



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 14, 2005

**12. Project # 1003886**  
05DRB-01831 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 6 acre(s). [REF: 05DRB-00908, 05DRB-01572] (J-20)

At the December 14, 2005, Development Review Board meeting, with the signing of the amended infrastructure list dated 12/14/05 and approval of the amended grading plan dated 11/9/05 the amended preliminary plat was approved with the following conditions of final plat:

A revised perimeter wall location map is required.

P-1 lot designations are required.

This amendment does not extend the expiration date of the already approved preliminary plat.

Sheran Matson, AICP, DRB Chair

Cc: Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Evergreen Development LLC, 1015 Tijeras, Suite 200, 87102  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 14, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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**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: 11:25 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

**1. Project # 1004360**

05DRB-01736 Major-SiteDev Plan  
Subd

05DRB-01737 Major-Preliminary 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 SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] [Deferred from 12/14/05] (J-12) **DEFERRED AT THE BOARD'S REQUEST TO 12/21/05.**

2. **Project # 1003132**  
05DRB-01754 Major- Vacation of Public Easements  
05DRB-01753 Major- Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 - HM located on KARSTEN COURT SE, between SAN JOSE SE and GIBSON AVE SE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: THE EXISTING LOTS WILL BE CONSOLIDATED INTO A SINGLE LOT.**

3. **Project # 1001594**  
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT; (to be known as **ARROWWOOD HILLS, UNIT 1**, zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003921**  
05DRB-01758 Major-Vacation of Pub Right-of-Way  
05DRB-01759 Major-Vacation of Public Easements  
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project # 1004387**  
05DRB-01332 Major-Vacation of Pub  
Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [Deferred from 9/14/05 & 10/5/05 & 11/9/05 & 12/14/05] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

6. **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 & 11/30/05 & 12/7/05 & 12/14/05] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

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

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

7. **Project # 1004343**  
05DRB-01213 Minor-SiteDev Plan  
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] [Deferred from 8/3/05 & 8/10/05 & INDEF DEFERRED ON 9/7/05] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK DIMENSIONING AND SIDEWALK DETAIL AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004097**  
05DRB-01790 Minor-SiteDev Plan  
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1**, zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 12/7/05] (Q-16/R-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII TURNING TEMPLATES, A COPY OF COUNTY LETTER AND 3 COPIES OF THE SITE PLAN.**

05DRB-01826 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **MESA DEL SOL, EMPLOYMENT CENTER PHASE 1**, zoned SU-2 PLANNED COMMUNITY, located on BOBBY FOSTER SE, between UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s).Q-16,R-15/R-16, S-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A 17-FOOT RIGHT-OF-WAY EXCHANGE WITH THE COUNTY SHALL BE REVISITED PRIOR TO FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1002346**  
05DRB-01794 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01792 Minor-Prelim&Final Plat  
Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] [Carmen Marrone, EPC Case Planner] [Deferred from 12/7/05] (B-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COORDINATION AND APPROVAL WITH AMAFCA OF MAINTENANCE ROAD**

ACCESS AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: AMAFCAS SIGNATURE ON FINAL PLAT. MAINTENANCE NOTES FOR CROSS ACCESS EASEMENTS ARE ADDED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

05DRB-01830 Minor-SiteDev Plan  
Subd/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] [Carmen Marrone, EPC Case Planner] (B-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CLARIFY TRACT BOUNDARY AND PLANNING FOR 3 COPIES OF SITE PLAN.**

10. **Project # 1000871**  
05DRB-01839 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01840 Minor-SiteDev Plan  
BldPermit/EPC

DESIGN GROUP agent(s) for JIM JEPPSON request(s) the above action(s) for all or a portion of Lot(s) B-5-B-1, B-5-C-1, **ACADEMY ACRES SUBDIVISION**, zoned SU-1, located on HARPER AVE NE, between I-25 FRONTAGE RD NE and BARNHART ST NE containing approximately 8 acre(s). [REF: 05-EPC-01257, 05-EPC-01261, 05-DRB-01458, 05DRB-01715, 05DRB-01706] [David Stallworth, EPC Case Planner] [Deferred from 12/14/05] (E-17, E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

05DRB-01837 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for Tract(s) B-5-B-1 and B-5-C-1, **ACADEMY ACRES SUBDIVISION, UNIT 5**, zoned SU-1, located on HARPER DR NE, between INTERSTATE 25 NE and SAN PEDRO DR NE containing approximately 8 acre(s). [Deferred from 12/14/05] (E-17/E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

11. **Project # 1002739**  
05DRB-01835 Minor-Amnd SiteDev Plan  
Subd  
05DRB-01832 Minor-Amnd Prelim Plat  
Approval  
05DRB-01834 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 5**) zoned RD/RLT, located on 118<sup>TH</sup> STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 57 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686, 05DRB00639] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

12. ~~**Project # 1003886**~~  
05DRB-01831 Minor-Amnd Prelim Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 6 acre(s). [REF: 05DRB-00908, 05DRB-01572] (J-20) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 12/14/05 AND APPROVAL OF THE AMENDED GRADING PLAN DATED 11/9/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: REVISED PERIMETER WALL LOCATION MAP. P-1 LOT DESIGNATIONS ARE REQUIRED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1001770**  
05DRB-01232 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] *[Final Plat Indef Deferred for S/A]* (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REMOVAL OF EASEMENT 24 AND EASEMENT 22 SHOULD BE PRIVATE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. **Project # 1003655**  
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 12/14/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/06.**

15. **Project # 1003594**  
05DRB-01827 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A-1 thru 113-A-1 and Tract(s) N-1, **VENTANA MESA SUBDIVISION, UNIT 1, @ VENTANA RANCH WEST**, zoned R-LT, located on PASEO DEL NORTE NW, between CARSON MESA DR NW and VENTANA WEST PARKWAY NW containing approximately 1 acre(s). [REF: 04-DRB-01199] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**



16. **Project # 1002330**  
05DRB-01838 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-2-A, **MONTGOMERY COMPLEX**, zoned SU-1 for C-2, located near the AMAFCA NORTH DIVERSION CHANNEL NE, between MONTGOMERY BLVD NE and CARLISLE BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01985, 03DRB-00401, 03DRB-00402, 03DRB-00347] (F-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE AND TRANSPORTATION DEVELOPMENT FOR MEDIAN MODIFICATION ON MONTGOMERY, 15-FOOT RADIUS AND 20-FOOT WATER LINE EASEMENT.**

17. **Project # 1004570**  
05DRB-01828 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES**, zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). [Deferred from 12/14/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

18. **Project # 1000922**  
05DRB-01829 Minor-Extension of  
Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04-DRB-01880, 04DRB-01881] (C-10/C-11/D-10/D-11) **AN EXTENSION OF PRELIMINARY PLAT WAS APPROVED TO APRIL 30, 2006. THE CONDITIONS OF FINAL PLAT STILL APPLY.**

19. **Project # 1001085**  
05DRB-01836 Minor-Prelim&Final Plat  
Approval

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and I-40 NW containing approximately 10 acre(s). [REF: 05-DRB-00133, 05DRB00402] (J-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

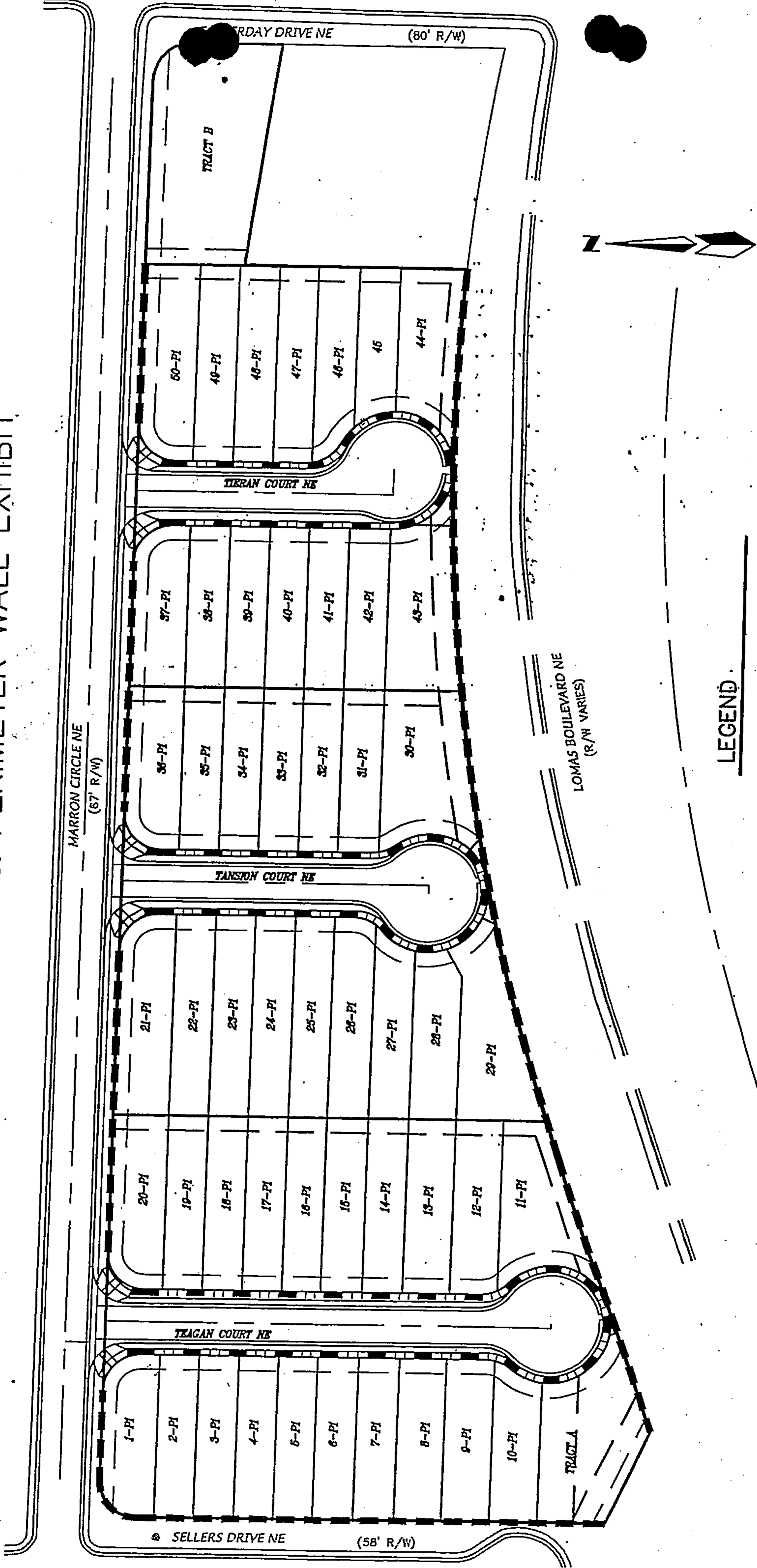
**THERE ARE NO SKETCH PLATS THIS WEEK . . .**

20. Approval of the Development Review Board Minutes for November 30, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR NOVEMBER 30, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:25 A.M.

# SILVER LEAF

## ~~DEFERRED SIDEWALK & PERIMETER WALL EXHIBIT~~



### LEGEND

- PERIMETER WALL
- - - DEFERRED SIDEWALK

SCALE: 1" = 100'

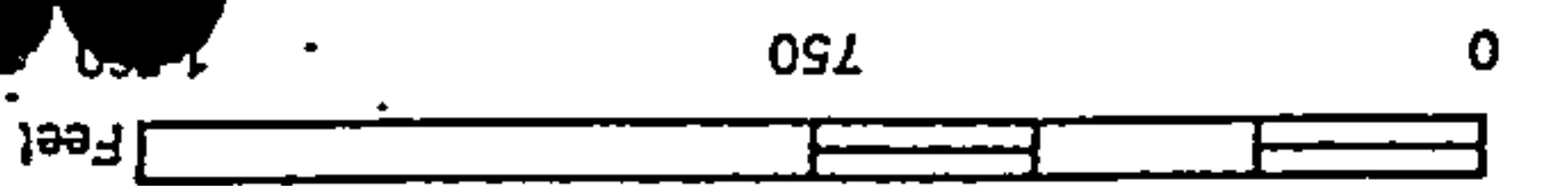
00052

Zone Atlas Page: J-20-Z

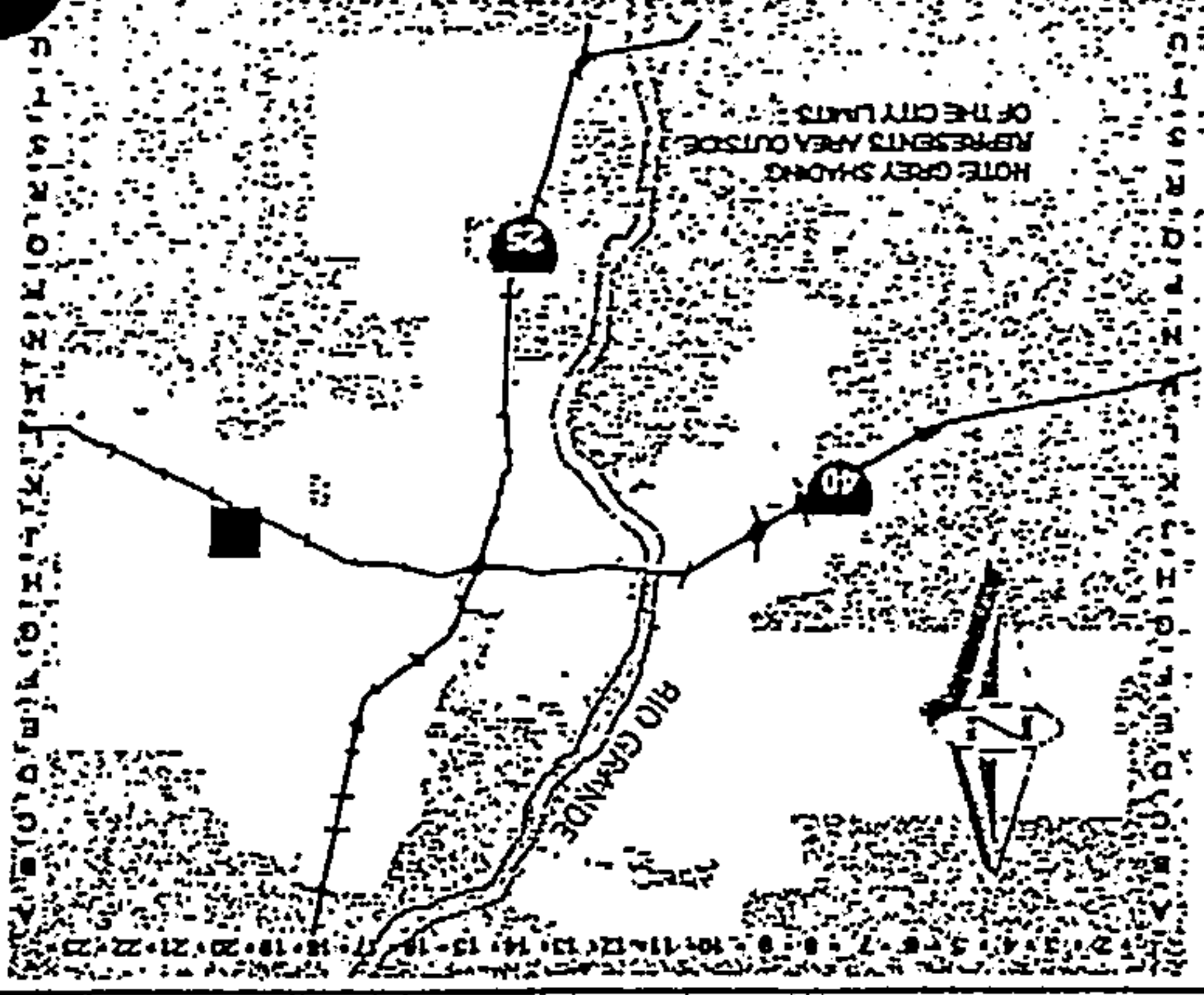
Map amended through: Aug 06, 2004

Selected Symbols

- ✕ Incorporated Areas
- Sector Plan Boundaries
- Petroglyph
- Parcel Boundaries
- H-1 Buffer Zone
- Easement Lines
- Arroyos
- Freeway Lanes
- LDN Noise Level
- Jurisdictional Boundaries
- Airport Clearance Zone
- Westgate Wall
- Escarpment

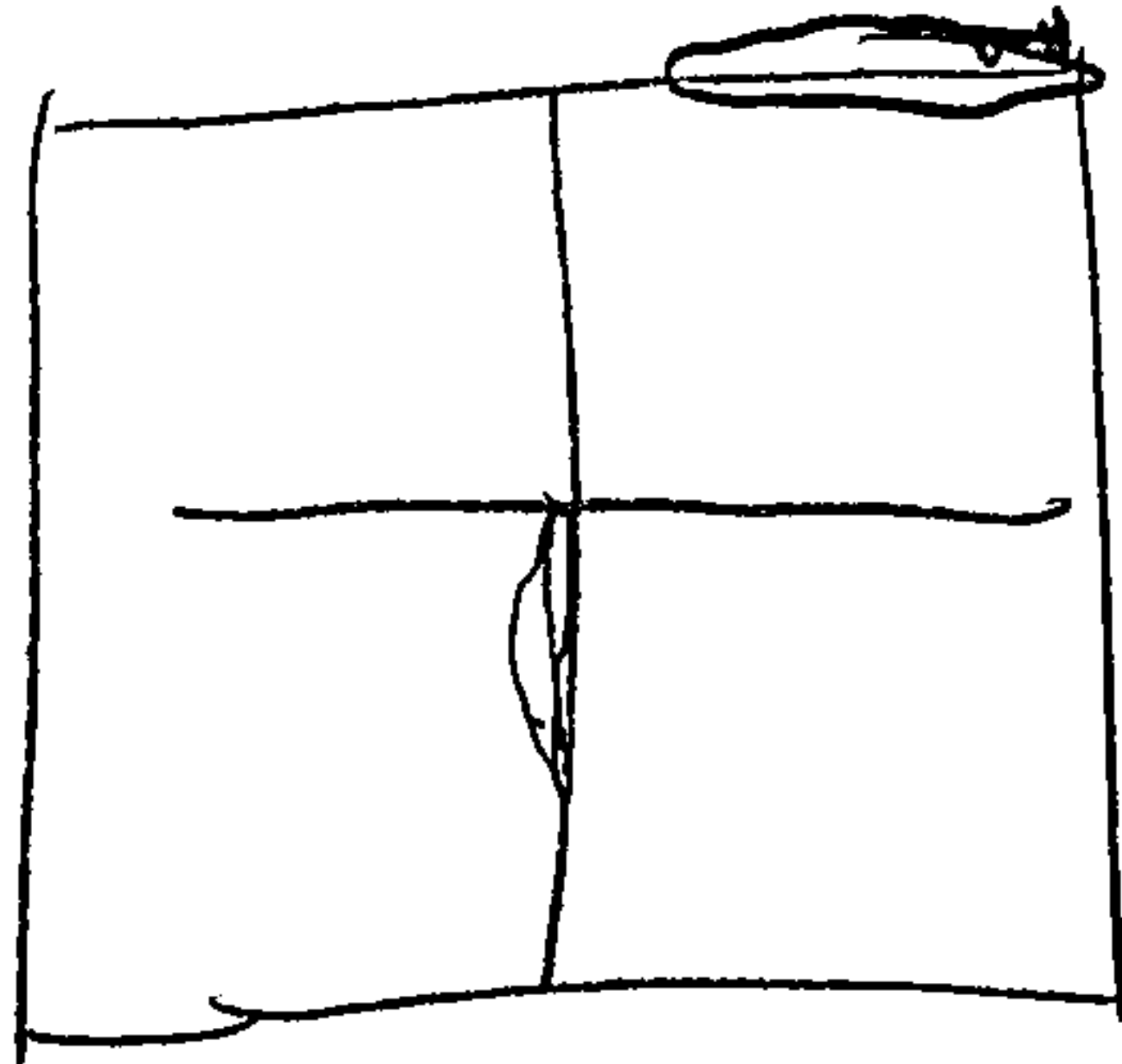


THREE HUNDRED YEARS  
1706 - 2006  
ALBUQUERQUE  
*Amiando Historia*  
AGIS  
Buenos Aires Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2004





*Range roof*





**CITY OF ALBUQUERQUE**  
**Planning Department**  
**December 14, 2005**  
**DRB Comments**

**ITEM # 12**

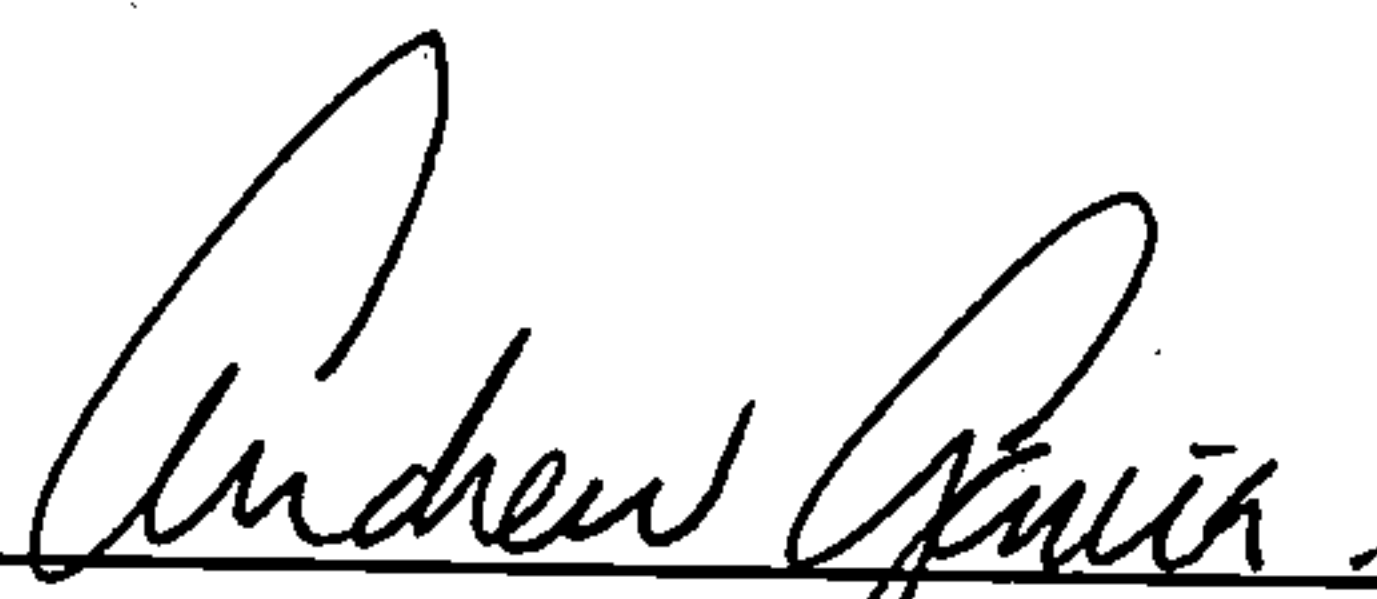
**PROJECT # 1003886 APPLICATION # 05-01831**

**RE: Silver Leaf/Amended pp**

Planning has no objection to the amended preliminary plat request.

A condition of final plat will be that Property Management Signature must be on the plat.

