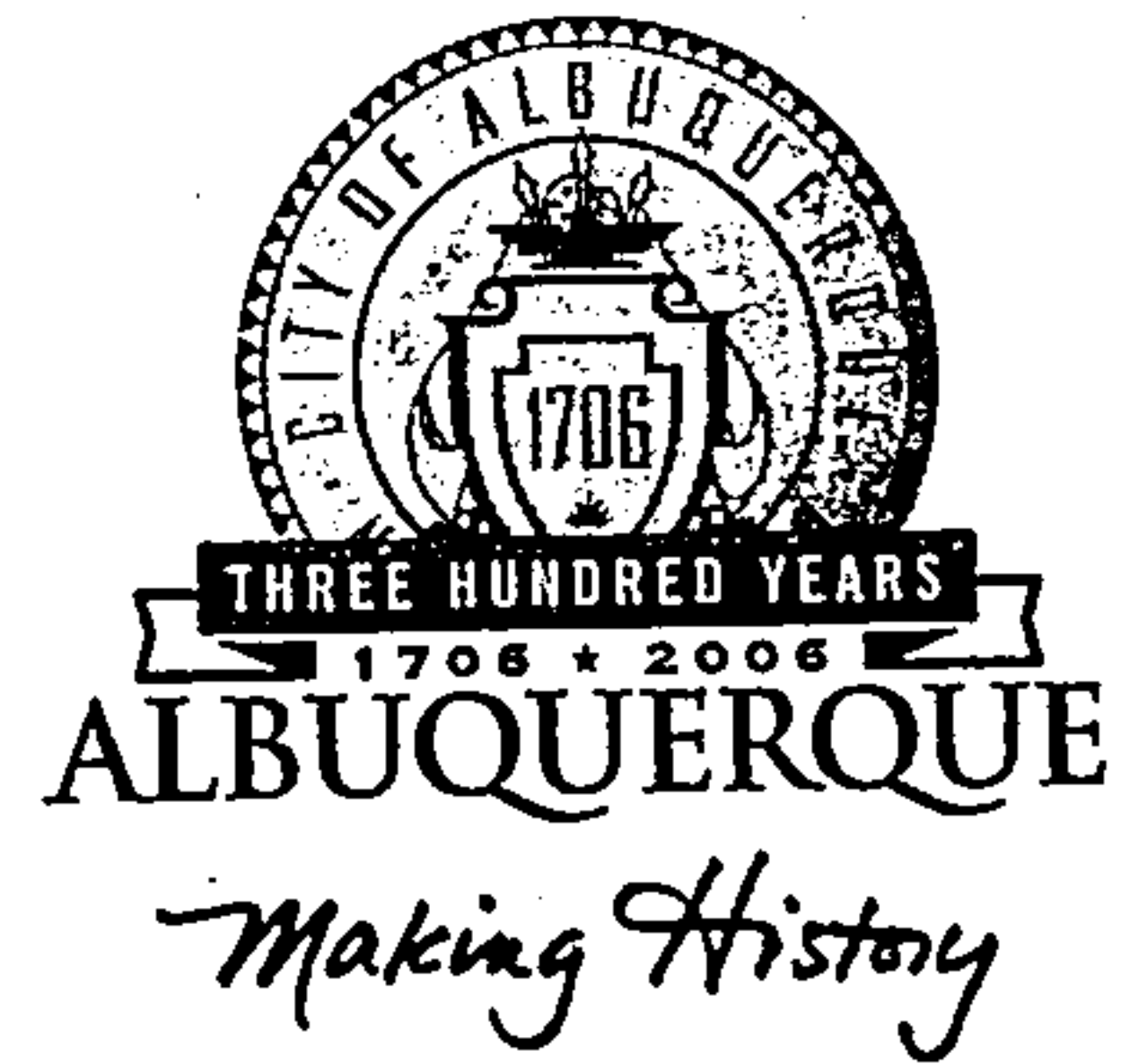
- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

No.    Comment

- 1) Standard infrastructure per DPM is required.
- 2) Where are lots 4,5 & 6 taking access from? (Alley should be 20' and improved)
- 3) Can the remainder of 16<sup>th</sup> street act as a stub?
- 4) What is the purpose of the 15' public access easement through lot 7 & 10?
- 5) Vacation actions need exhibits to support request and may require infrastructure. Has the ditch easement been vacated?
- 6) Why are bollards being placed in a public alley?