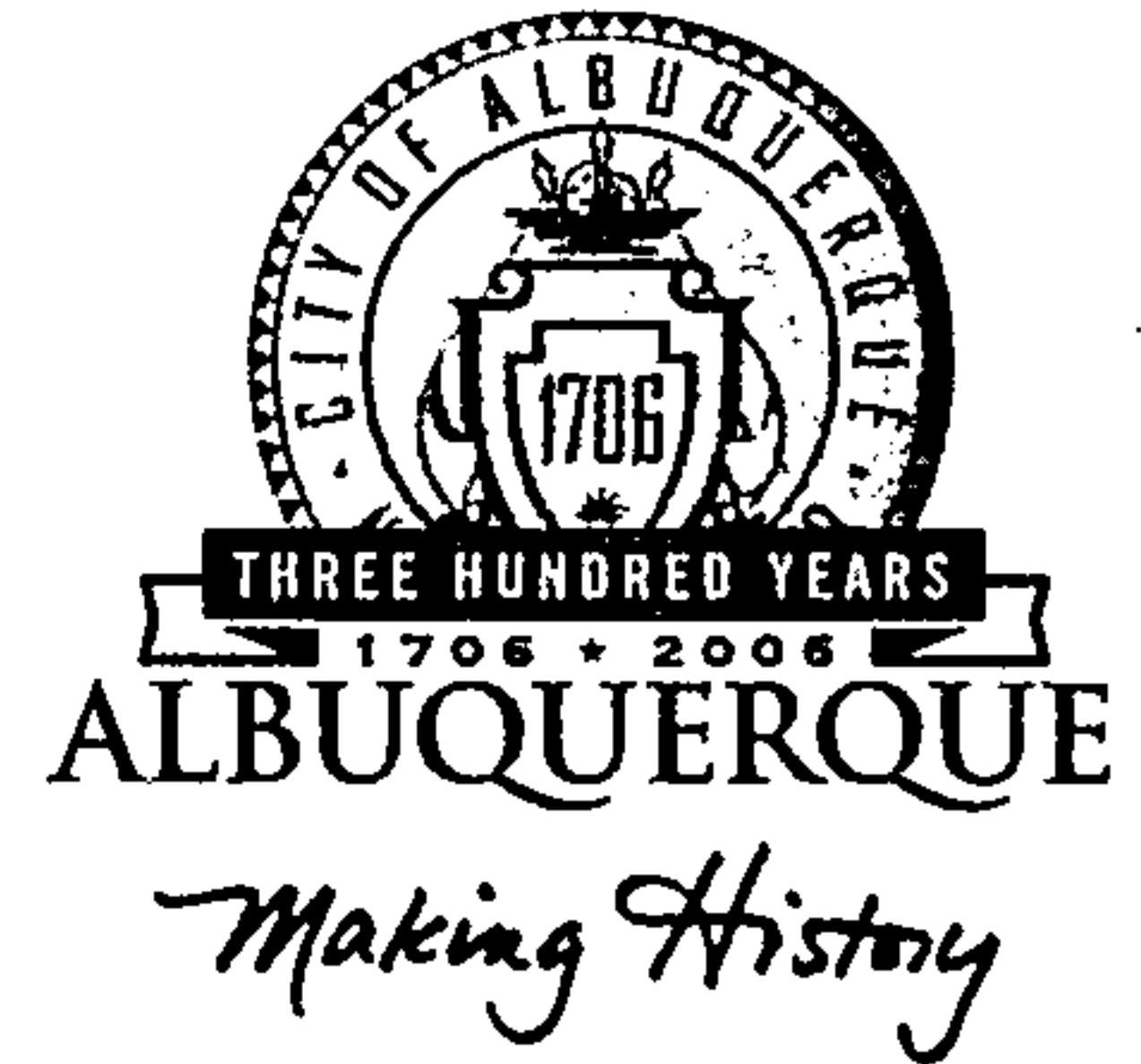
AGIS dxf dated 11/11/05 is approved.



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

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003886

AGENDA ITEM NO: 12

SUBJECT:

Preliminary Plat Amd

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved drainage report dated 11-9-05 is on file for Amended Preliminary Plat approval.

Albuquerque

New Mexico 87103

RESOLUTION: *Signed I.L.*

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: December 14, 2005





# 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.: 05DRB-01572 (P&F)  
Project Name: MESA VILLAGE SUBDIVISION  
Agent: Mark Goodwin & Associates PA

Project # 1003886  
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/2/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): AGIS dxf  
Real Properties 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**

Project Number 1003886

**3886**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

  
\_\_\_\_\_  
Approved

\_\_\_\_\_  
Date

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

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**AGIS Use Only**

Copied fc **3886** to agiscov on **11/11/2005** Contact person notified on **11/11/2005**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 2, 2005

1. **Project # 1003886**  
05DRB-01571 Major-Bulk Land Variance  
05DRB-01572 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Lot(s) C1 & C2, Block(s) 42, **MESA VILLAGE SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 6 acre(s)[REF:ZA-73-44,Z-77-53](J-20)

At the November 2, 2005, Development Review Board meeting, the bulk land variance was withdrawn.


The preliminary and final plat was approved with final plat sign off delegated to Planning for AGIS dxf file and Property Management's signature. The previous plat application #05DRB00908 was voided by the Board.

If you wish to appeal this decision, you must do so by November 17, 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).

  
Sheran Matson, AICP, DRB Chair

Cc: Stillbrooke Homes, 8901 Adams NE, Suite A, 87113  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003886 AGENDA#: 1 DATE: 11.2.05

1. Name: Scott Davis Address: MGA & Anne Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

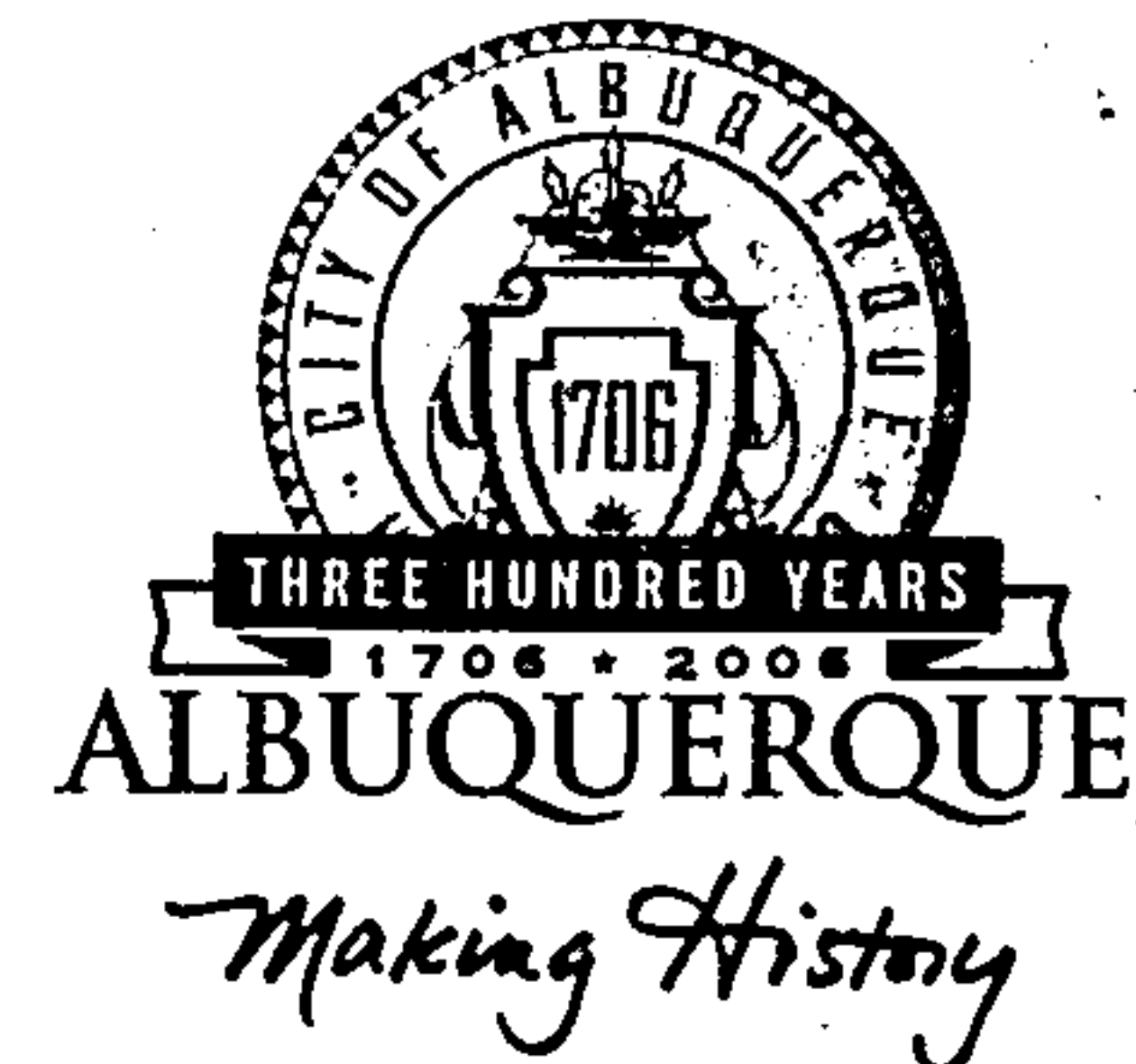
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1003886**

**AGENDA ITEM NO: 1**

**SUBJECT:**

Bulk Land Variance  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

See staff report dated 11-2-05.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

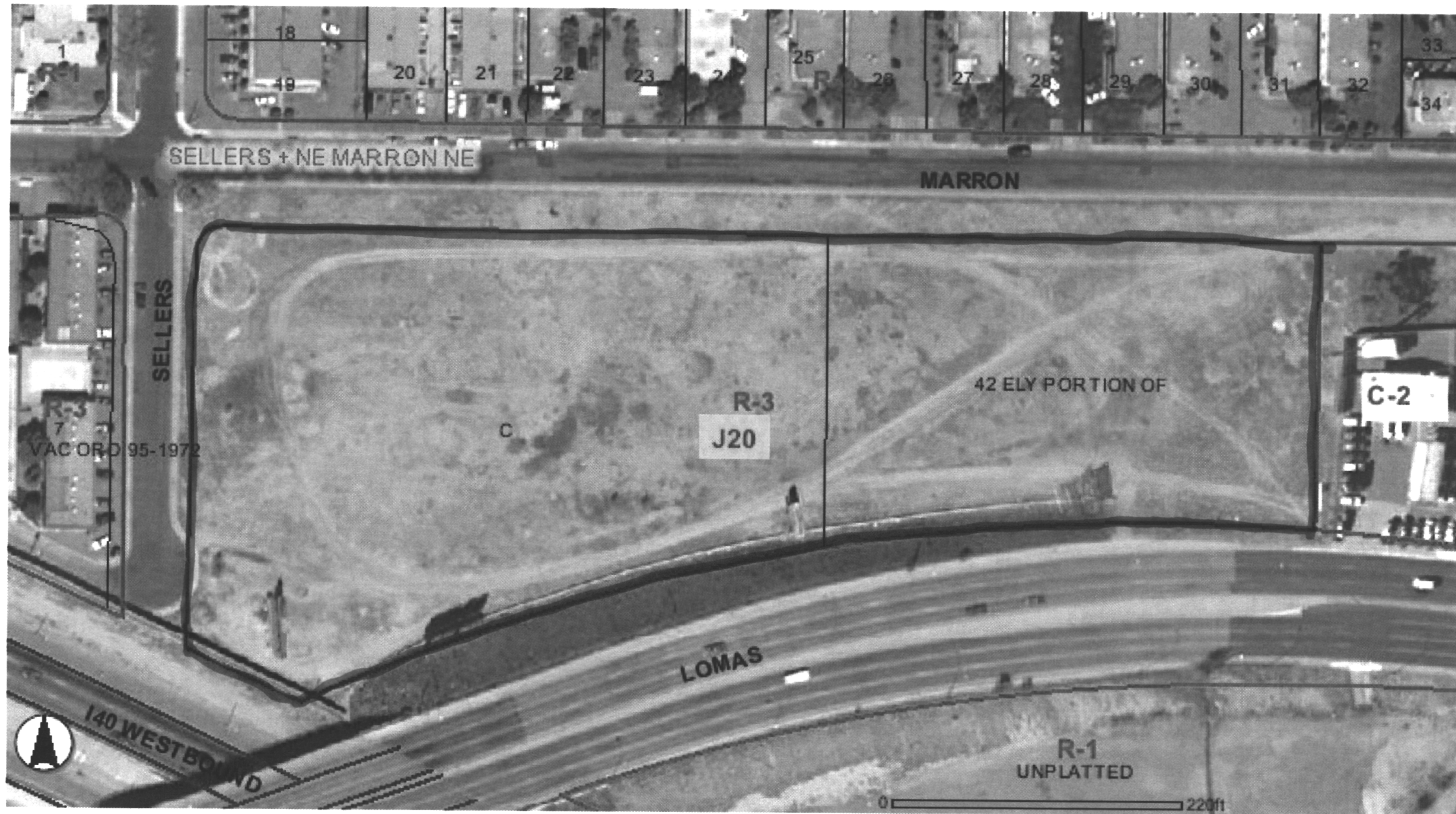
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** November 2, 2005





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 2, 2005

**Project # 1003886**  
05DRB-01571 Major-Bulk Land Variance  
05DRB-01572 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Lot(s) C1 & C2, Block(s) 42, **MESA VILLAGE SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 6 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

AMAFCA	No adverse comments.
COG	Marrion Circle NE has been designated as a bike route on the Long Range Bikeway System map.
Transit	No objection to the requests.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Mesa Village NA (R).
APS	No adverse comments.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved with the stipulation that PNM retains electric easement and gas easement for existing facilities PNM has facilities in this area and must maintain access and easement.
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

Lot C-2 does not qualify for a Bulk Land Variance. However, Hydrology has no infrastructure requirements associated with this plat. Previous Preliminary Plat must be voided with this action. Real Property must sign plat. No direct access to Lomas or I-40 will be allowed.

Transportation Development

Do the lots qualify for a Bulk Land Variance? (Lot C-2 is only .25 acres). Additionally, we already have a preliminary plat with standing for the area.

Parks & Recreation

Lot C-2 is too small to qualify for a bulk land variance.

Utilities Development

Proposed Lot C-2 does not qualify for Bulk Land Variance, but no infrastructure is required anyway. No objection to Preliminary and Final Plat approval.

Planning Department

Lot C2 does not qualify for a bulk land plat & variance. It does not meet the required 40 acre minimum nor is it zoned to require a site plan as a condition of building permit. Agent was notified on 10/25/05.

Impact Fee Administrator

Construction of approximately 100 residential units of 1000 square feet each on lot C-1 within the proposed subdivision will require payment of Impact Fees. Public Safety Fees for the East Side Service Area and Parks Fees for the Foothills / Southeast Service Area will be based per every 1,000 square feet of floor area and the proposed use.

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees of \$79,600 may be paid at a rate of \$27,064 (34%) if building permits are obtained by December 30, 2005, and \$53,332 (67%) if permits are obtained by December 29, 2006.

Construction of new commercial facilities on lot C-2 (zoned C-2) within the proposed subdivision will require payment of Impact Fees. Public Safety Fees for the East Side Service Area will be based per every 1,000 square feet of floor area and the proposed use.

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of (34%) if building permits are obtained by December 30, 2005, and (67%) if permits are obtained by December 29, 2006.

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

cc: Stillbrooke Homes, 8901 Adams NE, Suite A, 87113

Mark Goodwin & Associates PA, P.O. Box 90606, 87199





*Making History*

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

October 13, 2005

**TO:** Kathryn Bretz and Nancy Dodge, Mesa Village Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately six (6) acre(s): Major Bulk Land Variance and Minor Preliminary and Final Plat Approval for a proposed major residential subdivision.**

*Proposed by:* Mark Goodwin and Associates, P.A. at 828-2200

*Agent for:* Stillbrooke Homes

*For property located:* On or near Lomas Boulevard NE between Sellers Drive NE and Easterday Drive NE.

P.O. Box 1293

1003886

*The case number(s) assigned is:* 05DRB- 01571 and 01572, Project # 1003885.

City Planning accepted application for this request on **October 7, 2005.**

Albuquerque

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.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, November 2, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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***

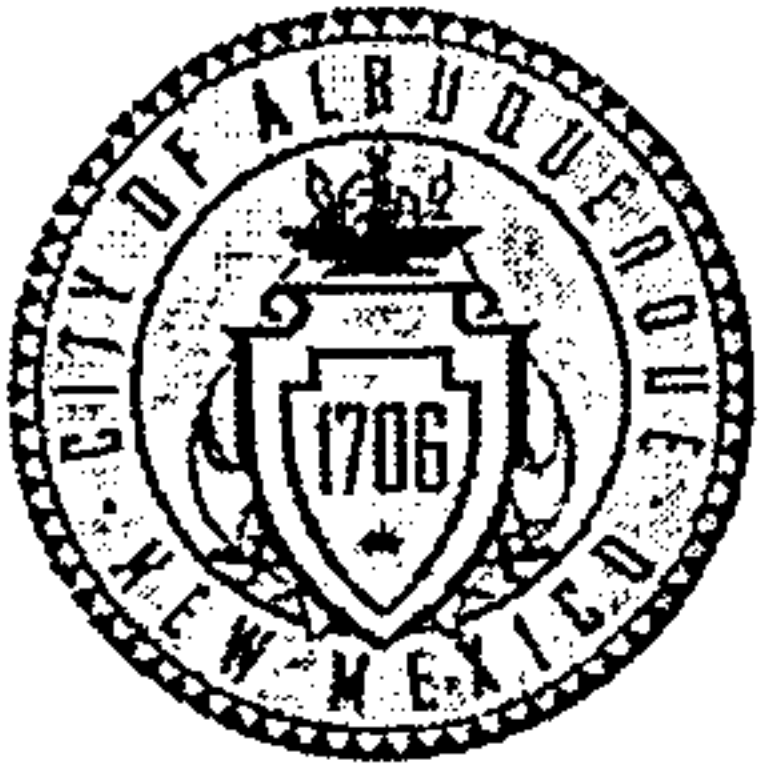
*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



**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 2, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1003886**  
05DRB-01571 Major-Bulk Land Variance  
05DRB-01572 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Lot(s) C1 & C2, Block(s) 42, **MESA VILLAGE SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 6 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

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.

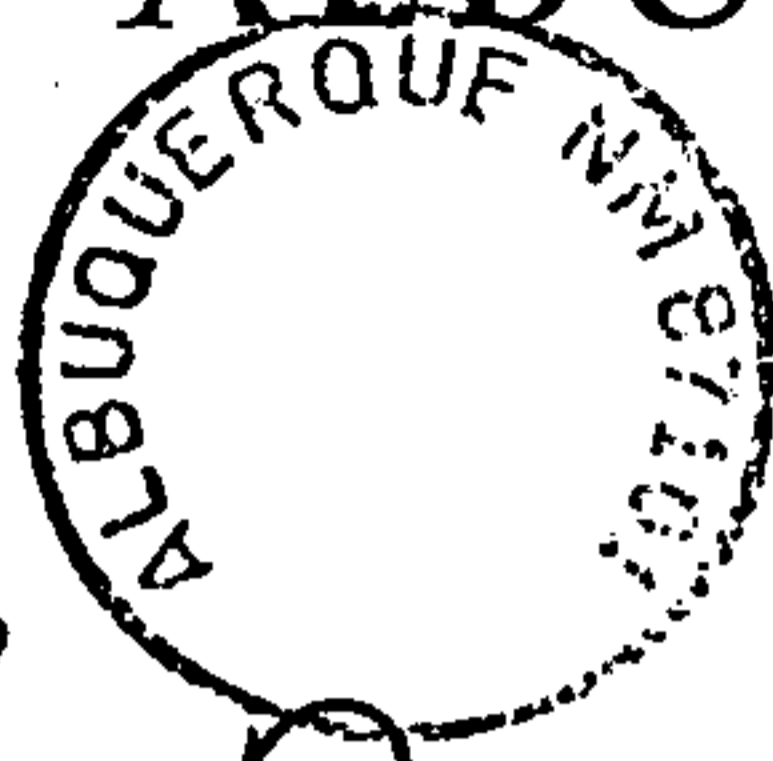
Sheran Matson, AICP, DRB Chair  
Development Review Board

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

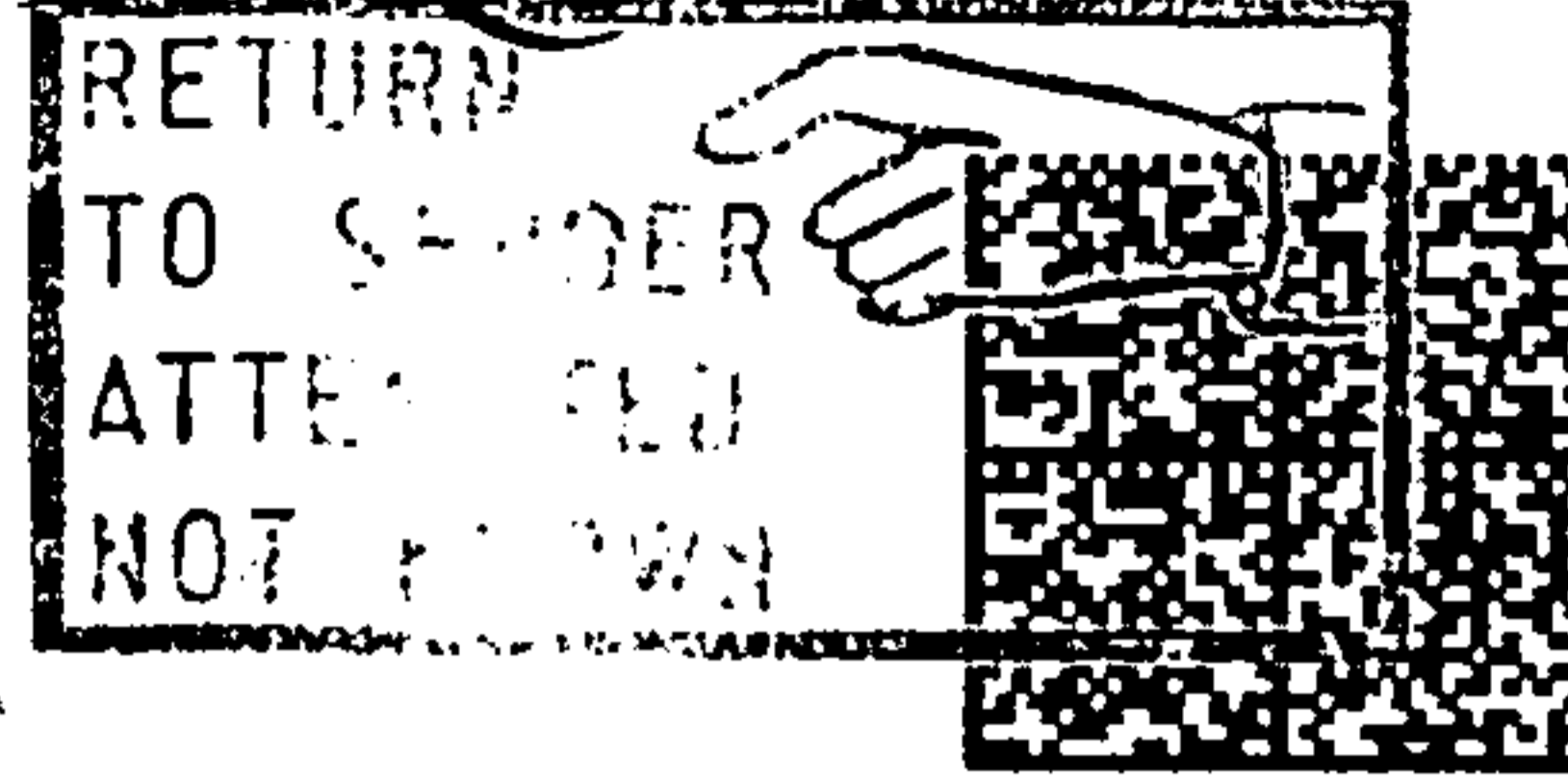
# CITY OF ALBUQUERQUE



Planning Department



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HINDS GORDON M & PATRICIA BOU  
9215 MARRON CINE  
ALBUQUERQUE NM 87112

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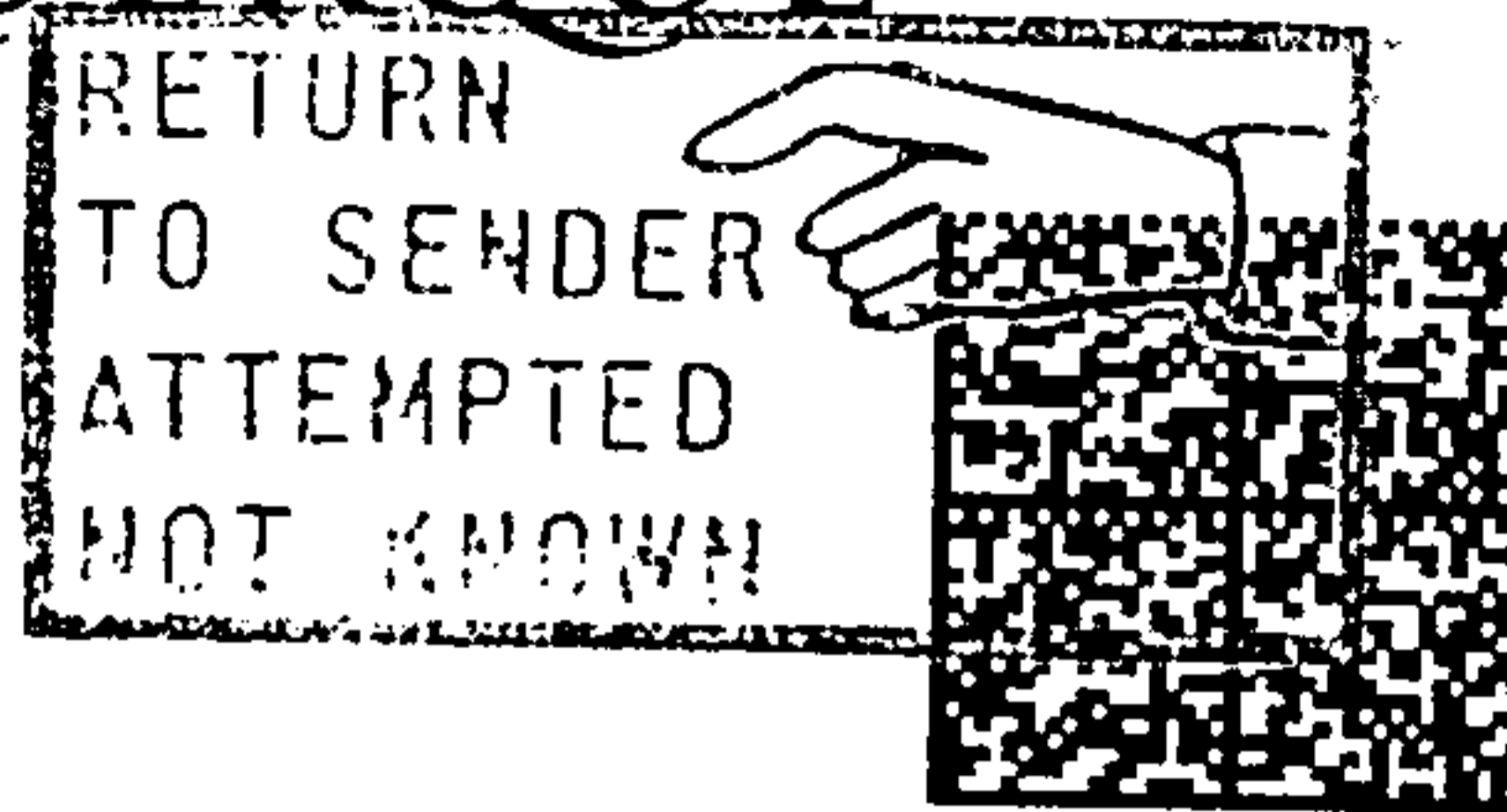
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Development Review Board

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

# CITY OF ALBUQUERQUE



Planning Department



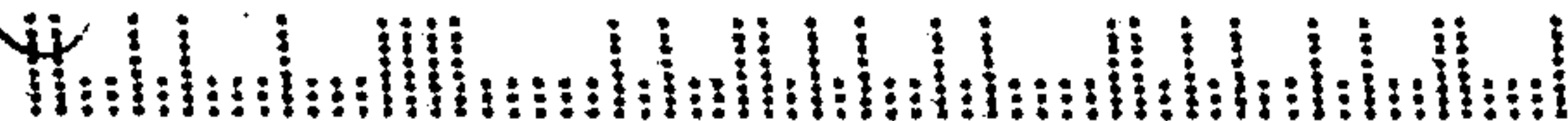
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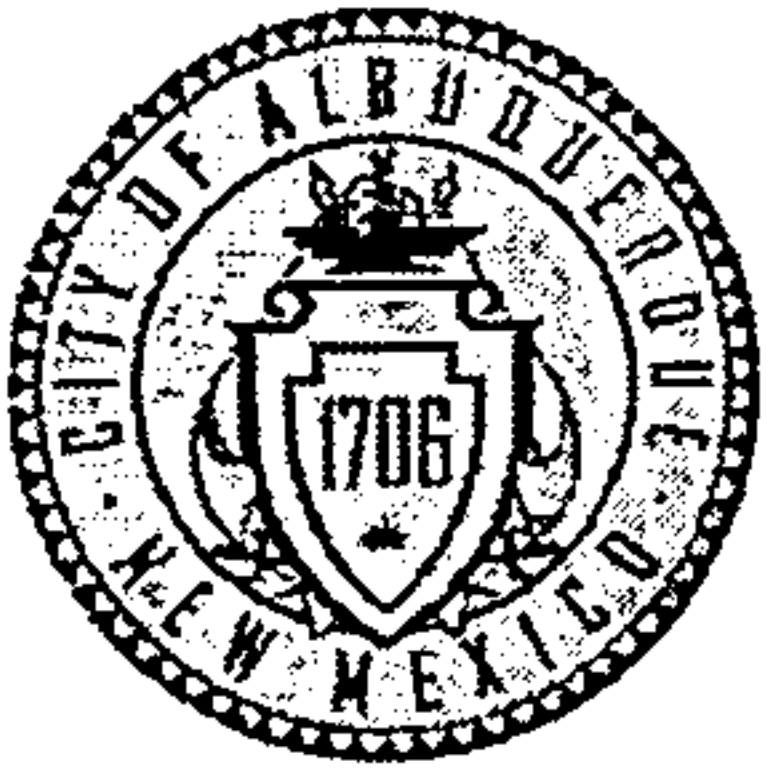
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HARVEST TOWNHOMES LLC  
1015 TIJERAS NW  
ALBUQUERQUE NM 87102

8710243993-33 0009



P O Box 1293 Albuquerque New Mexico 87103



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

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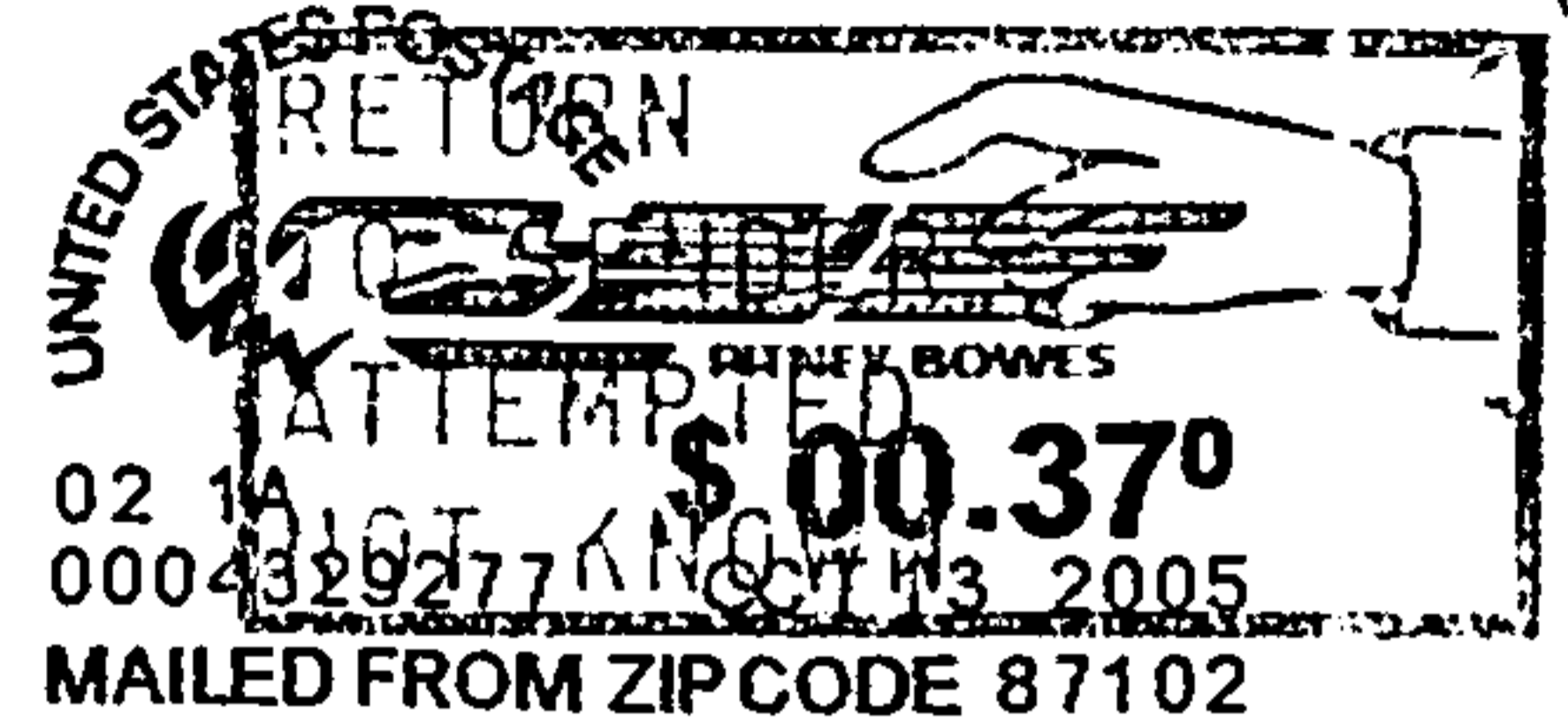
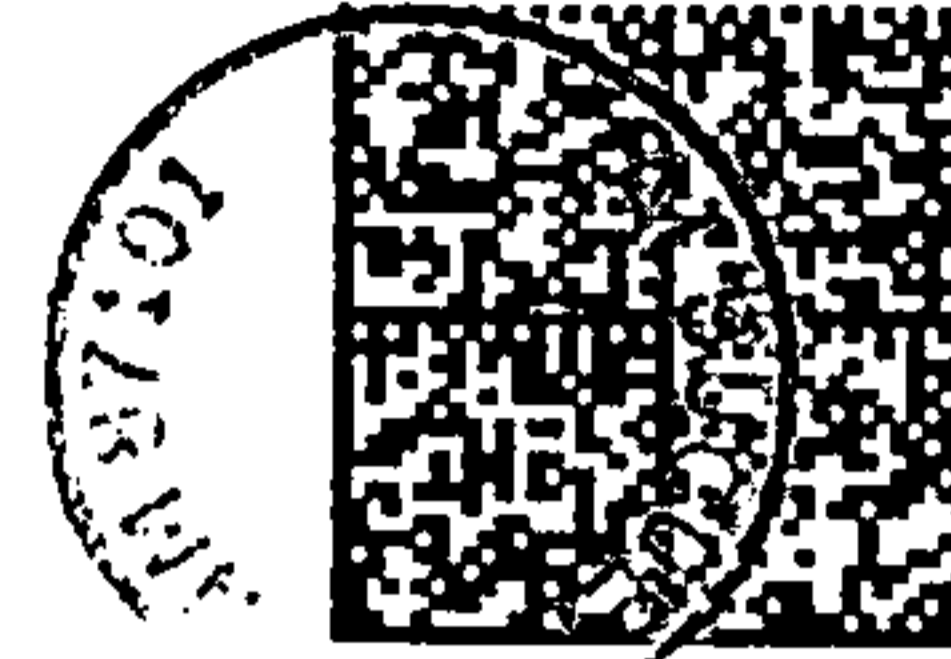


# CITY OF ALBUQUERQUE



Planning Department

*DRB*



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LI JIAN & LEE KITTY F  
8500 ASPEN AV NE  
ALBUQUERQUE NM 87112

87112+3802-00 0021

P O Box 1293 Albuquerque New Mexico 87103



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CITY OF ALBUQUERQUE**

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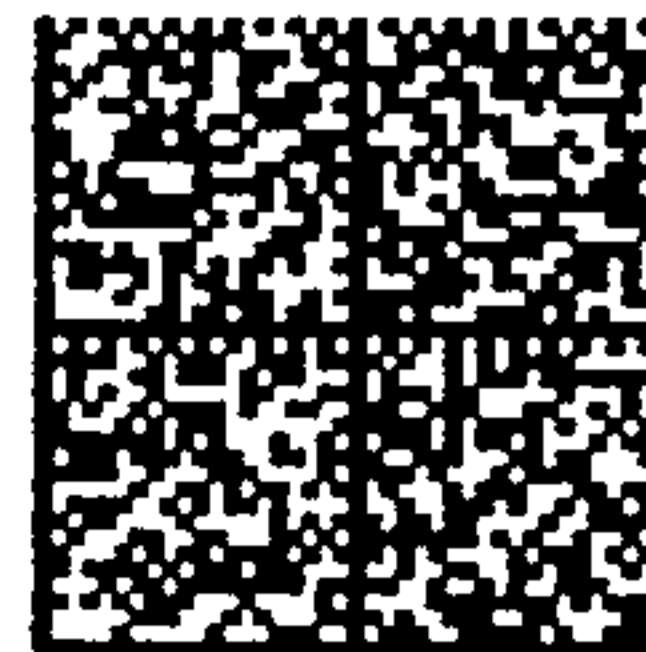
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# CITY OF ALBUQUERQUE



Planning Department

*DRB*



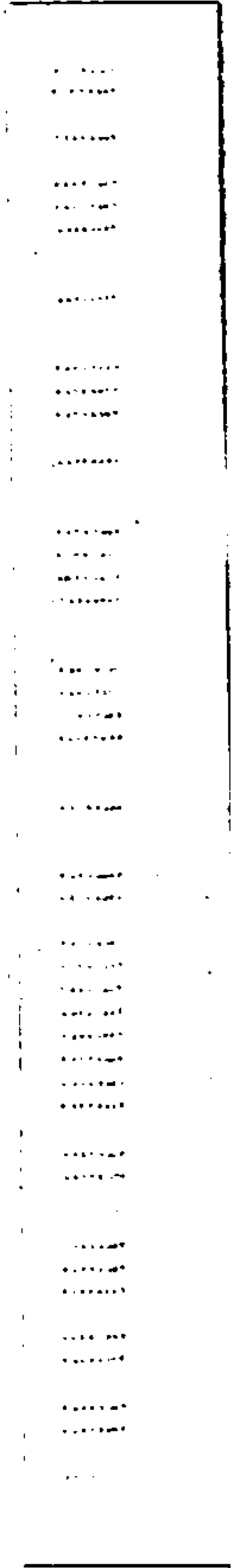
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9211 MARRON CINE  
ALBUQUERQUE NM 87112

8711245159-00 0036

P O Box 1293 Albuquerque New Mexico 87103





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Sheran Matson, AICP, DRB Chair  
Development Review Board

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

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

**Meeting Date:** NOVEMBER 2, 2005  
**Zone Atlas Page:** J-20-Z  
**Notification Radius:** 100 Ft.

**Project# 1003886**  
**App#05DRB-01571**  
**App#05DBR-01572**

**Cross Reference and Location:** LOMAS BLVD / BETWEEN SELLERS DRIVE AND  
EASTERDAY DRIVE

**Applicant:** STILLBROOKE HOMES  
**Address:** 8901 ADAMS NE, STE A  
ALBUQUERQUE, NM 87113

**Agent:** MARK GOODWIN & ASSOCIATES, P.A.  
PO BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

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

**Date Mailed:** OCTOBER 14, 2005  
**Signature:** YVONNE SAAVEDRA

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

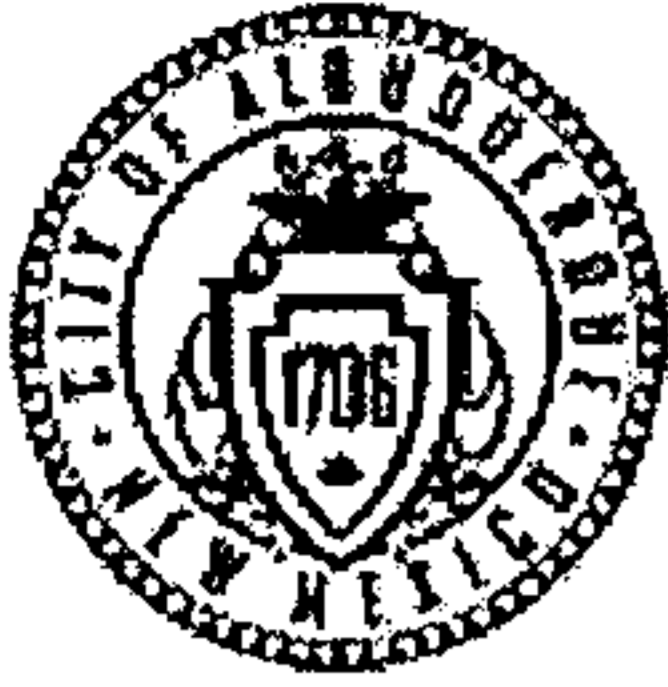
Project# 1003886  
Application# 05DRB-015714572

PAGE 1 OF 2


Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-20	1020058	230-033	302-02	✓ Dup
		286-037	03	✓ Dup <sup>2</sup>
		310-035	04	✓
		205-036	304-22	✓ Dup
		185-040	21	✓ Dup <sup>2</sup>
	1020057	185-526	203-20	✓
	1020058	330-035	401-02	✓
		187-066	306-09	✓
		193-064	10	✓
		200-063	11	✓
		207-064	12	✓
		224-064	303-01	✓
		232-063	02	✓
		238-063	03	✓
		244-063	04	✓ Dup
		250-063	05	✓ Dup <sup>2</sup>
		256-063	06	✓
		262-063	07	✓
		269-063	08	✓ Dup
		274-063	09	✓ Dup <sup>2</sup>
		280-063	10	✓ Dup
		286-063	11	✓ Dup <sup>2</sup>
		292-063	12	✓ Dup
		298-063	13	✓ Dup <sup>2</sup>







Kyle S.  
Tsethlikai/PLN/CABQ  
10/10/2005 03:40 PM

To ysaavedra@cabq.gov  
cc  
bcc  
Subject DRB Labels 

mainframe@coa1mp3.cabq.gov

10/10/2005 01:26 PM

To  
cc  
Subject

1	RECORDS	WITH	LABELS	PAGE
1				
01020058		***	THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0102005823003330202		LEGAL:	C 42 MES A VILLAGE SUBD	
LAND USE:		PROPERTY ADDR:	00000 N/A	
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		OWNER ADDR:	01015 TIJERAS	NW
ALBUQUERQUE NM		87102		
0102005828603730203		LEGAL:	NORT HEAS TERLY PORTION OF BLK 42 MESA VILLAGE	
SUBD LAND USE:		PROPERTY ADDR:	00000 N/A	
		OWNER NAME:	HARVEST TOWNHOMES LLC	
		OWNER ADDR:	01015 TIJERAS	NW
ALBUQUERQUE NM		87102		
0102005831003530204		LEGAL:	042M ESA VILLAGE SUBD S ELY PORT BK 42 CONT .479	
AC LAND USE:		PROPERTY ADDR:	00000 LOMAS	
		OWNER NAME:	PAHLEVAN ZOHRE	
		OWNER ADDR:	00005 LA VILLITA	CT NE
ALBUQUERQUE NM		87112		
0102005820503630422		LEGAL:	0007 MAR RON PARK ADDN & VAC 22FT SELLERS DR &	
ALLE LAND USE:		PROPERTY ADDR:	00000 MARRON	
		OWNER NAME:	GILES GLYN M	
		OWNER ADDR:	01608 SAGEBRUSH	CT SE
ALBUQUERQUE NM		87123		
0102005818504030421		LEGAL:	006 004M ESA VILLAGE	
LAND USE:		PROPERTY ADDR:	00000 MARRON	
		OWNER NAME:	GILES GLYN M & EUGENIA J TRUST	
		OWNER ADDR:	01608 SAGEBRUSH	CT NE
ALBUQUERQUE NM		87123		
0102005718552620320		LEGAL:	TRAC T B PLAT OF DIVISION OF "LANDS OF ROBERT	
JOHNS LAND USE:		PROPERTY ADDR:	00000 LOMAS	
		OWNER NAME:	ELLER MEDIA COMPANY	
		OWNER ADDR:	02850 E CAMELBACK	RD
PHOENIX	AZ	85016		

0102005833003540102 VIL LAND USE: LEGAL: 1A A SUM MARY PLAT OF LTS 1A 2B & 2C BLK A MESA  
PROPERTY ADDR: 00000 LOMAS  
OWNER NAME: MANN RICHARD D & MARGARET P  
OWNER ADDR: 09501 LOMAS BL NE  
87112

ALBUQUERQUE NM  
0102005818706630609 LAND USE: LEGAL: 004 040M ESA VILLAGE  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: RIEL LINDA M  
OWNER ADDR: 01012 MARRON CI NE  
87112

ALBUQUERQUE NM  
0102005819306430610 LAND USE: LEGAL: 003 040M ESA VILLAGE  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: JANIEL DOUGLAS & KYLA MORGAN  
OWNER ADDR: 01008 MARRON CI NE  
87112

ALBUQUERQUE NM  
0102005820006330611 LAND USE: LEGAL: 002 040M ESA VILLAGE  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: TAFOYA SALOMON J ETUX  
OWNER ADDR: 01004 MARRON CI NE  
87112

ALBUQUERQUE NM  
0102005820706430612 LAND USE: LEGAL: 001 040M ESA VILLAGE  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: GALLEGOS ROSAURO JOE JR ETUX  
OWNER ADDR: 01000 MARRON CI NE  
87112

ALBUQUERQUE NM  
0102005822406430301 FT O LAND USE: LEGAL: MESA VIL LAGE ADD LOTS 18 & 19 BLK 41 & NLY 10  
PROPERTY ADDR: 00000 SELLERS  
OWNER NAME: LA PUERTA AZUL LLC  
OWNER ADDR: PO BOX 30143  
87112

ALBUQUERQUE NM  
0102005823206330302 VACATED LAND USE: LEGAL: MESA VIL LAGE LOT 20 BLK 41 AND NLY 10FT OF  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: HINDS GORDON M & PATRICIA BOUI  
OWNER ADDR: 09211 MARRON CI NE  
87112

ALBUQUERQUE NM  
0102005823806330303 VACA LAND USE: LEGAL: MESA VIL LAGE ADDN LOT 21 BLK 41 & NLY 10FT OF  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: HINDS GORDON M & PATRICIA BOUI  
OWNER ADDR: 09215 MARRON CI NE  
87112

ALBUQUERQUE NM  
0102005824406330304 VACA LAND USE: LEGAL: MESA VIL LAGE ADDN LOT 22 BLK 41 & NLY 10FT OF  
PROPERTY ADDR: 00000 MARROW  
OWNER NAME: HARRISON ALBERT P & ROSEY  
OWNER ADDR: 03717 DEL MAR NE  
87111

ALBUQUERQUE NM

0102005825006330305    LEGAL: MESA VIL LAGE ADDN LOT 23 BLK 41 & NLY 10FT OF  
VACA LAND USE:  
PROPERTY ADDR: 00000    MARRON  
OWNER NAME: HARRISON RALPH A  
OWNER ADDR: 03717    DEL MAR                                    NE  
ALBUQUERQUE NM            87110

0102005825606330306    LEGAL: 24 4 1 ME SA VILLAGE ADDN & NLY 10 FT VAC MARRON  
CIR LAND USE:  
PROPERTY ADDR: 00000    MARRON  
OWNER NAME: HARRISON HELEN &  
OWNER ADDR: 11320    BRUSSELS                                    AV NE  
ALBUQUERQUE NM            87111