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003885**

**AGENDA ITEM NO: 15**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** January 19, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



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

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

**APPLICANT INFORMATION:**

NAME: CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT AGENCY PHONE: 924-3479  
 ADDRESS: PO BOX 1293 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87103 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): AMY NIESE, ISAACSON + ALFMAN; FAMILY HOUSING DEV CORP PHONE: 873-9638  
 ADDRESS: PO BOX 91525 FAX: 873-9637  
 CITY: ALB STATE NM ZIP 87199 E-MAIL: fhdc@earthlink.net

DESCRIPTION OF REQUEST: SKETCH PLAN FOR (BELL TRADING POST HOMES)

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

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

Lot or Tract No. 4-7, 9-12, 21-24 Block: 13 Unit: \_\_\_\_\_  
 Subdiv. / Addn. PEROA ADDITION  
 Current Zoning: SU-2 TH Proposed zoning: SAME  
 Zone Atlas page(s): J-13 No. of existing lots: 11 No. of proposed lots: 10  
 Total area of site (acres): 0.96 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. SEE ATTACHED 101305832012942301 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ROMA AVE  
 Between: 15<sup>th</sup> ST and 16<sup>th</sup> ST

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): ZA 88-50  
2-68-134 285-8 268-134 2-85-8  
 Check-off if project was previously reviewed by Sketch Plat/Plan LJ, or Pre-application Review Team LJ. Date of review: \_\_\_\_\_  
 SIGNATURE [Signature] DATE 1/11/05  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY** Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00057</u>	<u>SK</u>	<u>923</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> MAGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>1-19-05</u>			Total \$ <u>0</u>
<u>[Signature]</u>	<u>1-11-05</u>	Project # <u>1003885</u>		
	Planner signature / date			

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

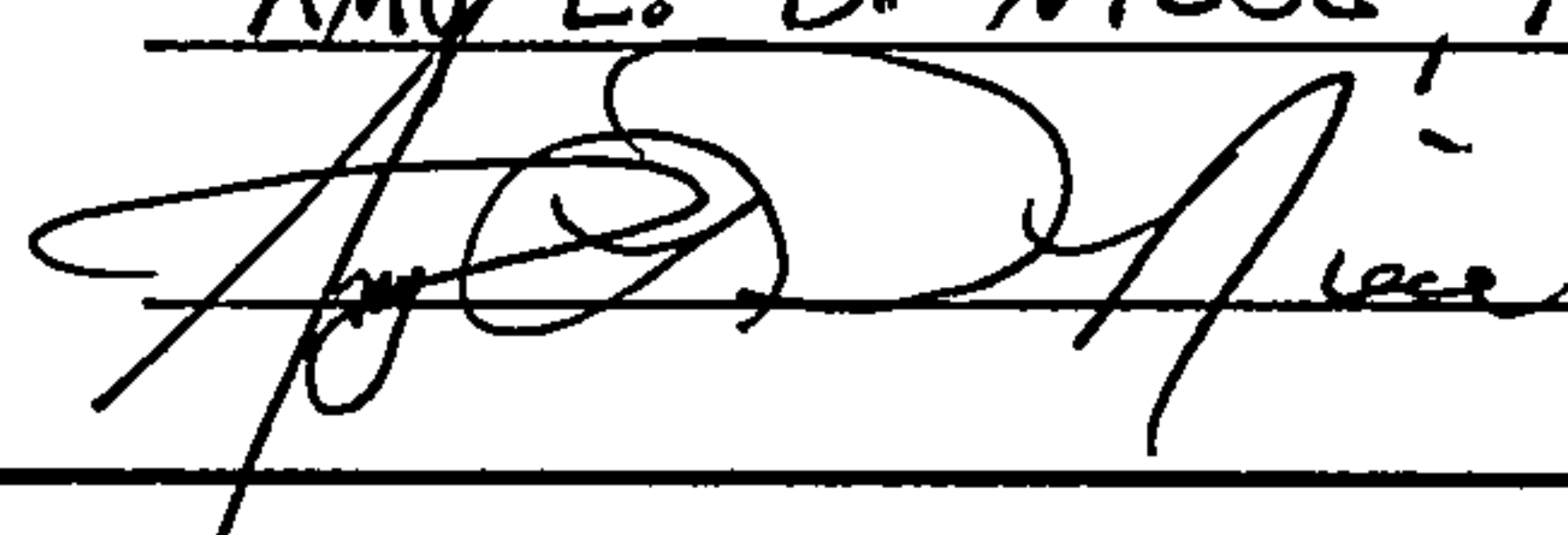
**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