0102005826206330307    LEGAL: 25 4 1 ME SA VILLAGE ADDN & NLY 10 FT VAC MARRON  
CIR LAND USE:  
PROPERTY ADDR: 00000    MARRON  
OWNER NAME: COSTELLO JAMES G & MISHELL L  
OWNER ADDR: 12592    SORA                                         WA  
ALBUQUERQUE NM            92129

0102005826906330308    LEGAL: 0026 0041 MESA VILLAGE ADD & NLY 10FT OF VAC  
MARRON LAND USE:  
PROPERTY ADDR: 00000    MARRON  
OWNER NAME: BOYE CLINTON A & LYDIA A  
OWNER ADDR: 01547    EAGLE RIDGE                                 DR NE  
ALBUQUERQUE NM            87122

0102005827406330309    LEGAL: 0027 0041 MESA VILLAGE ADD & NLY 10FT VAC MARRON  
CIR LAND USE:  
PROPERTY ADDR: 00000    MARRON  
OWNER NAME: BOYE CLINTON A & LYDIA A  
OWNER ADDR: 01547    EAGLE RIDGE                                 DR NE  
ALBUQUERQUE NM            87122

0102005828006330310    LEGAL: 0028 0041 MESA VILLAGE & NORTHERLY 10FT OF  
VACATED M LAND USE:  
PROPERTY ADDR: 00000    MARRON  
OWNER NAME: SMITH CHARLES M & MARY E  
OWNER ADDR: 12233    MENAUL                                         BL NE  
ALBUQUERQUE NM            87112

0102005828606330311    LEGAL: 0029 0041 MESA VILLAGE & THE NORTHERLY 10FT OF  
VACAT LAND USE:  
PROPERTY ADDR: 00000    MARRON  
OWNER NAME: SMITH CHARLES M & MARY E  
OWNER ADDR: 12233    MENAUL                                         BL NE  
ALBUQUERQUE NM            87112

0102005829206330312    LEGAL: 0030 0041 MESA VILLAGE & THE NORTHERLY 10FT OF  
VACAT LAND USE:  
PROPERTY ADDR: 00000    MARRON  
OWNER NAME: ROZENBLUM MICHAEL  
OWNER ADDR: 08100    M-4 WYOMING                                 BL NE  
ALBUQUERQUE NM            87113

0102005829806330313    LEGAL: 0031 0041 MESA VILLAGE & THE NORTHERLY 10FT OF  
VACAT LAND USE:  
PROPERTY ADDR: 00000    MARRON  
OWNER NAME: ROZENBLUM MICHAEL  
OWNER ADDR: 08100    M-4 WYOMING                                 BL NE  
ALBUQUERQUE NM            87113

PAGE 4

0102005830306330314      LEGAL: LOT 32 B LK 41 MESA VILLAGE ADDN & NLY 10 FT VAC  
MA LAND USE:

PROPERTY ADDR: 00000      MARRON  
OWNER NAME: LI JIAN & LEE KITTY F  
OWNER ADDR: 08500      ASPEN      AV NE  
87112

ALBUQUERQUE NM  
0102005831206730316      LEGAL: 033 041M ESA VILLAGE  
LAND USE:

PROPERTY ADDR: 00000      EASTERDAY  
OWNER NAME: LI JIAN & LEE KITTY F  
OWNER ADDR: 08500      ASPEN      AV NE  
87112

ALBUQUERQUE NM  
0102005831206030315      LEGAL: 34 4 1 ME SA VILLAGE & NLY 10 FT VAC MARRON CIR  
LAND USE:

PROPERTY ADDR: 00000      EASTERDAY  
OWNER NAME: LI JIAN & LEE KITTY F  
OWNER ADDR: 08500      ASPEN      AV NE  
87112

ALBUQUERQUE NM  
0102005833006240701      LEGAL: LT 3 6 BL K 32 E.M. CHAPMAN JR'S SUBDIVISION OF  
BLOC LAND USE:

PROPERTY ADDR: 00000      GLORIETA  
OWNER NAME: OFARRELL DALE E  
OWNER ADDR: PO BOX 50096

ALBUQUERQUE NM  
0102005833606240702      LEGAL: 035 E M CHAPMAN JR'S SUBD OF BLKS 31 & 32 &33  
MESA LAND USE:

PROPERTY ADDR: 00000      GLORIETA  
OWNER NAME: MARTINEZ ANDY & EILEEN E  
OWNER ADDR: 03979      MARTINEZ      RD  
87015

EDGEWOOD NM  
0102005834206340703      LEGAL: LT 3 4 BL K 32 E.M. CHAPMAN JR'S SUBDIVISION OF  
BLOC LAND USE:

PROPERTY ADDR: 00000      GLORIETA  
OWNER NAME: WILLIAMS RAY W ETUX ETAL  
OWNER ADDR: 08604      PRINCESS JEANNE      NE

ALBUQUERQUE NM  
0102005808202330105      LEGAL: TRAC T 1 PLAT OF TRACT 1 LANDS OF THE RICHARDSON  
FA LAND USE:

PROPERTY ADDR: 00000      LOMAS  
OWNER NAME: RICHARDSON PROPERTIES INC  
OWNER ADDR: PO BOX 3487

ALBUQUERQUE NM      87190

QUIT

102005822406430301

LEGAL: MESA VILLAGE ADD LOTS 18 & 19 BLK 41 & NLY 1 MARRON  
CIRCLE

PROPERTY ADDR: 1000 SELLERS DR NE

OWNERS NAME: LA PUERTA AZUL LLC

OWNERS ADDR: PO BOX 30143  
ALBUQUERQUE, NM 87190

102005833006240701

LEGAL: LOT 36 BLK 32 E.M. CHAPMAN JR'S SUBDIVISION 9 & 33 MESA  
VILLAGE A

PROPERTY ADDR: 1001 GLORIETA ST NE

OWNERS NAME: OFARRELL DALE E

OWNERS ADDR: PO BOX 50096  
ALBUQUERQUE, NM 87181

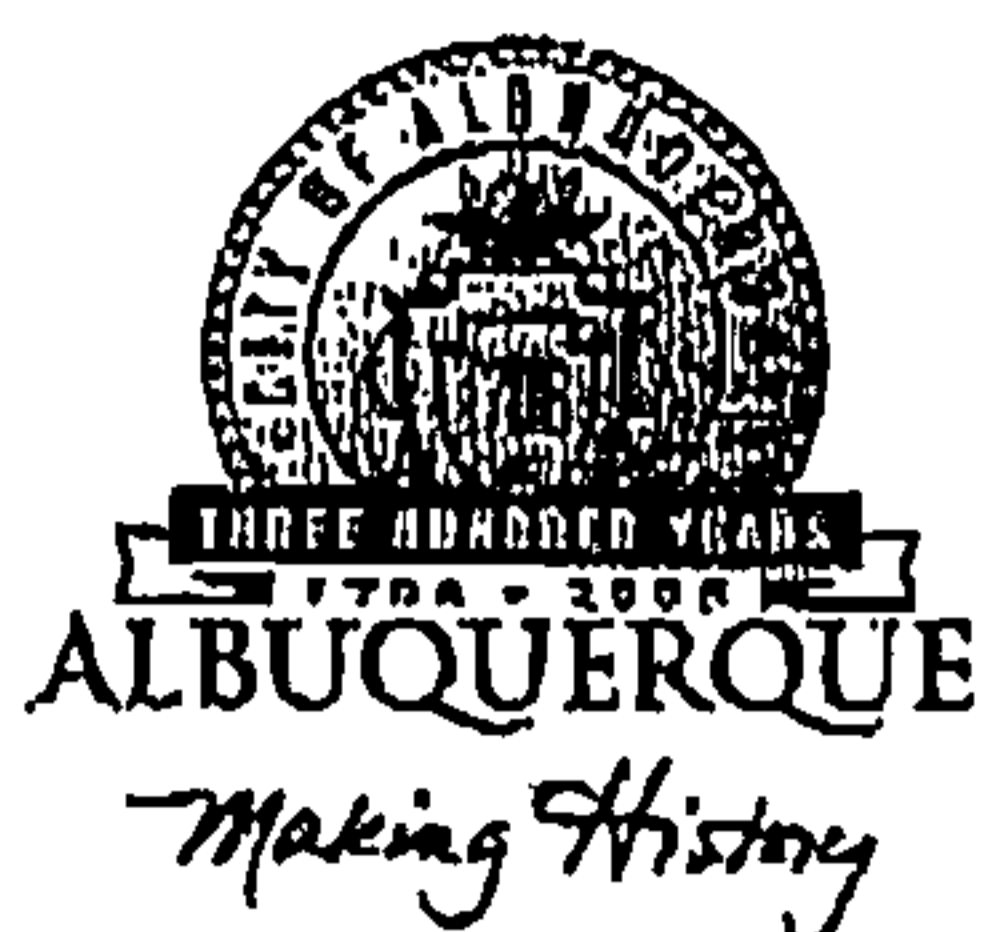
102005808202330105

LEGAL: TRACT 1 PLAT OF TRACT 1 LANDS OF THE RICHARD T CONT  
16.6905 AC

PROPERTY ADDR: 8601 LOMAS NE

OWNERS NAME: RICHARDSON PROPERTIES INC.

OWNERS ADDR: PO BOX 3487  
ALBUQUERQUE, NM 87190



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

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

October 6, 2005

Whitney L. Phillips  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539

Dear Whitney:

Thank you for your inquiry of October 6, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT C AND TRACT 42, MESA VILLAGE SUBDIVISION** zone map J-20.

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

**MESA VILLAGE N.A. (MVG) "R"**

**\*Kathryn Bretz**

1216 Luthy Cir. NE/87112 620-0861 (h) 872-3100 (w)

Nancy Dodge

1100 McKee Dr. NE/87112 275-0007 (h)

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

Sincerely,

***Stephani Winklepleck***

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/05/04)

**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 OCNC use only)*

Date of Inquiry: 10/06/05 Time Entered: 9:40 a.m. ONC Rep. Initials: SW



Project # 1003886

STILLBROOKE HOMES  
8901 ADAMS NE, STE 4  
ALBUQUERQUE, NM 87113

MARK GOODWIN & ASSOCIATES, P.A.  
PO BOX 90606  
ALBUQUERQUE, NM 87199

KATHRYN BRETZ  
Mesa Village N.A.  
1216 LUTHY CIRCLE NE  
ALBUQUERQUE, NM 87112

NANCY DODGE  
Mesa Village N.A.  
1100 MCKEE DR NE  
ALBUQUERQUE, NM 87112

102005823003330202  
HARVEST TOWNHOMES LLC  
1015 TIJERAS NW  
ALBUQUERQUE NM 87102

102005831003530204  
PAHLEVAN ZOHRE  
5 LA VILLITA CT NE  
ALBUQUERQUE NM 87112

102005820503630422

102005718552620320

102005833003540102

GILES GLYN M  
1608 SAGEBRUSH CT SE  
ALBUQUERQUE NM 87123

ELLER MEDIA COMPANY  
2850 E CAMELBACK RD  
PHOENIX AZ 85016

MANN RICHARD D & MARGARET P  
9501 LOMAS BL NE  
ALBUQUERQUE NM 87112

102005818706630609

102005819306430610

102005820006330611

RIEL LINDA M  
1012 MARRON CI NE  
ALBUQUERQUE NM 87112

JANIEL DOUGLAS & KYLA MORGAN  
1008 MARRON CI NE  
ALBUQUERQUE NM 87112

TAFUYA SALOMON J ETUX  
1004 MARRON CI NE  
ALBUQUERQUE NM 87112

102005820706430612

102005822406430301

102005823206330302

GALLEGOS ROSAURO JOE JR ETUX  
1000 MARRON CI NE  
ALBUQUERQUE NM 87112

LA PUERTA AZUL LLC  
PO BOX 30143  
ALBUQUERQUE, NM 87190

HINDS GORDON M & PATRICIA BOU  
9211 MARRON CI NE  
ALBUQUERQUE NM 87112

102005823806330303

102005824406330304

102005825606330306

HINDS GORDON M & PATRICIA BOU  
9215 MARRON CI NE  
ALBUQUERQUE NM 87112

HARRISON ALBERT P & ROSEY  
3717 DEL MAR NE  
ALBUQUERQUE NM 87111

HARRISON HELEN &  
11320 BRUSSELS AV NE  
ALBUQUERQUE NM 87111

102005826206330307

102005826906330308

102005828006330310

COSTELLO JAMES G & MISHHELL L  
12592 SORA WA  
SAN DIEGO CA 92129

BOYE CLINTON A & LYDIA A  
1547 EAGLE RIDGE DR NE  
ALBUQUERQUE NM 87122

SMITH CHARLES M & MARY E  
12233 MENAUL BL NE  
ALBUQUERQUE NM 87112

102005829206330312

102005830306330314

102005833006240701

ROZENBLUM MICHAEL  
8100 M-4 WYOMING BL NE  
ALBUQUERQUE NM 87113

LI JIAN & LEE KITTY F  
8500 ASPEN AV NE  
ALBUQUERQUE NM 87112

OFARRELL DALE E  
PO BOX 50096  
ALBUQUERQUE, NM 87181

102005833606240702

102005834206340703

102005808202330105

MARTINEZ ANDY & EILEEN E  
3979 MARTINEZ RD  
EDGEWOOD NM 87015

WILLIAMS RAY W ETUX ETAL  
8604 PRINCESS JEANNE NE  
ALBUQUERQUE NM 87112

RICHARDSON PROPERTIES INC  
PO BOX 3487  
ALBUQUERQUE, NM 87190

H-21-Z

J-21-Z

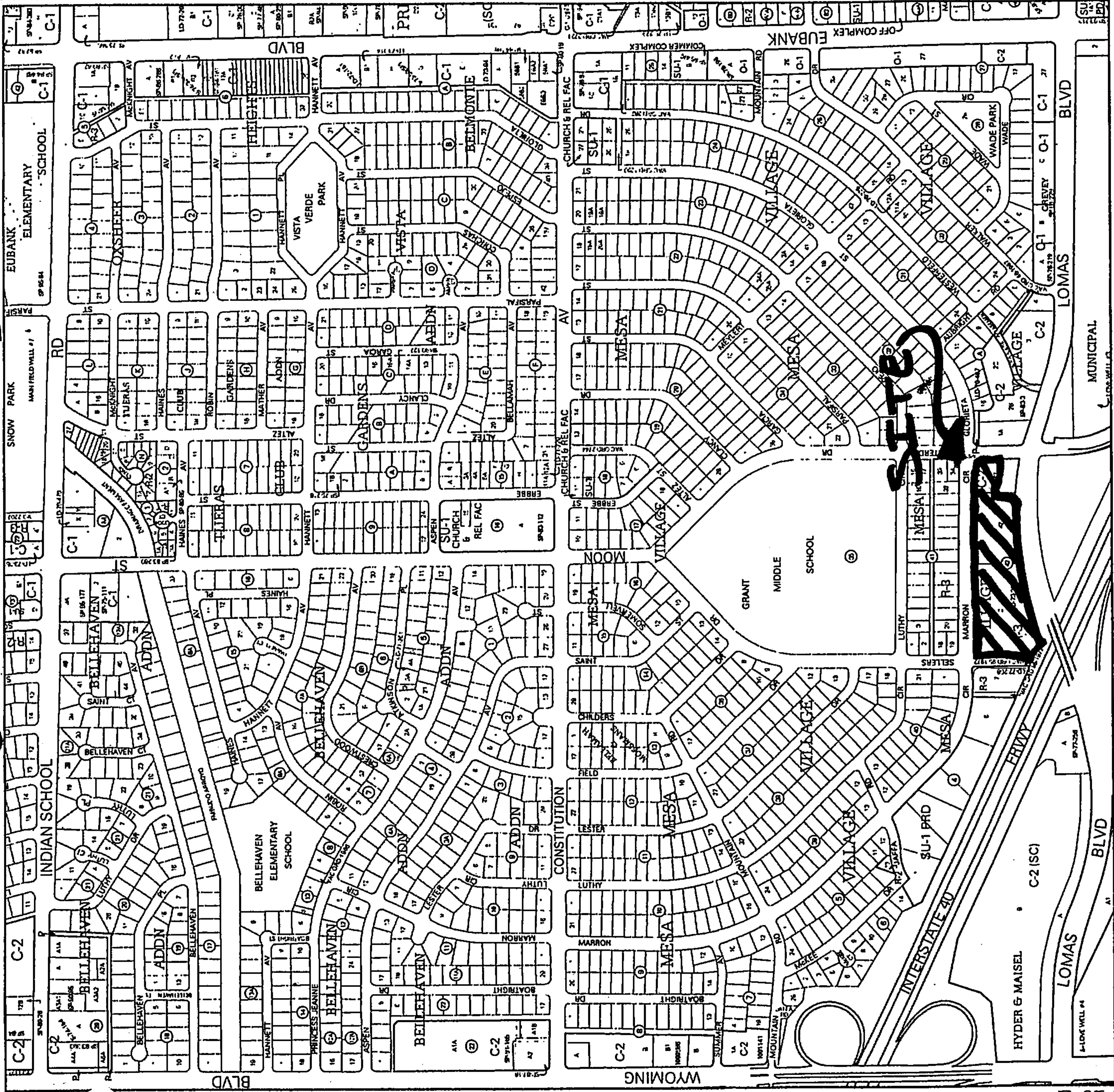
K-21-Z

H-20-Z

H-19-Z

J-19-Z

K-19-Z

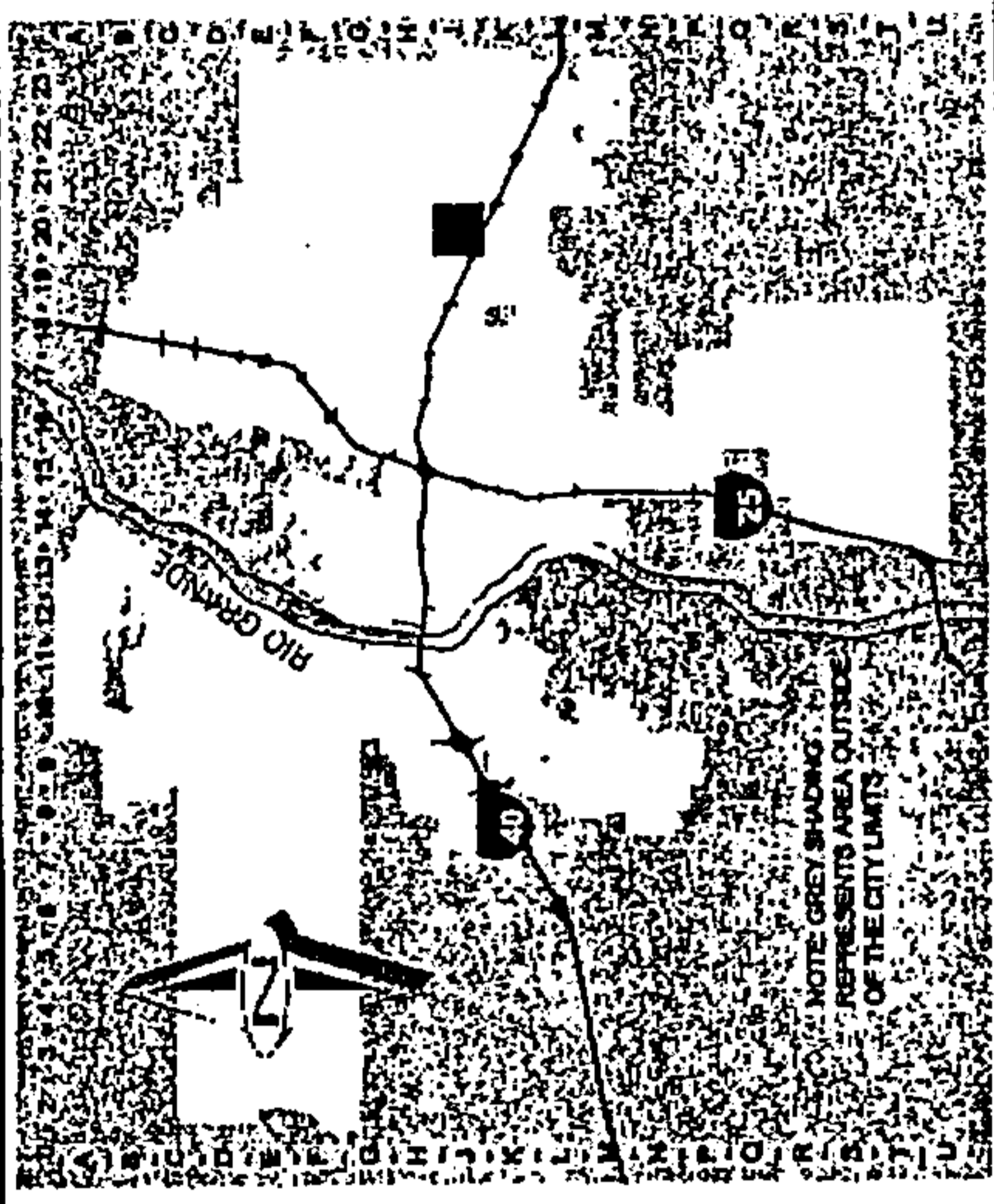


**Zone Atlas Page: J-20-Z**

Map amended through: Aug 06, 2004

**Selected Symbols**

- Unincorporated Areas X -- Grant Boundaries
- Sector Plan Boundaries ~ Pictograph
- Parcel Boundaries --- H-1 Buffer Zone
- Easement Lines ~~~~~ Arroyos
- Freeway Lanes - - - - - LDN Noise Level
- Jurisdictional Boundaries + Airport Clearance Zone
- Westgate Wall \* \* \* \* \* Design Overlay Zones
- Escarpment - - - - -



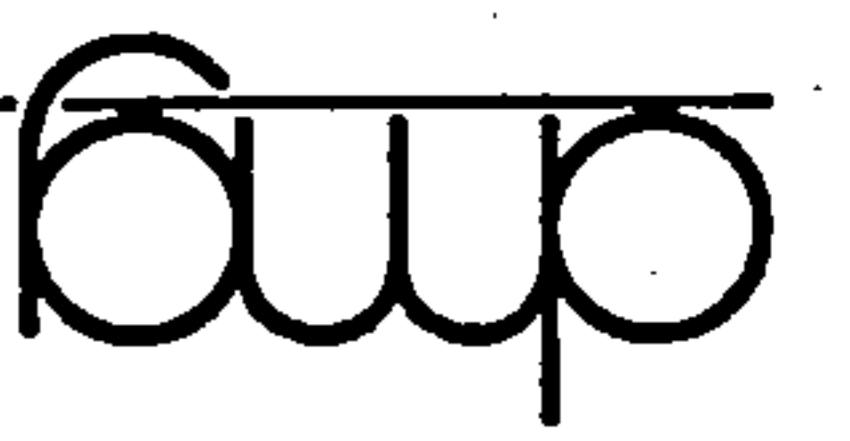
**THREE HUNDRED YEARS**  
1706 • 2006  
**ALBUQUERQUE**

*Hacienda Historia*



PLANNING DEPARTMENT

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7 October, 2005

Sheran Matson - DRB Chair  
Plaza del Sol  
620 2<sup>nd</sup> NW  
Albuquerque, NM 87103

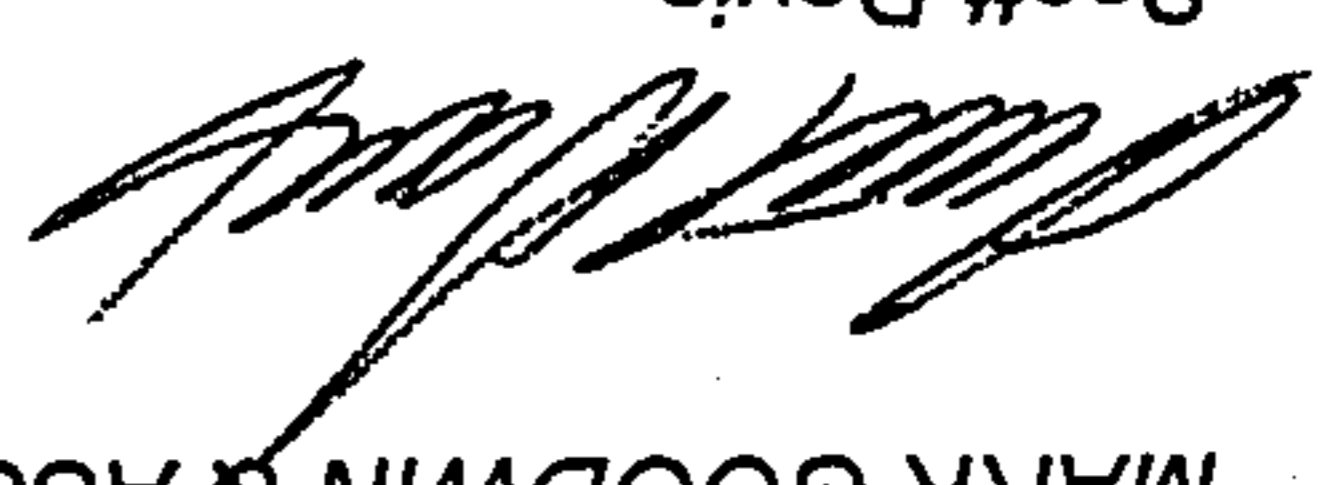
Re: Bulk Land Variance, Minor Subdivision (Preliminary and Final Plat) - Silver Leaf

Dear Ms. Matson:

On behalf of our client, we are making a DRB submittal for bulk land variance. The intent of this action is to separate Lot C-1 and Lot C-2, as identified on the submitted plat. An additional submittal will be made in the future for a major proposed residential subdivision to be located on Lot C-1.

If you have any questions concerning the proposed action, please feel free to call.

Sincerely,

MARK GOODWIN & ASSOCIATES  
  
Scott Davis  
Project Engineer

#21



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00908 (FP) Project # 1003886  
 Project Name: MESA VILLAGE SUBDIVISION  
 Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/8/00 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
SD easement  
ABC WUA easement

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

PLANNING (Last to sign): AGIS  
Prop. Mgmt's 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.
  - Include 3 copies of the approved site plan along with the originals.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.
  - AGIS DXF File approval required.
  - Copy of recorded plat for Planning.

*OKoy*

Project Number 1003886

**3886**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

  
Approved

06-14-2005  
Date

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

**AGIS Use Only**

Copied fc **3886** to agiscov on **6/14/2005** Contact person notified on **6/14/2005**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 8, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 12:30 P.M.

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

1. **Project # 1001004**  
05DRB-00813 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WEST BLUFF LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 8 & 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 03DRB00521, 03DRB00357, 01DRB00498] (H-11) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001228**  
05DRB-00801 Major-Two Year SIA

JANE ALICE BLACK DAVIDSON request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS**, zoned RA-1, located on GABALDON DR NW, between MOUNTAIN RD NW and I-40 containing approximately 4 acre(s). [REF: 03DRB00875, DRB-97-528, DRB-93-136, AX-87-16] (H-12) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1001376**  
05DRB-00806 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS NORTH**, zoned RD, located on WYOMING BLVD NE, between BEVERLY HILLS NE and FLORENCE NE containing approximately 33 acre(s). [REF:02DRB01363, 02DRB01965, 02DRB01966, 02DRB01967, 02DRB01968] (B-19) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1001306**  
05DRB-00804 Major-Vacation of  
Public Easements  
05DRB-00805 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE**, zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

5. **Project # 1003011**  
05DRB-00439 Major-Vacation of Pub  
Right-of-Way - **WITHDRAWN**

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] [Deferred from 4/13/05 & 5/11/05 & 5/25/05] (H-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003856**  
05DRB-00721 Major-Preliminary Plat  
Approval  
05DRB-00722 Minor-Subd Design  
(DPM) Variance  
05DRB-00723 Minor-Temp Defer  
SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

05DRB-00827 Minor-SiteDev Plan  
Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**



7. **Project # 1004184**  
05DRB-00810 Major-Bulk Land  
Variance  
05DRB-00811 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENT LANGUAGE AND AMAFCA CONCURRENCE.**

**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 # 1000651**  
05DRB-00910 Minor-SiteDev Plan  
BldPermit/EPC

HERMAN HOOD agent(s) for D & B GLASS COMPANY request(s) the above action(s) for Tract(s) A-29-A3, **NORTHEAST UNIT, TOWN OF ATRISCO GRANT**, zoned SU-1/PDA, C, & OFFICE USES, located on COORS BLVD NW, between REDLANDS RD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 05EPC-00585, ZA-88-472] [David Stallworth, EPC Case Planner] (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LABELING DIMENSIONS AND TO PLANNING FOR CASE PLANNERS SIGNATURE AND WALL DESIGN.**

9. **Project # 1004095**  
05DRB-00912 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-00976 Minor-Site Dev Plan  
Subdivision/EPC

ALEX HARRISON ARCHITECT agent(s) for DIONS request(s) the above action(s) for all or a portion of Tract(s) E1, **HUBBELL PLAZA ADDITION**, zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and BLUEWATER RD NW containing approximately 1 acre(s). [REF:DRB-96-221, Z-86-24-1] **[Carmen Marrone, EPC Case Planner] (K-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSION LABELING AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1004237**  
05DRB-00913 Minor-SiteDev Plan  
BldPermit

JOHN KLEE agent(s) for ALBUQUERQUE VAULT COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-2, **ATRISCO BUSINESS PARK , UNIT 1**, zoned SU-1, located on COORS BLVD NW, between CENTRAL NW and BLUEWATER NW containing approximately 3 acre(s). (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004224**  
05DRB-00887 Minor-SiteDev Plan  
BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05 & 6/8/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

12. **Project # 1004231**  
05DRB-00886 Minor-SiteDev Plan  
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98<sup>TH</sup> STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] [*Deferred from 6/1/05*] (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DIMENSION LABELING AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1003655**  
05DRB-00916 Minor-Subd Design (DPM)  
Variance

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17 & PORTION OF Lot 18, NORTH ALBUQUERQUE ACRES, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

14. **Project # 1003057**  
05DRB-00893 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A-2-C, **BLOCK 1, UNIT 3, CLIFFORD WEST BUSINESS PARK**, zoned IP industrial park zone, located on UNSER BLVD NW, between OLIVER ROSS DR NW and SAUL BELL RD NW containing approximately 12 acre(s). [REF: 03DRB01903, 01902, 01904] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004159**  
05DRB-00891 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between SNAPROLL ST NE and HAWKINS ST NE containing approximately 4 acre(s). [REF: 05DRB00795] [*Listed under Project #1003572 in error*] (D-17) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS/DRAINAGE TO THE EAST LOT 7.**

16. **Project # 1004241**  
05DRB-00915 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARRETT SMITH request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 7 & 8, Block(s) C, **HIGHLAND ADDITION SOUTH** and Lot(s) 7, Block(s) 4, **LEWIS & SIMONDS ADDITION**, zoned SU-2, located on HAZELDINE AVE SE, between BROADWAY BLVD SE and SANTA FE SE containing approximately 1 acre(s). [REF: DRB-97-433, ZA-79-148] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002423**  
05DRB-00907 Major-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 04DRB00702] (N-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003594**  
05DRB-00906 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A thru 113A, Tract(s) N, **VENTANA MESA, UNIT 1**, zoned R-LT, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD and PASEO DEL NORTE BLVD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003821**  
05DRB-00897 Minor-Final Plat  
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON SOUTH**) zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 05DRB00334, 00335] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003822**  
05DRB-00898 Major-Final Plat  
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTION II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON NORTH**) zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE N E and COMANCHE NE containing approximately 3 acre(s). [REF: 04DRB01888, 00332, 00333] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

21. ~~Project # 1003886~~  
05DRB-00908 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EVERGREEN DEVELOPMENT. LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS AVE NE, between SELLERS DR NE and EASTERLY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENTS, LABELING DIMENSIONS AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

22. **Project # 100635**  
05DRB-00917 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 05DRB00547] (E-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT LABELING.**

23. **Project # 1003672**  
05DRB-00704 Minor-Prelim&Final Plat  
Approval  
05DRB-00705 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 &*

5/18/05 & 5/25/05) (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: PUBLIC ACCESS EASEMENT WILL BE ADDED TO LOT 1. AN OFFSITE DRAINAGE EASEMENT ON LOT 8 SHALL BE GRANTED TO AMAFCA PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN IS REQUIRED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

24. **Project # 1003667**  
04DRB-01406 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). [Indef Deferred 9/22/04, deferred from 6/1/05] (F-23) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

25. **Project # 1003102**  
05DRB-00911 Minor-Sketch Plat or  
Plan

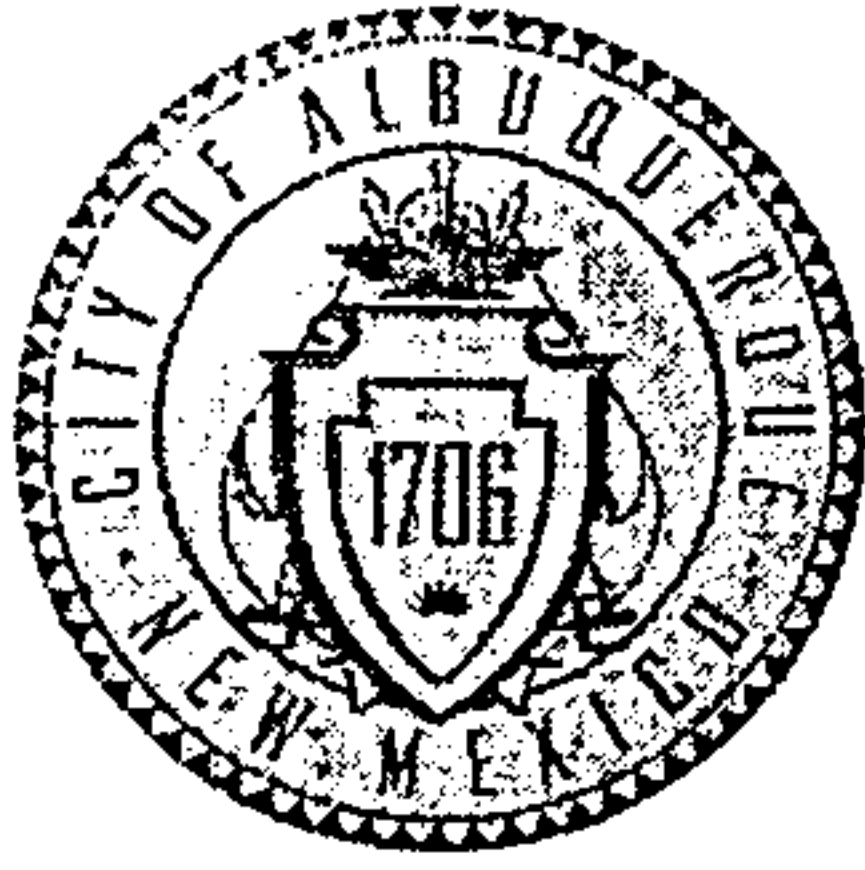
INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **TRAILHEAD COMMONS**) zoned SU-1 PRD, C-1 (22 du acre), located on the southwest corner of LA GRIMA DE ORO RD NE and JUAN TABO BLVD NE containing approximately 2 acre(s). [REF: 04DRB00236] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001304**  
05DRB-00909 Minor-Sketch Plat or  
Plan

CHRISTOPHER CALOTT request(s) the above  
action(s) for all or a portion of Lot(s) 14, 15,16, 17-B  
and 17-C, Block(s) 18, **PEREA ADDITION**, zoned SU  
- SF, located on the northwest corner of ROMA ST  
NW and 14<sup>TH</sup> ST NW containing approximately 1  
acre(s). [REF: 01ZHE1659, 02DRB00493,  
02LUCC00450] (J-13) **THE ABOVE REQUEST WAS  
REVIEWED AND COMMENTS WERE GIVEN.**

27. **ADJOURNED: 12:30 P.M.**





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

Development Review Board Comments

**Project Number:** 1003886  
**Application Number:** 05DRB-00908

**DRB Date:** 6/8/2005  
**Item Number:** 21

**Subdivision:**

Tracts C & 42, Mesa Village Subdivision

**Zoning:** R-3

**Zone Page:** J-20


**New Lots (or units) :** 50

**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:**

This development will be subject to impact fees for Parks, Recreation, Trails and Open Space. Fees will be collected at building permit.

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

Phone: 768-3808

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 8, 2005  
DRB Comments**

**ITEM # 21**

**PROJECT # 1003886**

**APPLICATION # 05-00908**

**RE: Silver Leaf/final plat**

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

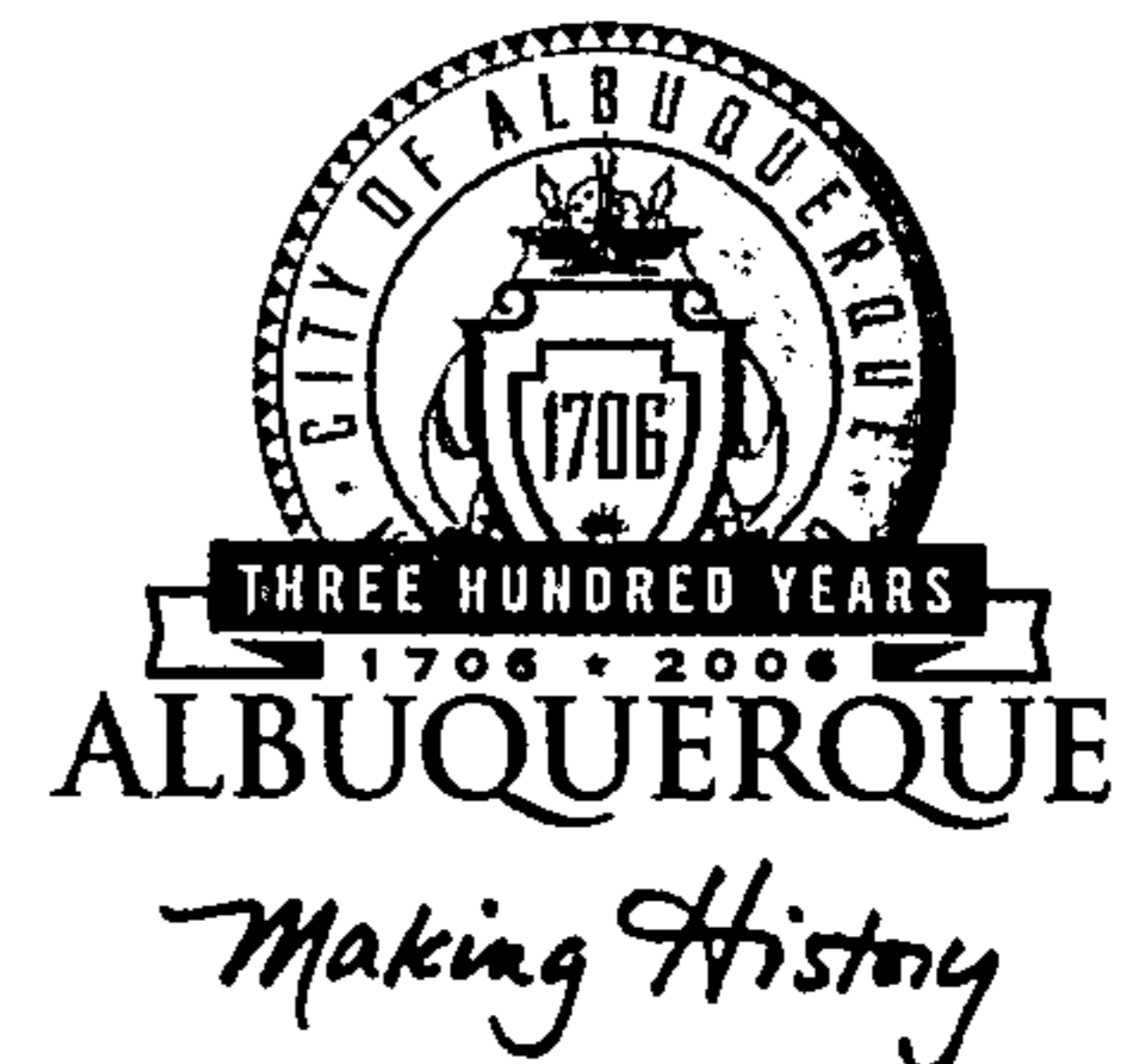
Condition of final plat: The final plat should show all public water/sewer easements dedicated to the Albuquerque/Bernalillo County Water Utility Authority.

Perimeter wall design is approved.



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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003886**

**AGENDA ITEM NO: 21**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.  
Comments on plat.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

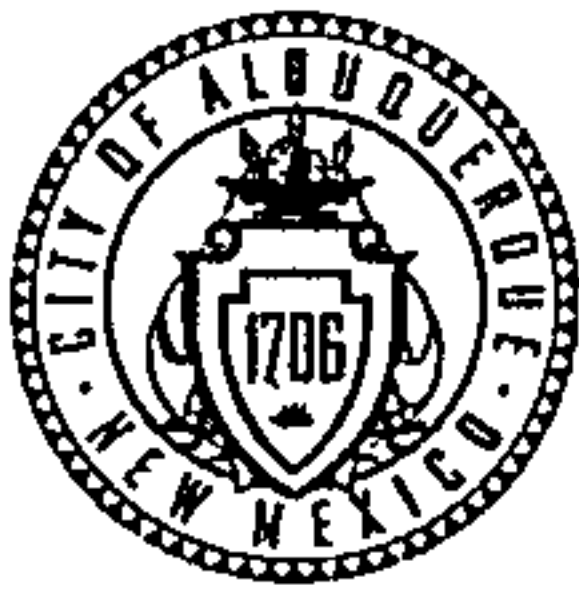
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** June 8, 2005



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 23, 2005

### 3. Project # 1003886

05DRB-00331 Major-Preliminary Plat Approval  
05DRB-00328 Major-Vacation of Pub Right-of-Way  
05DRB-00329 Major-Vacation of Public Easements  
05DRB-00330 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

At the March 23, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 3/23/05 and approval of the grading plan engineer stamp dated 2/9/05 the preliminary plat was approved with the following conditions of final plat approval:

The final plat should show all public water/sewer easements dedicated to the Albuquerque Bernalillo County Water Utility Authority.

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

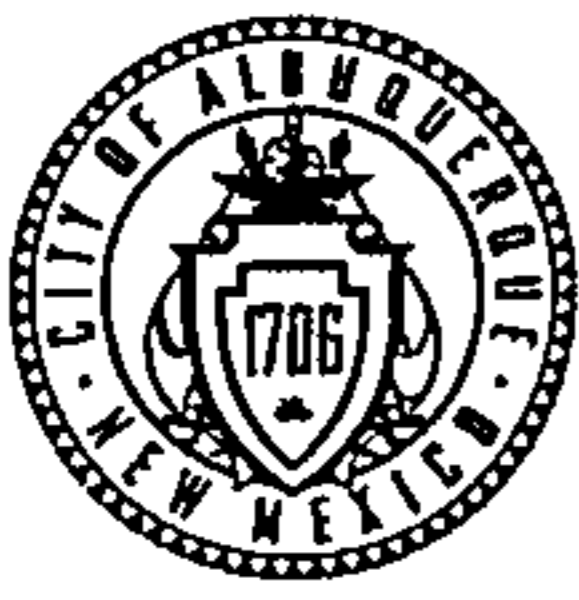
#### FINDINGS:

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.

Please Initial



OFFICIAL NOTICE OF DECISION  
PAGE 2

The temporary deferral of construction of sidewalks was approved as shown on Exhibit C in the Planning file

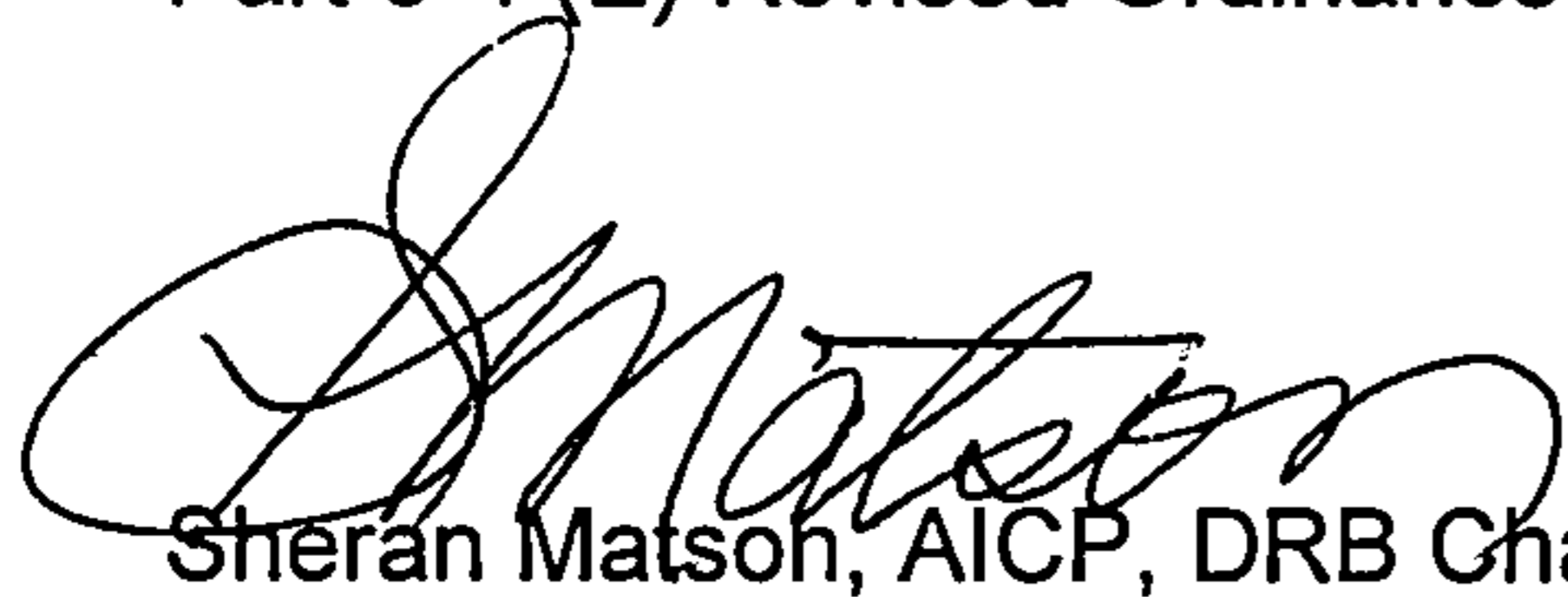
If you wish to appeal this decision, you must do so by April 7, 2005, in the manner described below.