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

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

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

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

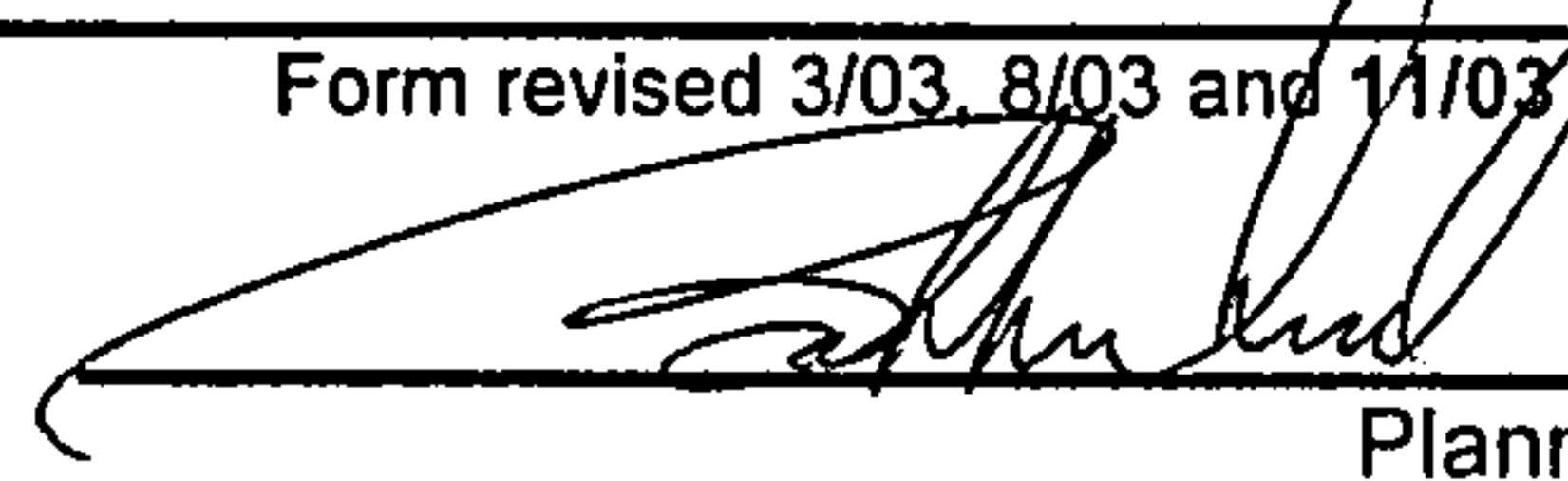
AMV L. D. NIESE PE  
 Applicant name (print)  
  