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

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

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

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:Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Evergreen Development LLC, 1015 Tijeras, Suite 200, 87102  
Glyn Giles, 1608 Sagebrush SE, 87123  
Helen Harrison, 11320 Brussels NE, 87111  
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: 1003886 AGENDA#: 3 DATE: 3/23/05

1. Name: HELEN HARRISON Address: 11320 BRUSSELS <sup>NW</sup> Zip: 87111

2. Name: N. Glyn Siler Address: 1608 Logansport <sup>SE.</sup> Zip: 87123

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

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

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

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

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

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

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

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

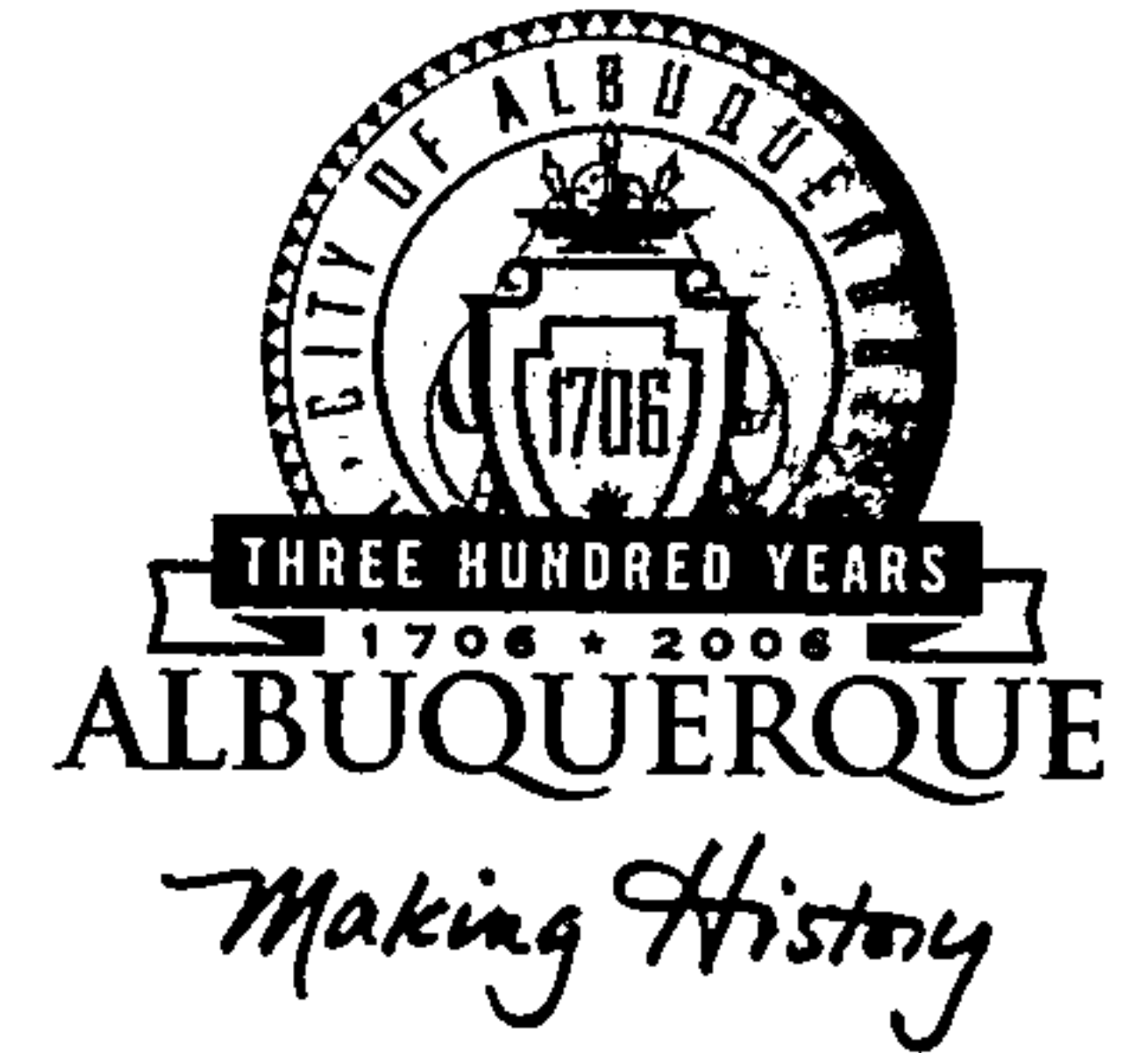
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003886**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the vacation request.  
An approved drainage report dated 2-9-05 is on file for Preliminary Plat approval.  
Comments on the infrastructure list and plat.

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:** March 23, 2005



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 23, 2005

**Project # 1003886**

- 05DRB-00331 Major-Preliminary Plat Approval
- 05DRB-00328 Major-Vacation of Pub Right-of-Way
- 05DRB-00329 Major-Vacation of Public Easements
- 05DRB-00330 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

AMAFCA

No adverse comments.

COG The Long Range Bikeway System map identifies Marron Circle as a bike route. Coordination with the City's DMD should be pursued to accommodate this designation as appropriate.

Transit

No objection to the requests.

Zoning Enforcement

This area is zoned R-3. The zoning requires each lot to be a minimum size of 150 ft. by 150 ft. In order to allow lot sizes as propow4ed, the area must be rezoned first to R-C, R-G, R-T, R-LT, R-2 or SU-1 with an appropriate classification as previously listed, or SU-1 PRD.

Neighborhood Coordination

Letter sent to Mesa Village NA (R).

APS

No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic Volume - Traffic volume and the possibility of associated crime auto burglaries and theft will increase in the area.

*3/18/05  
Called Scott to tell him.  
Not the case per Jack B.*



Police Department

Burglaries - more housing units will affect more residential burglaries and break-ins

Speeding violations - could increase especially along Marron Ave.

Lighting issues - should illuminate all building entrances pedestrian walkways vehicular access points and parking areas.

Maintenance of landscaping - developer provided landscaping should be low level at maturity should be low level at maturity should be low level at maturity and trees should not be placed to conflict with lights.

A higher probability of crimes during evening/weekend hours - Developers and/or builders should investigate any problems associated with the areas immediately west and north of the proposed development.

OTHERS: The configuration of the proposed housing units should allow residents to view the surrounding area through kitchen, living room and other often used areas of the home. The areas bordering the proposed development often limited view of the housing units.

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

PNM Electric & Gas

There may be Gas facilities in the north proposed vacation area. If so the developer must pay to relocate or preserve easement for PNM.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to the vacation request.

## Transportation Development

Provide sketch of new property line location in relation to face of curb. (9' ?)  
What happens to Tract "B"? What are the widths of the existing sidewalks?  
The ADA ramps should be uni-directional. Do ADA ramps exist at the existing street corners?

## Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 50 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Defer to affected agencies regarding vacation requests. No objection to the deferral of sidewalks.

## Utilities Development

No objection to Vacation requests. Need verification that sanitary sewer outfall does not conflict with existing storm drain in Sellers. Need to dedicate all public water/sewer easements to ABCWUA. No objection to Sidewalk Deferral.

## Planning Department

The perimeter wall design submitted needs revision to show a more unique design.

Agent was called on 3/16/05 and given these comments.

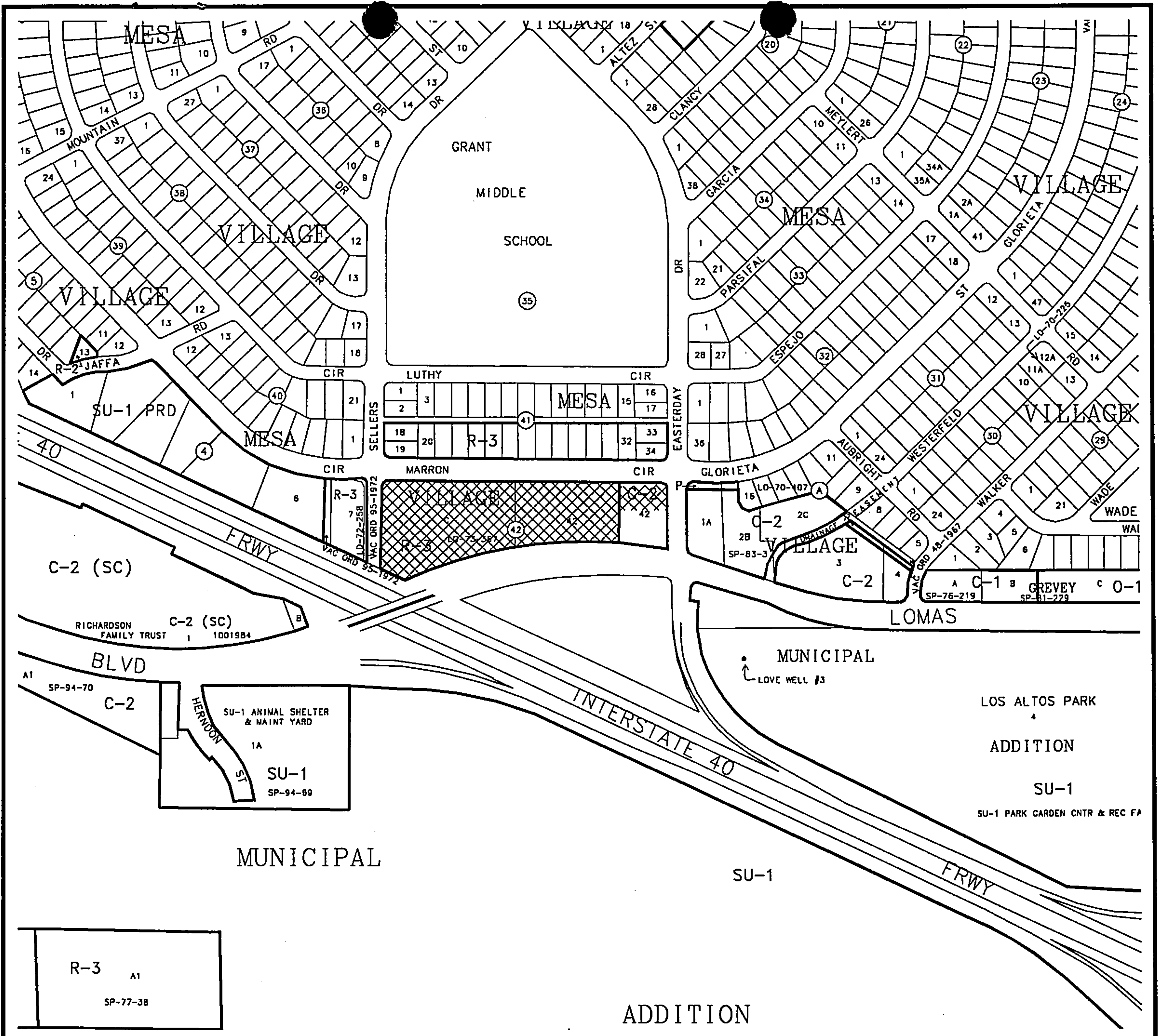
If these concerns are addressed, Planning should have no objections to the replat.

Remember the final plat must receive DRB approval and be recorded prior to the expiration of the preliminary plat. This occurs one year from the date of DRB approval of the preliminary plat.

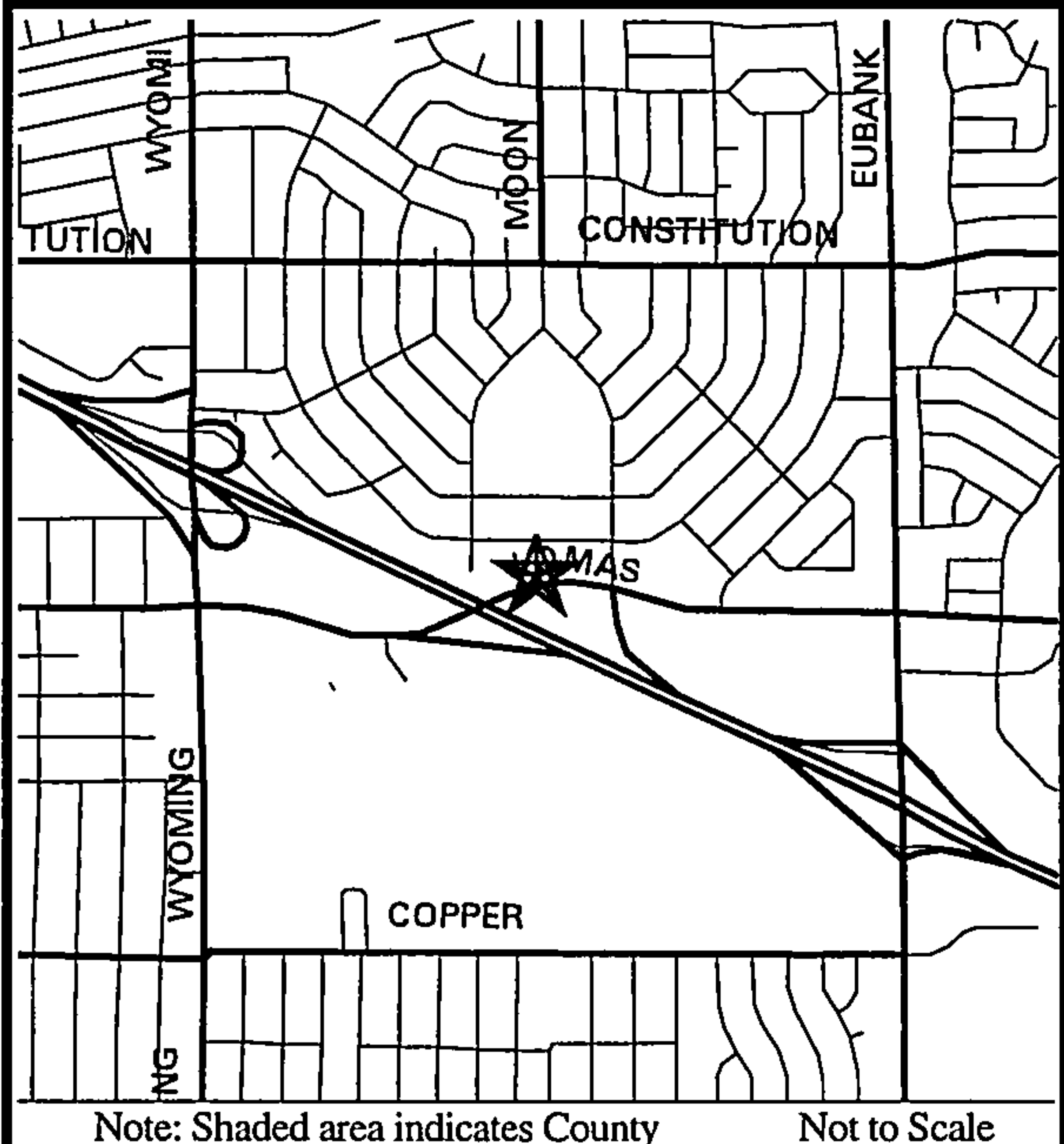
**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc: Evergreen Development, 1015 Tijeras Ave NW, Suite #200, 87102

Mark Goodwin & Associates PA, P.O. Box 90606, 87199



R-3 A1  
SP-77-38



Note: Shaded area indicates County Not to Scale

**ZONING MAP**



Scale 1"=517'

PROJECT NO.  
1003886

HEARING DATE  
3-23-05

MAP NO.  
J-20

ADDITIONAL CASE NUMBER(S)  
05DRB-00328  
05DRB-00329  
05DRB-00330



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

**Project # 1003821**

05DRB-00334 Major-Preliminary Plat  
Approval  
05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] (G-21)

**Project # 1003822**

05DRB-00332 Major-Preliminary Plat  
Approval  
05DRB-00333 Minor-Temp Defer SDWK


ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] (G-21)

**Project # 1003886**

05DRB-00331 Major-Preliminary Plat  
Approval  
05DRB-00328 Major-Vacation of Pub  
Right-of-Way  
05DRB-00329 Major-Vacation of Public  
Easements  
05DRB-00330 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

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, MARCH 7, 2005.**

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

**Meeting Date:** MARCH 23, 2005  
**Zone Atlas Page:** J-20-Z  
**Notification Radius:** 100 Ft.

**Project# 1003886**  
**App# 05DRB-00328**  
**App# 05DRB-00329**  
**App# 05DRB-00330**  
**App# 05DRB-00331**

**Cross Reference and Location:**

**Applicant:** EVERGREEN DEVELOPMENT  
**Address:** 1015 TIJERAS AVE NW, STE# 200  
ALBUQUERQUE NM 87102

**Agent:** MARK GOODWIN & ASSOCIATES, P.A.  
**Address:** PO BOX 90606  
ALBUQUERQUE NM 87199

**Special Instructions:**

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

**Date Mailed:** MARCH 4, 2005

**Signature:** KYLE TSETHLIKAI



PROPERTY OWNERSHIP / LEGAL LIST

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

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

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-20	1020058	244-078	303-29	✓
		238-078	30	✓
		232-078	31	✓
		223- <del>078</del> <sup>081</sup>	32	✓
		223-075	33	✓
		330-075	407-35	✓
		330-075	30	✓
		330-012	01	✓
		330-012	02	✓
		342-013	13	✓
		330-035	401-02	✓
		344-030	13	✓
		342-044	15	✓
K-20	1020057	449-480	102-15	✓ C.O.A.
		341-823	17	✓ <del>COA</del>
		281-390	101-30	✓ C.O.A.
		180-480	202-05	✓ C.O.A.



<mainframe@coa1mp3.cabq.gov>

03/04/2005 02:42 PM

To:
cc:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01020058 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102005823003330202 LEGAL: C 42 MES A VILLAGE SUBD
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GILES GYLN M ETUX ETAL
OWNER ADDR: 01608 SAGEBRUSH CT SE
ALBUQUERQUE NM 87123
0102005828603730203 LEGAL: NORT HEAS TERLY PORTION OF BLK 42 MESA VILLAGE
SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GILES GLYN M ETUX ETAL
OWNER ADDR: 01608 SAGEBRUSH CT SE
ALBUQUERQUE NM 87123
0102005831003530204 LEGAL: 042M ESA VILLAGE SUBD S ELY PORT BK 42 CONT .479
AC LAND USE:
PROPERTY ADDR: 00000 LOMAS
OWNER NAME: PAHLEVAN ZOHRE
OWNER ADDR: 00005 LA VILLITA CT NE
ALBUQUERQUE NM 87112
0102005820503630422 LEGAL: 0007 MAR RON PARK ADDN & VAC 22FT SELLERS DR &
ALLE LAND USE:
PROPERTY ADDR: 00000 MARRON
OWNER NAME: GILES GLYN M
OWNER ADDR: 01608 SAGEBRUSH CT SE
ALBUQUERQUE NM 87123
0102005818504030421 LEGAL: 006 004M ESA VILLAGE
LAND USE:
PROPERTY ADDR: 00000 MARRON
OWNER NAME: GILES GLYN M ETUX
OWNER ADDR: 01608 SAGEBRUSH CT SE
ALBUQUERQUE NM 87123
0102005819306430610 LEGAL: 003 040M ESA VILLAGE
LAND USE:
PROPERTY ADDR: 00000 MARRON
OWNER NAME: JANIEL DOUGLAS & KYLA MORGAN
OWNER ADDR: 01008 MARRON CI NE
ALBUQUERQUE NM 87112
0102005820006330611 LEGAL: 002 040M ESA VILLAGE
LAND USE:
PROPERTY ADDR: 00000 MARRON
OWNER NAME: TAFOYA SALOMON J ETUX
OWNER ADDR: 01004 MARRON CI NE
ALBUQUERQUE NM 87112
0102005820706430612 LEGAL: 001 040M ESA VILLAGE
LAND USE:
PROPERTY ADDR: 00000 MARRON
OWNER NAME: GALLEGOS ROSAURO JOE JR ETUX
OWNER ADDR: 01000 MARRON CI NE
ALBUQUERQUE NM 87112



PAGE 2

0102005820707830613      LEGAL: 021    040M ESA VILLAGE  
LAND USE:                      PROPERTY ADDR: 00000    LUTHY  
                                    OWNER NAME: MARTINEZ ESTHER  
                                    OWNER ADDR: 01001    LUTHY                      CI NE

ALBUQUERQUE NM              87112  
0102005820007830614      LEGAL: 020    040M ESA VILLAGE  
LAND USE:                      PROPERTY ADDR: 00000    LUTHY  
                                    OWNER NAME: CONKLE KEN & SHANNON  
                                    OWNER ADDR: 01005    LUTHY                      CI NE

ALBUQUERQUE NM              87112  
0102005822406430301      LEGAL: MESA    VIL LAGE ADD LOTS 18 & 19 BLK 41 & NLY 10  
FT O    LAND USE:                      PROPERTY ADDR: 00000    SELLERS  
                                    OWNER NAME: LA PUERTA AZUL LLC  
                                    OWNER ADDR: PO BOX 30143

ALBUQUERQUE NM              87190  
0102005823206330302      LEGAL: MESA    VIL LAGE LOT 20 BLK 41 AND NLY 10FT OF  
VACATED    LAND USE:                      PROPERTY ADDR: 00000    MARRON  
                                    OWNER NAME: VARELA FRANK C & PATRICIA A  
                                    OWNER ADDR: 10908    CORDOVA                      AV NE

ALBUQUERQUE NM              87112  
0102005823806330303      LEGAL: MESA    VIL LAGE ADDN LOT 21 BLK 41 & NLY 10FT OF  
VACA    LAND USE:                      PROPERTY ADDR: 00000    MARRON  
                                    OWNER NAME: VARELA FRANK C  
                                    OWNER ADDR: 10908    CORDOVA                      AV NE

ALBUQUERQUE NM              87112  
0102005824406330304      LEGAL: MESA    VIL LAGE ADDN LOT 22 BLK 41 & NLY 10FT OF  
VACA    LAND USE:                      PROPERTY ADDR: 00000    MARROW  
                                    OWNER NAME: HARRISON ALBERT P & ROSEY  
                                    OWNER ADDR: 03717    DEL MAR                      NE

ALBUQUERQUE NM              87111  
0102005825006330305      LEGAL: MESA    VIL LAGE ADDN LOT 23 BLK 41 & NLY 10FT OF  
VACA    LAND USE:                      PROPERTY ADDR: 00000    MARRON  
                                    OWNER NAME: HARRISON RALPH A  
                                    OWNER ADDR: 03717    DEL MAR                      NE

ALBUQUERQUE NM              87110  
0102005825606330306      LEGAL: 24 4 1 ME SA VILLAGE ADDN & NLY 10 FT VAC MARRON  
CIR    LAND USE:                      PROPERTY ADDR: 00000    MARRON  
                                    OWNER NAME: HARRISON HELEN &  
                                    OWNER ADDR: 11320    BRUSSELS                      AV NE

ALBUQUERQUE NM              87111  
0102005826206330307      LEGAL: 25 4 1 ME SA VILLAGE ADDN & NLY 10 FT VAC MARRON  
CIR    LAND USE:                      PROPERTY ADDR: 00000    MARRON  
                                    OWNER NAME: GONZALEZ JOSE V  
                                    OWNER ADDR: 09231    MARRON                      CI NE

ALBUQUERQUE NM              87112

0102005826906330308 MARRON LAND USE: LEGAL: 0026 0041 MESA VILLAGE ADD & NLY 10FT OF VAC  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: BOYE CLINTON A & LYDIA A  
OWNER ADDR: 01547 EAGLE RIDGE DR NE  
87122

ALBUQUERQUE NM 0102005827406330309 CIR LAND USE: LEGAL: 0027 0041 MESA VILLAGE ADD & NLY 10FT VAC MARRON  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: BOYE CLINTON A & LYDIA A  
OWNER ADDR: 01547 EAGLE RIDGE DR NE  
87122

ALBUQUERQUE NM 0102005828006330310 VACATED M LAND USE: LEGAL: 0028 0041 MESA VILLAGE & NORTHERLY 10FT OF  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: SMITH CHARLES M & MARY E  
OWNER ADDR: 12233 MENAUL BL NE  
87112

ALBUQUERQUE NM 0102005828606330311 VACAT LAND USE: LEGAL: 0029 0041 MESA VILLAGE & THE NORTHERLY 10FT OF  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: SMITH CHARLES M & MARY E  
OWNER ADDR: 12233 MENAUL BL NE  
87112

ALBUQUERQUE NM 0102005829206330312 VACAT LAND USE: LEGAL: 0030 0041 MESA VILLAGE & THE NORTHERLY 10FT OF  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: JOHNSON JANE E  
OWNER ADDR: 10815 WOLF CREEK RD SE  
87123

ALBUQUERQUE NM 0102005829806330313 VACAT LAND USE: LEGAL: 0031 0041 MESA VILLAGE & THE NORTHERLY 10FT OF  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: JOHNSON JANE E  
OWNER ADDR: 10815 WOLF CREEK RD SE  
87123

ALBUQUERQUE NM 0102005830306330314 MA LAND USE: LEGAL: LOT 32 B LK 41 MESA VILLAGE ADDN & NLY 10 FT VAC  
PROPERTY ADDR: 00000 MARRON  
OWNER NAME: DWYER DON & FAITH  
OWNER ADDR: 12400 MOUNTAINSIDE WA NE  
87123

ALBUQUERQUE NM 0102005831206030315 LAND USE: LEGAL: 34 4 1 ME SA VILLAGE & NLY 10 FT VAC MARRON CIR  
PROPERTY ADDR: 00000 EASTERDAY  
OWNER NAME: DWYER DON & FAITH  
OWNER ADDR: 12400 MOUNTAINSIDE WA NE  
87111

ALBUQUERQUE NM 0102005831206730316 LAND USE: LEGAL: 033 041M ESA VILLAGE  
PROPERTY ADDR: 00000 EASTERDAY  
OWNER NAME: DWYER DON & FAITH  
OWNER ADDR: 12400 MOUNTAINSIDE WA NE  
87111

ALBUQUERQUE NM 87111

0102005831207430317      LEGAL: 017    041M ESA VILLAGE ADDN  
LAND USE:                      PROPERTY ADDR: 00000    EASTERDAY  
                                    OWNER NAME: RUIZ LUIS & JAVIER  
                                    OWNER ADDR: 01009    EASTERDAY                      DR NE

ALBUQUERQUE NM              87112  
0102005831208030318      LEGAL: 016    041M ESA VILLAGE ADDN  
LAND USE:                      PROPERTY ADDR: 00000    EASTERDAY  
                                    OWNER NAME: CHAVEZ ROBERT L & HARRISON L F  
                                    OWNER ADDR: 01013    EASTERDAY                      DR NE

ALBUQUERQUE NM              87112  
0102005830307730319      LEGAL: 015    041M ESA VILLAGE ADDN  
LAND USE:                      PROPERTY ADDR: 00000    LUTHY  
                                    OWNER NAME: MADRID RAYMOND A & FRANCES M  
                                    OWNER ADDR: 09416    LUTHY                              CI NE

ALBUQUERQUE NM              87112  
0102005829807730320      LEGAL: 014    041M ESA VILLAGE ADDN  
LAND USE:                      PROPERTY ADDR: 00000    LUTHY  
                                    OWNER NAME: WILLIAMS BEATRICE  
                                    OWNER ADDR: 09408    LUTHY                              CI NE

ALBUQUERQUE NM              87112  
0102005829307730321      LEGAL: 013    041M ESA VILLAGE ADDN  
LAND USE:                      PROPERTY ADDR: 00000    LUTHY  
                                    OWNER NAME: PEEK JOHN T  
                                    OWNER ADDR: 00433    SANTA DOMINGA

SOLANA BEACHCA              92075  
0102005828707730322      LEGAL: 012    041M ESA VILLAGE ADDN  
LAND USE:                      PROPERTY ADDR: 00000    LUTHY  
                                    OWNER NAME: WARDLOW JOHNNIE J  
                                    OWNER ADDR: 09400    LUTHY                              DR NE

ALBUQUERQUE NM              87112  
0102005828007730323      LEGAL: 011    041M ESA VILLAGE ADDN  
LAND USE:                      PROPERTY ADDR: 00000    LUTHY  
                                    OWNER NAME: BANKERS TRUST CO OF CALIFORNIA  
                                    OWNER ADDR: 00909    HIDDEN RIDGE                      DR

IRVING                      TX              75038  
0102005827407730324      LEGAL: 010    041M ESA VILLAGE ADDN  
LAND USE:                      PROPERTY ADDR: 00000    LUTHY  
                                    OWNER NAME: SPEIS NANCY  
                                    OWNER ADDR: 09312    LUTHY                              CI NE

ALBUQUERQUE NM              87112  
0102005826907730325      LEGAL: 009    041M ESA VILLAGE ADDN  
LAND USE:                      PROPERTY ADDR: 00000    LUTHY  
                                    OWNER NAME: WINTERINK JOHANNAS A ETUX  
                                    OWNER ADDR: 09308    LUTHY                              CI NE

ALBUQUERQUE NM              87112

0102005826207730326	LEGAL: 008 041M ESA VILLAGE ADDN	
LAND USE:	PROPERTY ADDR: 00000 LUTHY	
	OWNER NAME: GRODE EUGENE J ETUX	
	OWNER ADDR: 09304 LUTHY	CI NE
ALBUQUERQUE NM	87112	
0102005825707730327	LEGAL: 007 041M ESA VILLAGE ADDN	
LAND USE:	PROPERTY ADDR: 00000 LUTHY	
	OWNER NAME: TRAUB RICHARD B	
	OWNER ADDR: PO BOX 1637	
ALBUQUERQUE NM	87103	
0102005825007830328	LEGAL: 006 041M ESA VILLAGE ADDN	
LAND USE:	PROPERTY ADDR: 00000 LUTHY	
	OWNER NAME: MURPHY GERALDINE A	
	OWNER ADDR: 09222 LUTHY	CI NE
ALBUQUERQUE NM	87112	
0102005824407830329	LEGAL: 005 041M ESA VILLAGE ADDN	
LAND USE:	PROPERTY ADDR: 00000 LUTHY	
	OWNER NAME: SELVAGE TERRY H & MARSHA L	
	OWNER ADDR: 09218 LUTHY	CI NE
ALBUQUERQUE NM	87112	
0102005823807830330	LEGAL: 004 041M ESA VILLAGE ADDN	
LAND USE:	PROPERTY ADDR: 00000 LUTHY	
	OWNER NAME: HASSIG GREGORY J & SHEILA A	
	OWNER ADDR: 09214 LUTHY	CI NE
ALBUQUERQUE NM	87112	
0102005823207830331	LEGAL: 003 041M ESA VILLAGE ADDN	
LAND USE:	PROPERTY ADDR: 00000 LUTHY	
	OWNER NAME: PARRAMORE CRAIG M	
	OWNER ADDR: 09210 LUTHY	CI NE
ALBUQUERQUE NM	87112	
0102005822308130332	LEGAL: 001 041M ESA VILLAGE	
LAND USE:	PROPERTY ADDR: 00000 SELLERS	
	OWNER NAME: BERG MICHAEL A AND	
	OWNER ADDR: 01012 SELLERS	DR NE
ALBUQUERQUE NM	87112	
0102005822307530333	LEGAL: 002 041M ESA VILLAGE ADDN	
LAND USE:	PROPERTY ADDR: 00000 SELLERS	
	OWNER NAME: ORTIZ PHILIP R & CINDI	
	OWNER ADDR: 01008 SELLERS	NE
ALBUQUERQUE NM	87112	
0102005833607540735	LEGAL: 002 E M CHAPMAN JRS SUBD OF BLKS 31 & 32 & 33	
MESA LAND USE:	PROPERTY ADDR: 00000 ESPEJO	
	OWNER NAME: BALDWIN BENNIE M & BALBINA	
	OWNER ADDR: 01004 ESPEJO	ST NE
ALBUQUERQUE NM	87112	

PAGE 6

0102005833007540736 MESA LAND USE: LEGAL: 001 E M CHAPMAN JRS SUBD OF BLKS 31 & 32 & 33  
PROPERTY ADDR: 00000 ESPEJO  
OWNER NAME: GONZALES MANUEL ETUX  
OWNER ADDR: 01000 ESPEJO ST NE  
87112

ALBUQUERQUE NM 0102005833006240701 MES LAND USE: LEGAL: 036 E M CHAPMAN JR'S SUBD OF BLDS 31 & 32 & 33  
PROPERTY ADDR: 00000 GLORIETA  
OWNER NAME: HERRERA PAUL BRUCE &  
OWNER ADDR: 01001 GLORIETA NE  
87112

ALBUQUERQUE NM 0102005833606240702 MESA LAND USE: LEGAL: 035 E M CHAPMAN JR'S SUBD OF BLKS 31 & 32 & 33  
PROPERTY ADDR: 00000 GLORIETA  
OWNER NAME: MARTINEZ ANDY & FLORES VIVIAN  
OWNER ADDR: 03979 MARTINEZ RD  
87015

EDGEWOOD NM 0102005834206340703 MES LAND USE: LEGAL: 034 E M CHAPMAN JR'S SUBD OF BLKS 31 & 32 & 33  
PROPERTY ADDR: 00000 GLORIETA  
OWNER NAME: WILLIAMS RAY W ETUX ETAL  
OWNER ADDR: 08604 PRINCESS JEANNE NE  
87112

ALBUQUERQUE NM 0102005833003540102 VIL LAND USE: LEGAL: 1A A SUM MARY PLAT OF LTS 1A 2B & 2C BLK A MESA  
PROPERTY ADDR: 00000 LOMAS  
OWNER NAME: MANN RICHARD D & MARGARET P  
OWNER ADDR: 09501 LOMAS BL NE  
87112

ALBUQUERQUE NM 0102005834403040103 VIL LAND USE: LEGAL: 2B A SUM MARY PLAT OF LTS 1A 2B & 2C BLK A MESA  
PROPERTY ADDR: 00000 LOMAS  
OWNER NAME: ALCON ELUCID E  
OWNER ADDR: 09601 LOMAS BL NE  
87112

ALBUQUERQUE NM 0102005834204440115 VILLAGE LAND USE: LEGAL: 16 A REP LAT OF LOTS 10 THRU 14 BLK A MESA  
PROPERTY ADDR: 00000 GLORIETTA  
OWNER NAME: LI GUI-SEN & JIN-FU WANG  
OWNER ADDR: 01008 GLORIETA NE  
87112

ALBUQUERQUE NM 0102005744948610215 LAND USE: LEGAL: TRAC T 4 MUNICIPAL ADDN NO 2 CONT 31.84 AC  
PROPERTY ADDR: 00000 LOMAS  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293  
87103

ALBUQUERQUE NM 0102005734150310217 LAND USE: LEGAL: MUNI CIPA L ADD NO2 NMSHD NW NE TION R4E SEC2  
PROPERTY ADDR: 00000 CORONADO  
OWNER NAME: STATE HIGHWAY COMM  
OWNER ADDR: PO BOX 1149  
87504

SANTA FE NM 87504

PAGE 7

0102005728139010130 LEGAL: TR 4 MUN ICIPAL ADDN #2 EXC THOSE PORT OUT TO  
R/W A LAND USE:

PROPERTY ADDR: 00000 COPPER  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM 87103

0102005718048020205 LEGAL: TRAC T 1- A PLAT OF TRS 1-A & 1-B MUNICIPAL ADDN  
NO LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM 87103

QUIT

# "Attachment A"

2/24/05

KIM HARDYMAN, MARK GOODWIN & ASSOC., PA

P.O. BOX 90606 / 87199

PHONE: 828-2200 FAX: 797-9539

ZONE MAP: J-20

Mesa Village NA ®

\*Kathryn Bretz

1216 Luthy Cir. NE / 87112 620-0861 (h)

Nancy Dodge

1100 McKee Dr. NE / 87112 275-0007 (h)

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

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

# 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: 2/24/05 Time Entered: 4:35PM ONC Rep. Initials: JK



Project# 1003886

EVEGREEN DEVELOPMENT  
1015 TIJERAS AVE NW, STE# 200  
ALBUQUERQUE NM 87102

NANCY DODGE  
Mesa Village Neigh. Assoc.  
1100 McKEE DR NE  
ALBUQUERQUE NM 87112

102005819306430610

JANIEL DOUGLAS & KYLA MORGAN  
1008 MARRON CINE  
ALBUQUERQUE NM 87112

102005820707830613

MARTINEZ ESTHER  
1001 LUTHY CINE  
ALBUQUERQUE NM 87112

102005823206330302

VARELA FRANK C & PATRICIA A  
10908 CORDOVA AV NE  
ALBUQUERQUE NM 87112

102005825606330306

HARRISON HELEN &  
11320 BRUSSELS AV NE  
ALBUQUERQUE NM 87111

102005828006330310

SMITH CHARLES M & MARY E  
12233 MENAUL BL NE  
ALBUQUERQUE NM 87112

102005831207430317

RUIZ LUIS & JAVIER  
1009 EASTERDAY DR NE  
ALBUQUERQUE NM 87112

102005829807730320

WILLIAMS BEATRICE  
9408 LUTHY CINE  
ALBUQUERQUE NM 87112

102005828007730323

BANKERS TRUST CO OF CALIFORNI  
909 HIDDEN RIDGE DR  
IRVING TX 75038

MARK GOODWIN & ASSOCIATES  
PO BOX 90606  
ALBUQUERQUE NM 87199

102005823003330202

GILES GYLN M ETUX ETAL  
1608 SAGEBRUSH CT SE  
ALBUQUERQUE NM 87123

102005820006330611

TAFOYA SALOMON J ETUX  
1004 MARRON CINE  
ALBUQUERQUE NM 87112

102005820007830614

CONKLE KEN & SHANNON  
1005 LUTHY CINE  
ALBUQUERQUE NM 87112

102005824406330304

HARRISON ALBERT P & ROSEY  
3717 DEL MAR NE  
ALBUQUERQUE NM 87111

102005826206330307

GONZALEZ JOSE V  
9231 MARRON CINE  
ALBUQUERQUE NM 87112

102005829206330312

JOHNSON JANE E  
10815 WOLF CREEK RD SE  
ALBUQUERQUE NM 87123

102005831208030318

CHAVEZ ROBERT L & HARRISON L  
1013 EASTERDAY DR NE  
ALBUQUERQUE NM 87112

102005829307730321

PEEK JOHN T  
433 SANTA DOMINGA  
SOLANA BEACH CA 92075

102005827407730324

SPEIS NANCY  
9312 LUTHY CINE  
ALBUQUERQUE NM 87112

KATHRYN BRETZ  
Mesa Village Neigh. Assoc.  
1216 LUTHY CIR. NE  
ALBUQUERQUE NM 87112

102005831003530204

PAHLEVAN ZOHRE  
5 LA VILLITA CT NE  
ALBUQUERQUE NM 87112

102005820706430612

GALLEGOS ROSAURO JOE JR ETUX  
1000 MARRON CINE  
ALBUQUERQUE NM 87112

102005822406430301

LA PUERTA AZUL LLC  
PO BOX 30143  
ALBUQUERQUE NM 87190

102005825006330305

HARRISON RALPH A  
3717 DEL MAR NE  
ALBUQUERQUE NM 87110

102005826906330308

BOYE CLINTON A & LYDIA A  
1547 EAGLE RIDGE DR NE  
ALBUQUERQUE NM 87122

102005830306330314

DWYER DON & FAITH  
12400 MOUNTAINSIDE WA NE  
ALBUQUERQUE NM 87111

102005830307730319

MADRID RAYMOND A & FRANCES M  
9416 LUTHY CINE  
ALBUQUERQUE NM 87112

102005828707730322

WARDLOW JOHNNIE J  
9400 LUTHY DR NE  
ALBUQUERQUE NM 87112

102005826907730325

WINTERINK JOHANNAS A ETUX  
9308 LUTHY CINE  
ALBUQUERQUE NM 87112

102005826207730326

GRÖDE EUGENE J ETUX  
9304 LUTHY CINE  
ALBUQUERQUE NM 87112

102005824407830329

SELVAGE TERRY H & MARSHA L  
9218 LUTHY CINE  
ALBUQUERQUE NM 87112

102005822308130332

BERG MICHAEL A AND  
1012 SELLERS DR NE  
ALBUQUERQUE NM 87112

102005833007540736

GONZALES MANUEL ETUX  
1000 ESPEJO ST NE  
ALBUQUERQUE NM 87112

102005834206340703

WILLIAMS RAY W ETUX ETAL  
8604 PRINCESS JEANNE NE  
ALBUQUERQUE NM 87112

102005834204440115

LI GUI-SEN & JIN-FU WANG  
1008 GLORIETA NE  
ALBUQUERQUE NM 87112

102005825707730327

TRAUB RICHARD B  
PO BOX 1637  
ALBUQUERQUE NM 87103

102005823807830330

HASSIG GREGORY J & SHEILA A  
9214 LUTHY CINE  
ALBUQUERQUE NM 87112

102005822307530333

ORTIZ PHILIP R & CINDI  
1008 SELLERS NE  
ALBUQUERQUE NM 87112

102005833006240701

HERRERA PAUL BRUCE &  
1001 GLORIETA NE  
ALBUQUERQUE NM 87112

102005833003540102

MANN RICHARD D & MARGARET P  
9501 LOMAS BL NE  
ALBUQUERQUE NM 87112

102005734150310217

STATE HIGHWAY COMM  
PO BOX 1149  
SANTA FE NM 87504

102005825007830328

MURPHY GERALDINE A  
9222 LUTHY CINE  
ALBUQUERQUE NM 87112

102005823207830331

PARRAMORE CRAIG M  
9210 LUTHY CINE  
ALBUQUERQUE NM 87112

102005833607540735

BALDWIN BENNIE M & BALBINA  
1004 ESPEJO ST NE  
ALBUQUERQUE NM 87112

102005833606240702

MARTINEZ ANDY & FLORES VIVIAN  
3979 MARTINEZ RD  
EDGEWOOD NM 87015

102005834403040103

ALCON ELUCID E  
9601 LOMAS BL NE  
ALBUQUERQUE NM 87112

H-19-Z

H-20-Z

H-21-Z

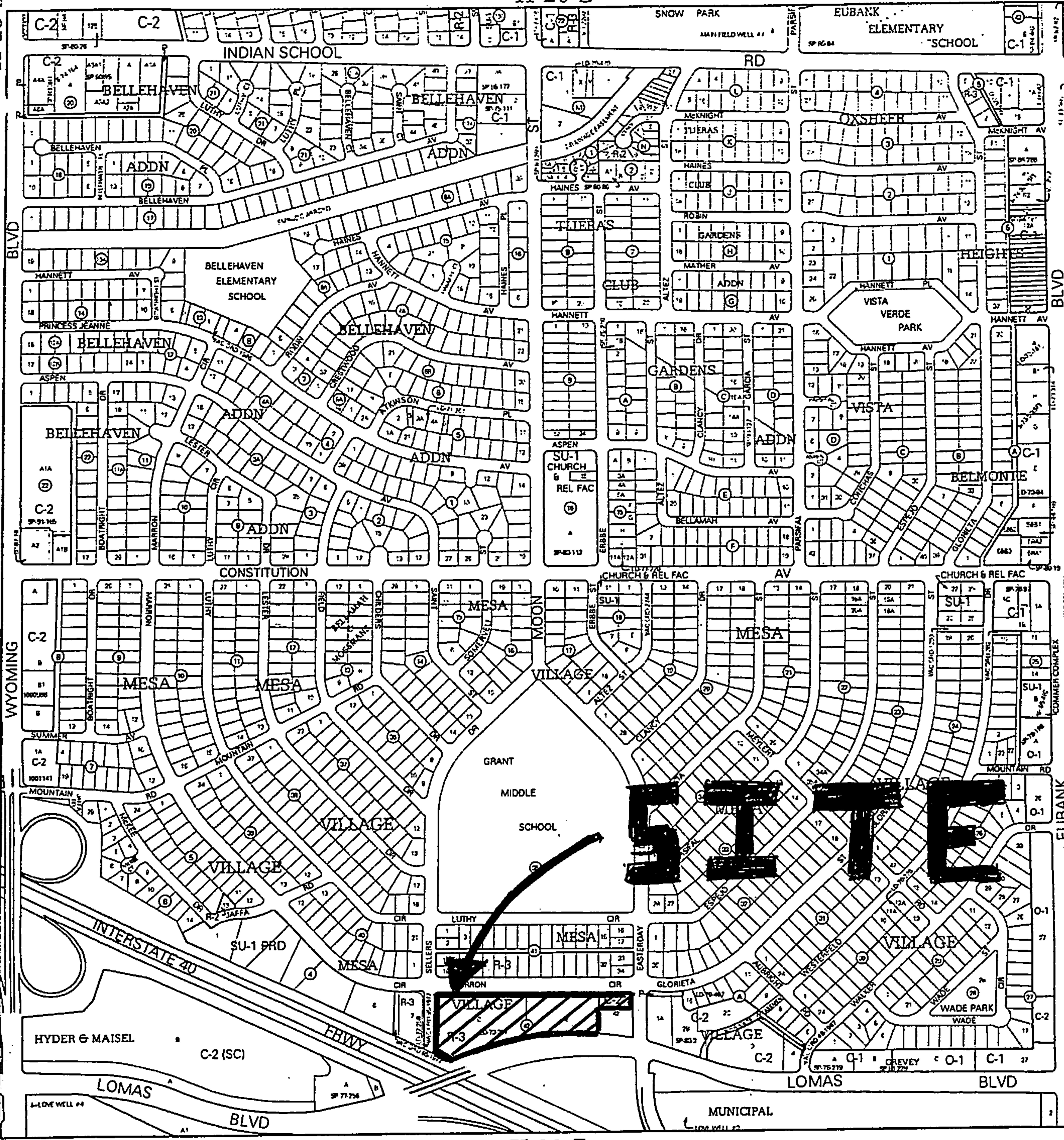
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K-19-Z

K-20-Z

K-21-Z

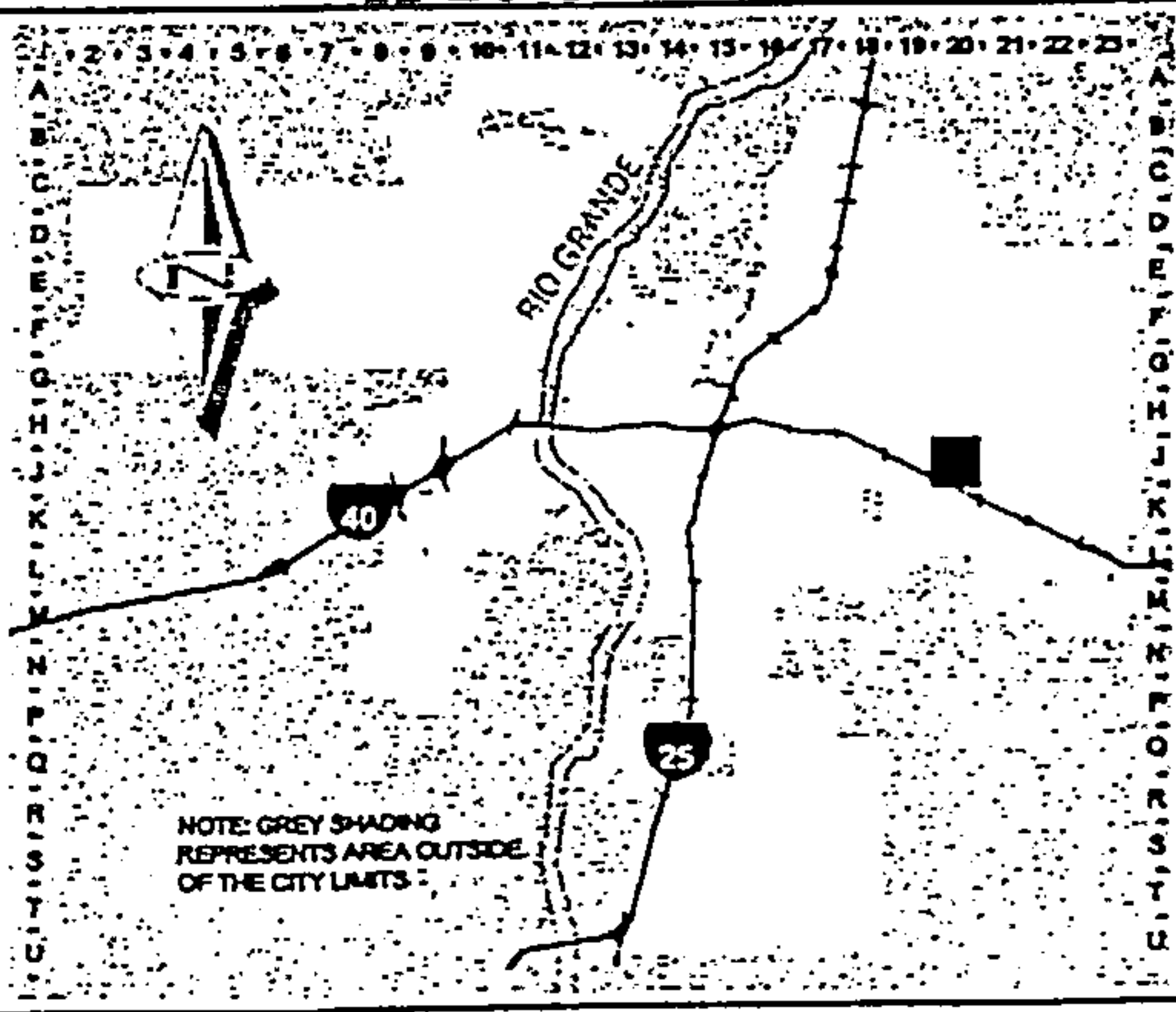
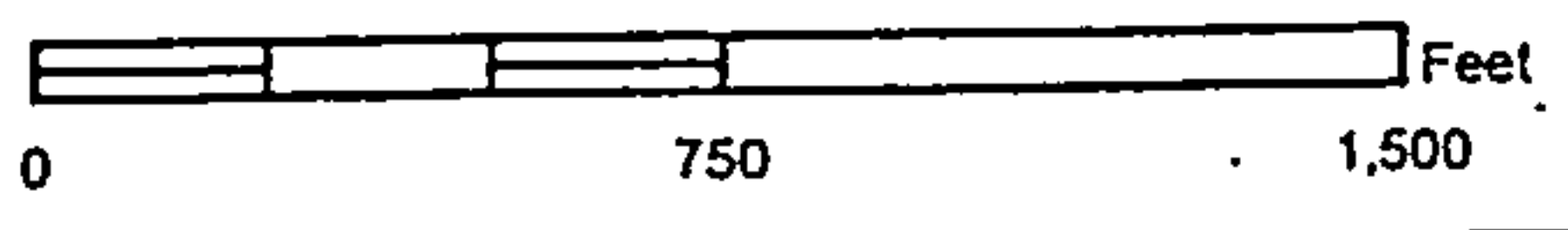


Zone Atlas Page: **J-20-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



**CITY OF ALBUQUERQUE**  
**THREE HUNDRED YEARS**  
 1706 • 2006  
**ALBUQUERQUE**  
*Haciendo Historia*  
**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2004

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**
- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

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

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

J Scott Davis  
Applicant name (print)

[Signature] 2/25/25  
Applicant signature / date



Form revised April 2008

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 05DRB - 00328  
 05DRB - 00329  
 05DRB - 00330

[Signature]  
Planner signature / date

**Project # 1003886**

**FYI**

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

March 3, 2005

**TO:** Kathryn Bretz and Nancy Dodge, Mesa Village Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately fifty-two (52) acre(s): Major Preliminary Plat Approval; Major Vacation of Public Right-of-Way; Major Vacation of Public Easements and Minor Temporary Deferral of Sidewalks for a proposed development of fifty (50) single family town home lots.**

*Proposed by:* Mark Goodwin and Associates, P.A. at 828-2200

*Agent for:* Evergreen Development, LLC

*For property located:* On or near Lomas Boulevard NE between Sellers Drive NE and Easterday Drive NE.