 Applicant signature / date  
 1/11/05



Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
 05 DRB - 0057

  
 Planner signature / date  
 1-11-05

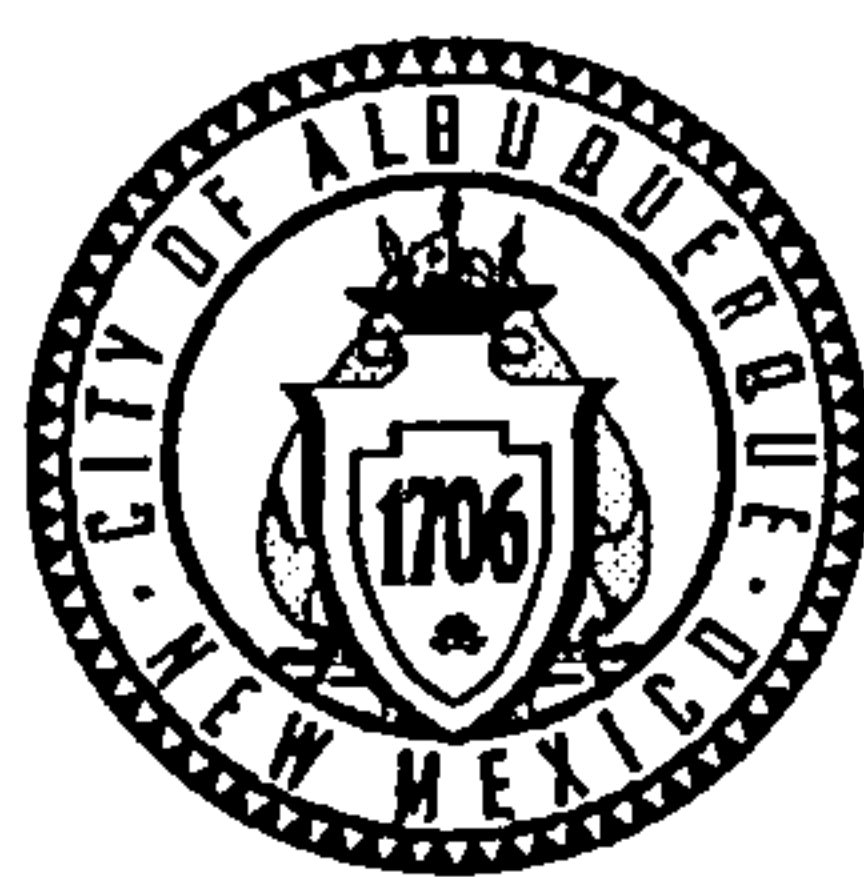
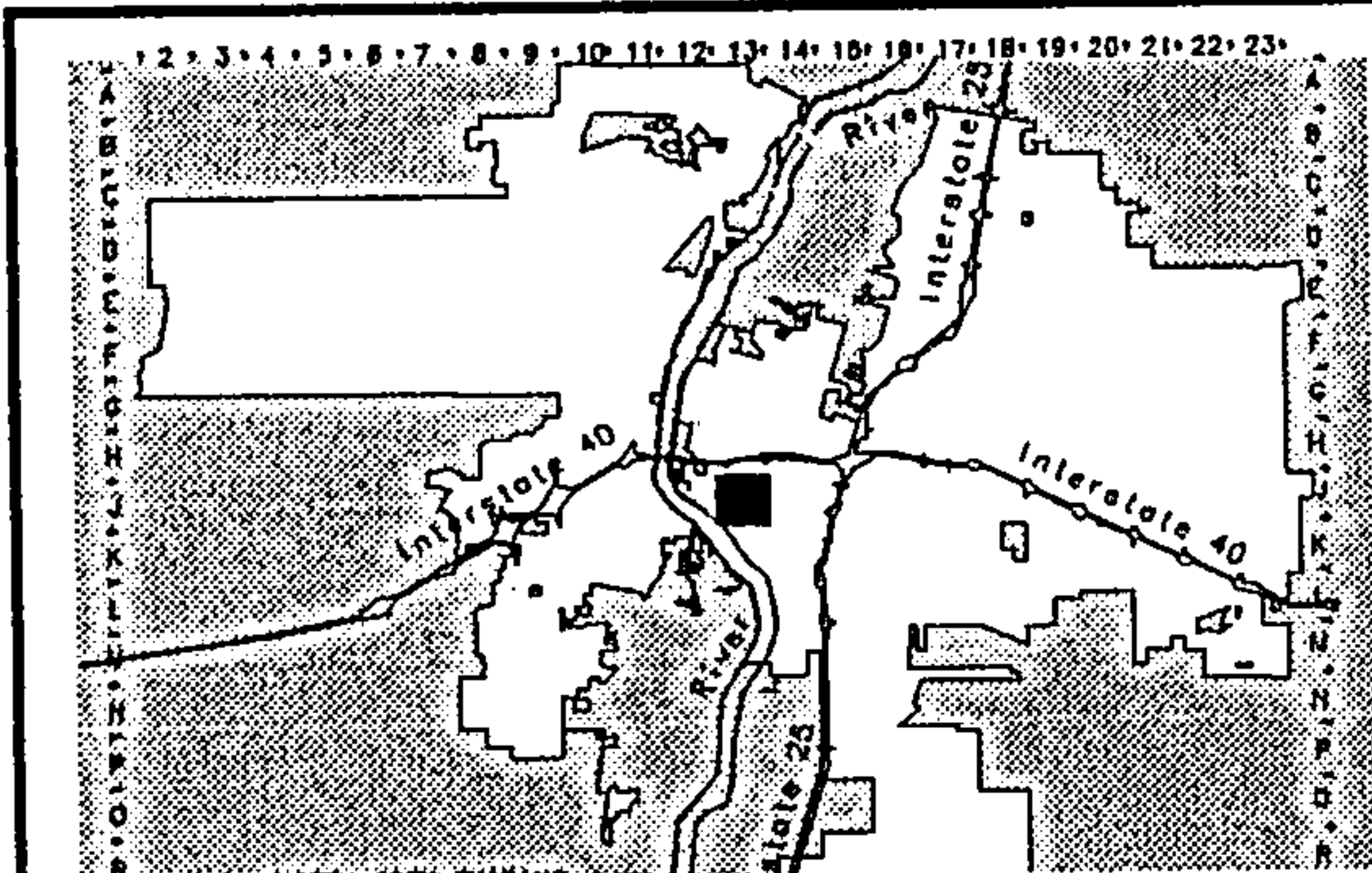
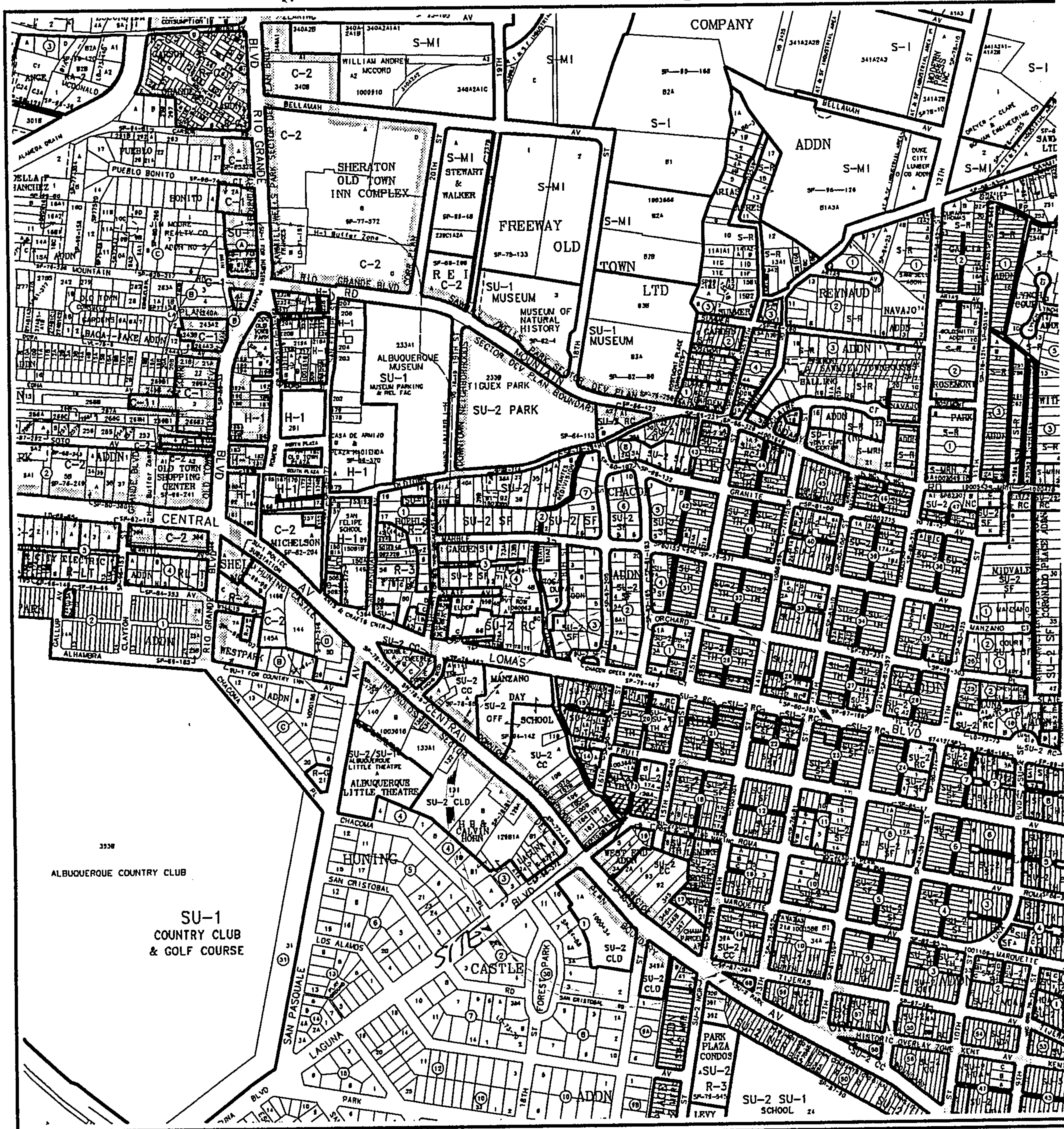
**Project # 1003885**

UPC NUMBERS

I&A JOB 1304

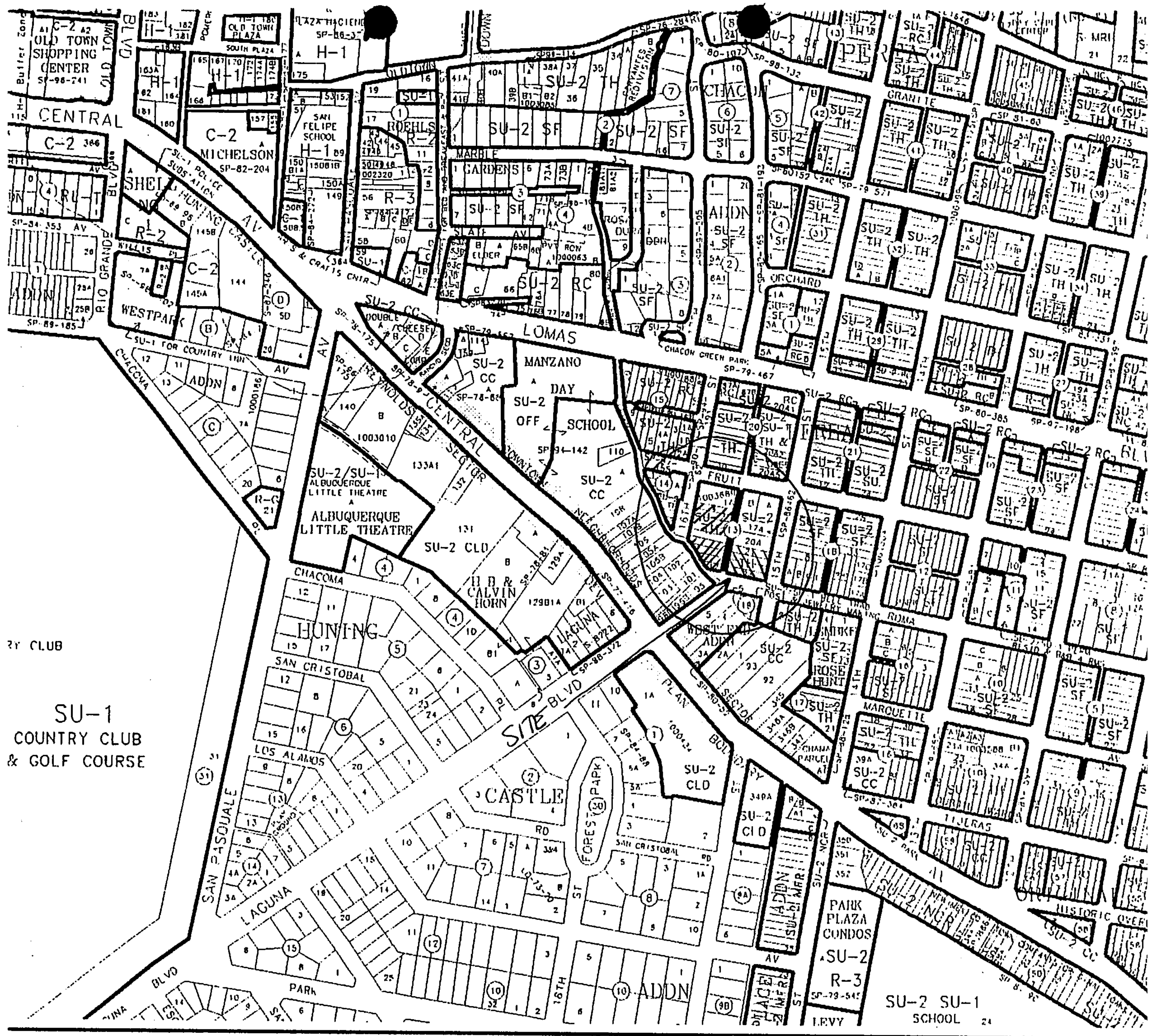
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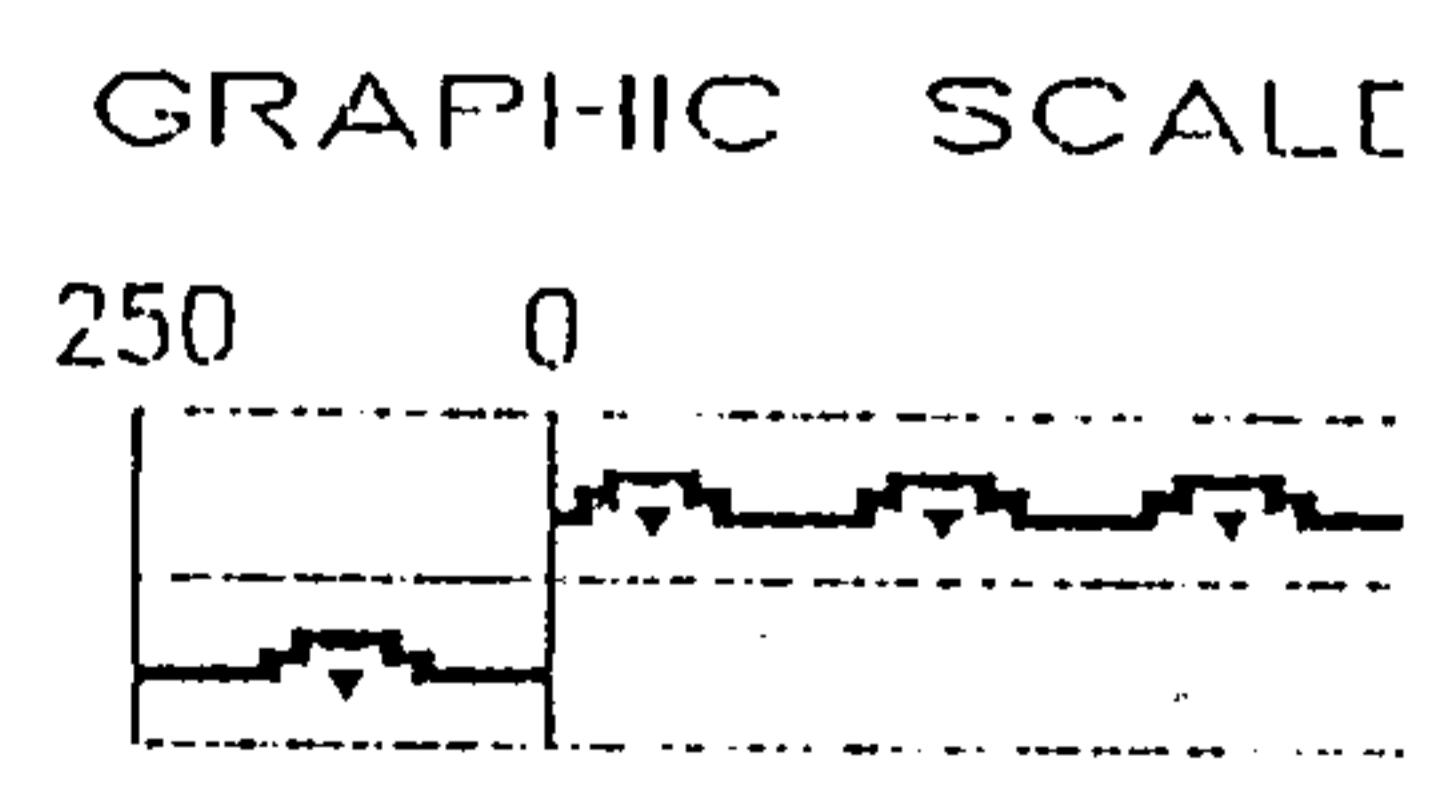
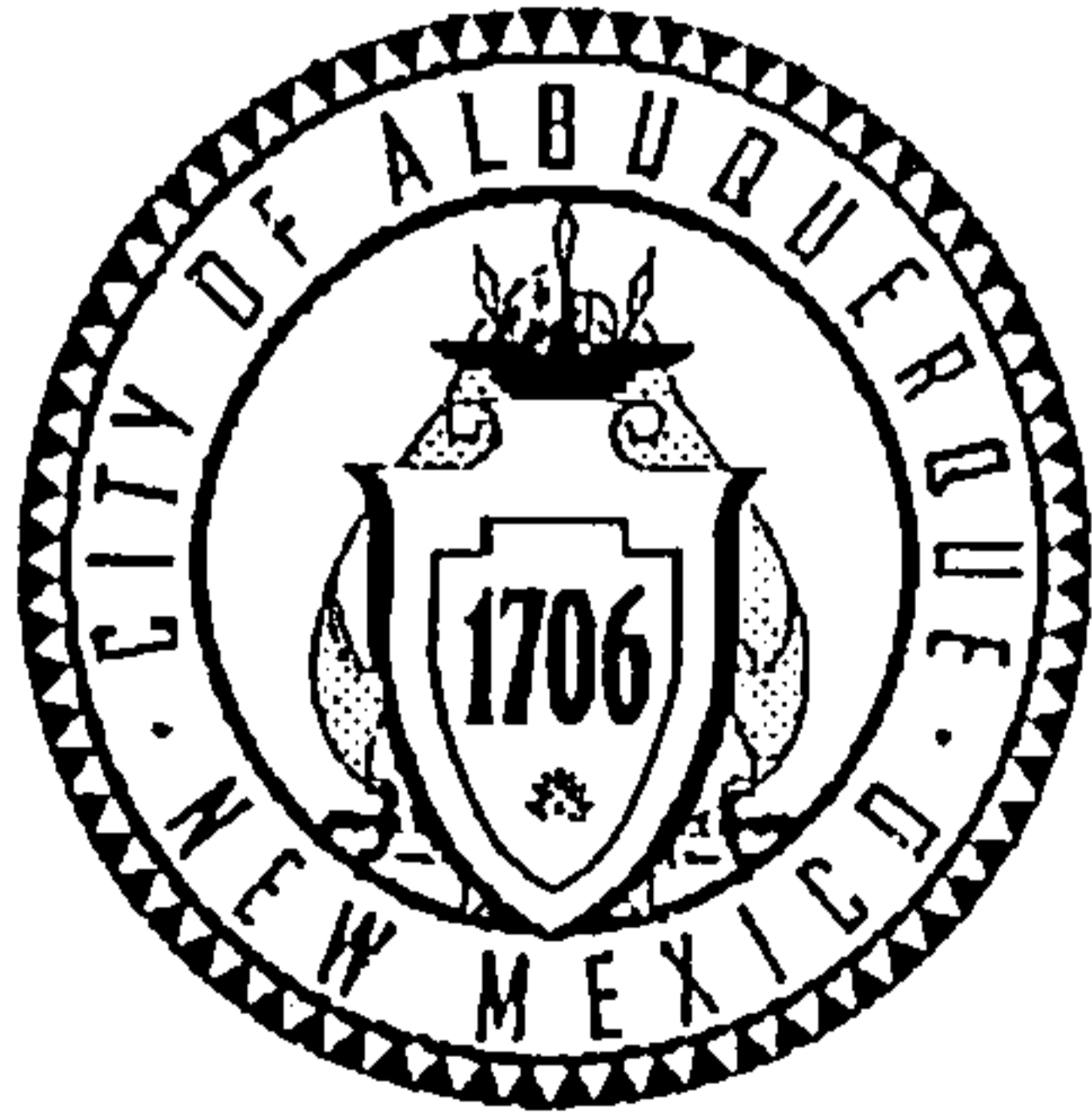
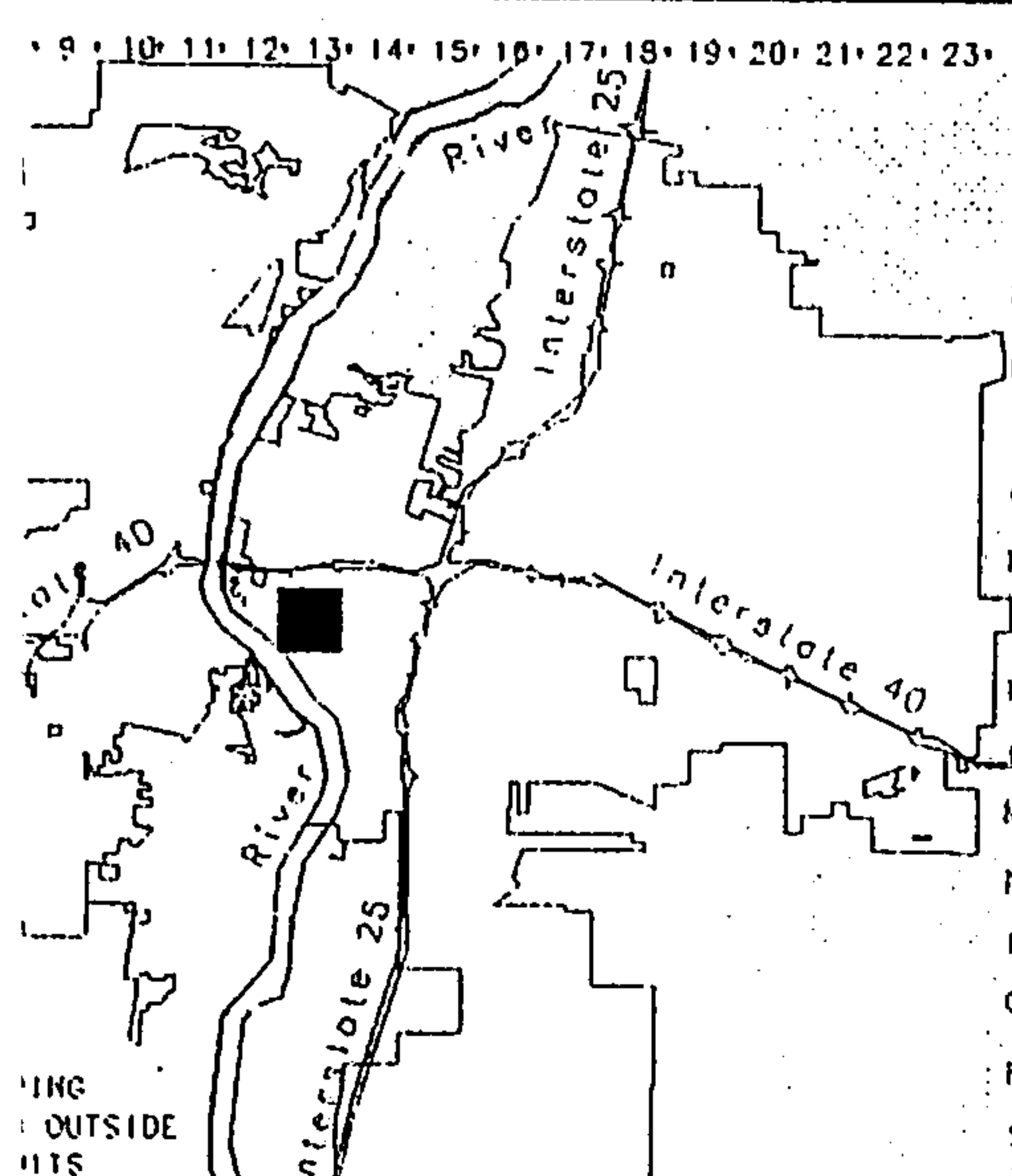


**Zone Atlas Page**  
**J-13-Z**

**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT



SU-1  
COUNTRY CLUB  
& GOLF COURSE



# Zone Atlas

**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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# J-13



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

January 11, 2005

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

**RE: DRB Sketch Plat Submittal for Bell Trading Post Homes**

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for the Family Housing Development Corporation, is submitting a request for Sketch Plat review. Eleven existing lots will be reconfigured into 10 new lots for detached townhomes in the downtown area.

A five feet strip of 15<sup>th</sup> Street that is behind the sidewalk will be vacated to provide a full 10 foot side yard setback along the road. A portion of Roma Avenue that is not usable will be vacated. This will also involve providing a drive pad from the alley to the intersection of Roma Avenue and Laguna Boulevard. The northern part of the alley will be blocked off with bollards as shown on the site plan. The alley will have colored stamped concrete in a brick pattern.

On the west side of existing lots 9-12, the eastern portion of the abandoned acequia will be claimed. For proposed lots 7 through 10, we will meet with the Zoning Hearing Examiner for a variance on the sideyard setbacks. A gravel area west of proposed lots 1 through 6 will remain as the neighborhood has requested.

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

Sincerely,  
**Isaacson & Arfman**

Amy L. D. Niese, PE