*The case number(s) assigned is:* 05DRB-00331, 00328, 00329 and 00330, Project # 1003886.

City Planning accepted application for this request on February 25, 2005.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, March 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 I. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 23, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1003821**  
05DRB-00334 Major-Preliminary Plat  
Approval  
05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] (G-21)

**Project # 1003822**  
05DRB-00332 Major-Preliminary Plat  
Approval  
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] (G-21)

**Project # 1003886**  
05DRB-00331 Major-Preliminary Plat  
Approval  
05DRB-00328 Major-Vacation of Pub  
Right-of-Way  
05DRB-00329 Major-Vacation of Public  
Easements  
05DRB-00330 Minor-Temp Defer SDWK

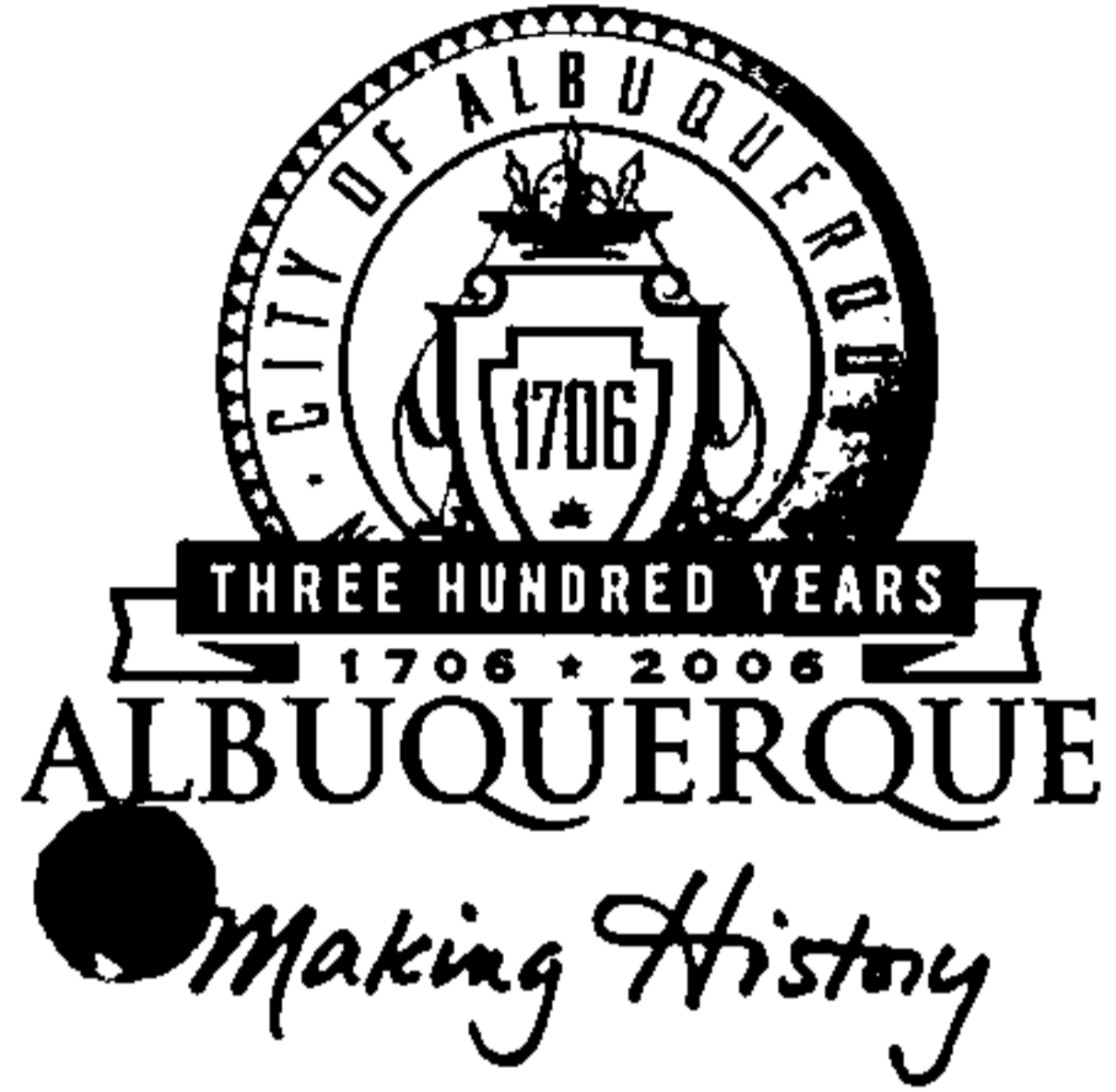
MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

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, MARCH 7, 2005.**

# CITY OF ALBUQUERQUE



DRB

RETURN  
TO SENDER  
NOT DELIVERABLE  
AS ADDRESSED  
UNABLE TO FORWARD



02 1A \$ 00.37<sup>0</sup>  
0004329277 MAR 07 2005  
MAILED FROM ZIP CODE 87102

Planning Department

102005822308130332

P.O. Box 1293

BERG MICHAEL A AND  
1012 SELLERS DR NE  
ALBUQUERQUE NM 87112

Albuquerque, NM 87103

87102





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

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Approval  
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**Project # 1003886**  
05DRB-00331 Major-Preliminary Plat  
Approval  
05DRB-00328 Major-Vacation of Pub  
Right-of-Way  
05DRB-00329 Major-Vacation of Public  
Easements  
05DRB-00330 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

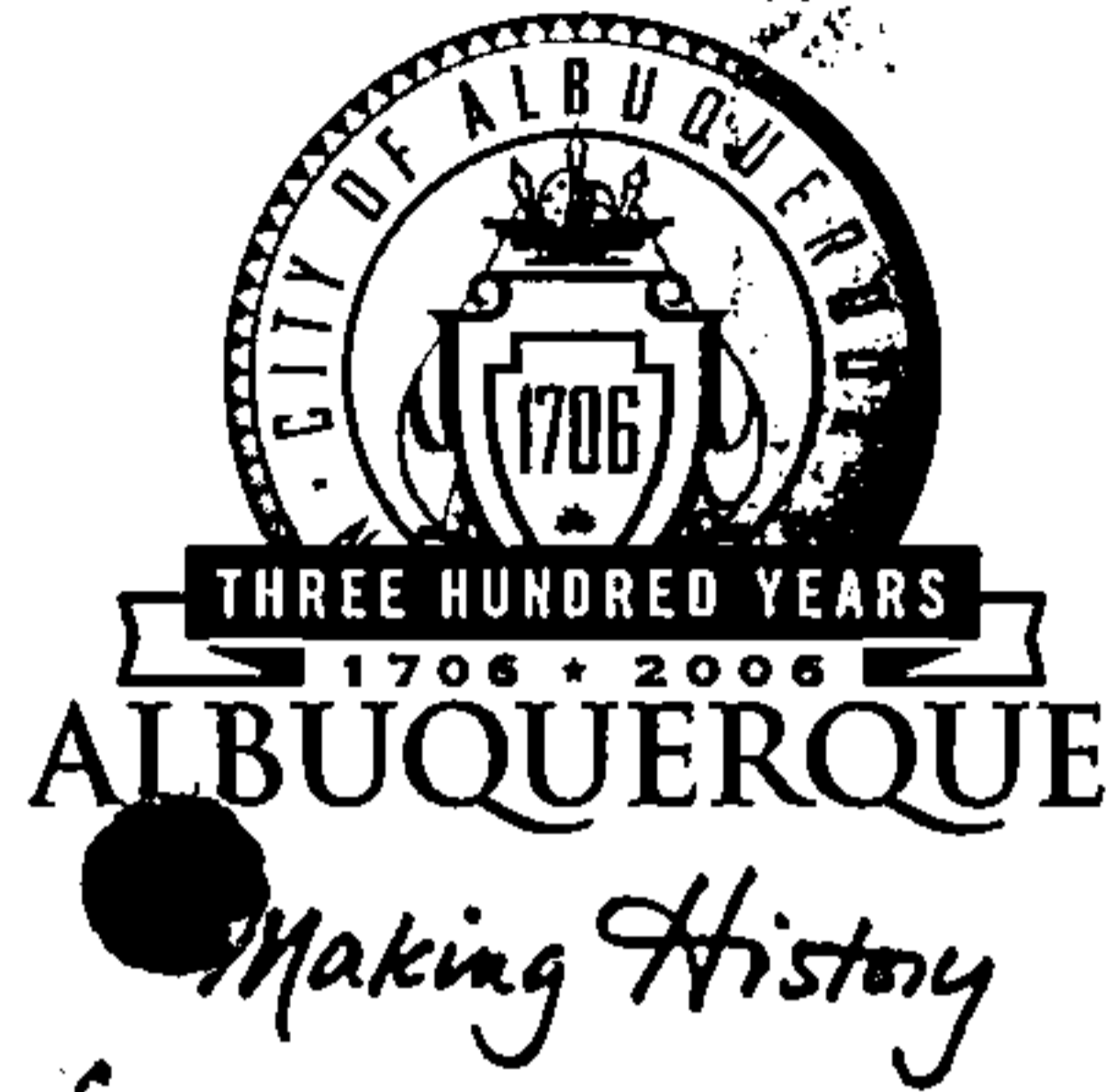
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special 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, MARCH 7, 2005.**



# CITY OF ALBUQUERQUE



DRB

RETURN  
TO SENDER  
NOT DELIVERABLE  
AS ADDRESSED  
UNABLE TO FORWARD

UNITED STATES POSTAGE  
PITNEY BOWES  
02 1A \$ 00.37<sup>0</sup>  
0004329277 MAR 07 2005  
MAILED FROM ZIP CODE 87102

102005826206330307

GONZALEZ JOSE V  
9231 MARRON CINE  
ALBUQUERQUE NM 87112

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

ALBUQUERQUE





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

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05DRB-00334 Major-Preliminary Plat Approval  
05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] (G-21)

**Project # 1003822**

05DRB-00332 Major-Preliminary Plat Approval  
05DRB-00333 Minor-Temp Defer SDWK


ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] (G-21)

**Project # 1003886**

05DRB-00331 Major-Preliminary Plat Approval  
05DRB-00328 Major-Vacation of Pub Right-of-Way  
05DRB-00329 Major-Vacation of Public Easements  
05DRB-00330 Minor-Temp Defer SDWK

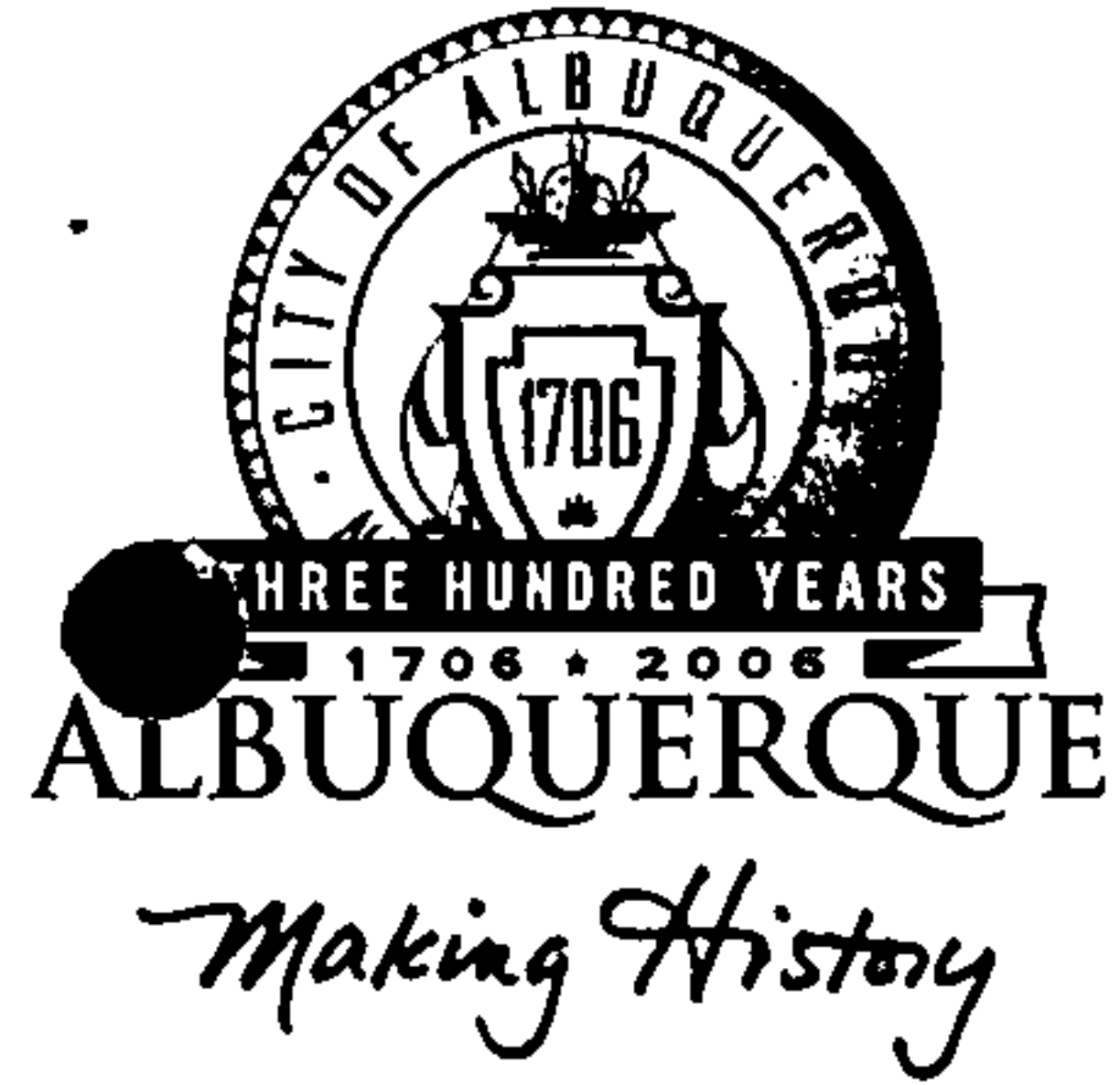
MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

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, MARCH 7, 2005.**

# CITY OF ALBUQUERQUE



DRB

102005834204440115

LI GUI-SEN & JIN-FU WANG  
1008 GLORIETA NE  
ALBUQUERQUE NM 87112

Planning Department

P.O. Box 1293

Albuquerque, NM 87103



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MAILED FROM ZIP CODE 87102

0004329277





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

**Project # 1003821**

05DRB-00334 Major-Preliminary Plat Approval  
05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] (G-21)

**Project # 1003822**

05DRB-00332 Major-Preliminary Plat Approval  
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] (G-21)

**Project # 1003886**

05DRB-00331 Major-Preliminary Plat Approval  
05DRB-00328 Major-Vacation of Pub Right-of-Way  
05DRB-00329 Major-Vacation of Public Easements  
05DRB-00330 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

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, MARCH 7, 2005.**

# CITY OF ALBUQUERQUE

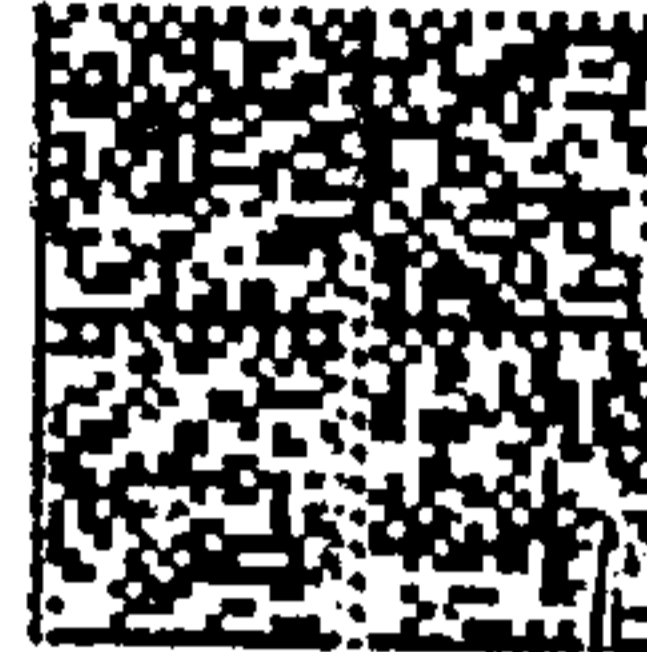


Planning Department

P.O. Box 1293

Albuquerque, NM 87103

*DRB*



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ALBUQUERQUE NM 87114

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SELVAGE  
8523 RIO GRANDE BLVD NW  
ALBUQUERQUE NM 87114-1226

RETURN TO SENDER

871 523 1226



Current DRC

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

# ORIGINAL

FIGURE 12  
**AMENDED**  
INFRASTRUCTURE LIST

EXHIBIT "A"

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

### SILVER LEAF SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C and Tract 42, Mesa Village Subdivision  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

*Claire*

Date Submitted: 12/14/05

Date Site Plan Approved: *NA*

3/23/05 Date Preliminary Plat Approved: ~~4/9/05~~

3/23/06 Date Preliminary Plat Expires: ~~4/9/06~~

DRB Project No.: 1003886

DRB Application No.: 05DRB-0183

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF	<b>PAVING</b> Res Pvmt C & G, Roll (Both Sides) Sidewalk (Both Sides) *	Tieran Court	Marron Circle	End of Cul-de-sac	/	/	/
		26' FF	Res Pvmt C & G, Roll (Both Sides) Sidewalk (Both Sides) *	Tansion Court	Marron Circle	End of Cul-de-sac	/	/	/
		26' FF	Res Pvmt C & G, Roll (Both Sides) Sidewalk (Both Sides) *	Teagan Court	Marron Circle	End of Cul-de-sac	/	/	/
		6"	<b>WATER</b> Waterline	Tieran Court	Marron Circle	Lomas Blvd ROW	/	/	/
		6"	Waterline	Tansion Court	Marron Circle	Lomas Blvd ROW	/	/	/
		6"	Waterline	Lomas Blvd	Tieran Court	Tansion Court	/	/	/
		6"	Waterline	Teagan Court	Marron Circle	Cul-de-sac	/	/	/
		6"	Waterline	WL Easement	Teagan Circle	Sellers Drive	/	/	/

Project name: Silver Leaf

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
	SANITARY SEWER			
8"	SAS	Tieran Court	Marron Circle	End of Cul-de-sac
8"	SAS	Tansion Court	Marron Circle	End of Cul-de-sac
8"	SAS	Teagon Court	Cul-de-sac Bulb	Marron Circle

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/

- \* Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Street lights per DPM.
- 4 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls, as defined on the approved Grading Plan.

AGENT / OWNER

J. Scott Davis  
NAME (print)

MARK GOODWIN & ASSOCIATES  
FIRM

SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Matson* 12/14/05 DRB CHAIR - date  
*Christina Sandoval* 12/14/05 PARKS & GENERAL SERVICES - date

*Jeffrey* 12-14-05 TRANSPORTATION DEVELOPMENT - date

*William J. Baker* 12-14-05 UTILITY DEVELOPMENT - date

*Bradley Bingham* 12/14/05 CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	3-1-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

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

**SILVER LEAF SUBDIVISION**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C and Tract 42, Mesa Village Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

*Amended*

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	26' FF	<b>PAVING</b> Res Pvmt C & G, Roll (Both Sides) Sidewalk (Both Sides)	Tieran Court	Marron Circle	End of Cul-de-sac	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Pvmt C & G, Roll (Both Sides) Sidewalk (Both Sides)	Tansion Court	Marron Circle	End of Cul-de-sac	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Pvmt C & G, Roll (Both Sides) Sidewalk (Both Sides)	Teagan Court	Marron Circle	End of Cul-de-sac	/	/	/
			<b>WATER</b>						
<input type="text"/>	<input type="text"/>	6"	Waterline	Tieran Court	Marron Circle	Lomas Blvd ROW	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Tansion Court	Marron Circle	Lomas Blvd ROW	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Lomas Blvd	Tieran Court	Tansion Court	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Teagan Court	Marron Circle	Cul-de-sac	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	WL Easement	Teagan Circle	Sellers Drive	/	/	/



Project name:

Silver Leaf

SIA Sequence #	COA DRC Project #	Size
		8"
		8"
		8"
		8"
		24"
		6'
		2'

**SANITARY SEWER**

Type of Improvement	Location	From	To
SAS	Tieran Court	Marron Circle	End of Cul-de-sac
SAS	Tansion Court	Marron Circle	End of Cul-de-sac
SAS	Teagon Court	Cul-de-sac Bulb	Marron Circle
<del>SAS</del>	<del>SAS Easement</del>	<del>Cul-de-sac Bulb</del>	<del>Sellers Drive</del>
<b>STORM DRAINAGE</b>			
<del>Storm Drain</del>	<del>Lomas Blvd Row &amp; Drainage Easement</del>	<del>Tansion Court</del>	<del>Sellers Drive</del>
<del>Concrete Channel</del>	<del>Lots 30P-1 &amp; 43P-1</del>	<del>Tieran Court</del>	<del>Tansion Court</del>
<del>Concrete Channel</del>	<del>Private Easement (See Note 5)</del>	<del>Lot 30</del>	<del>Lot 36</del>
		<del>Lot 44</del>	<del>Lot 50</del>
		<del>Lot 11</del>	<del>Lot 20</del>

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

- \* Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 ~~Storm Drain Infrastructure to appurtenances.~~
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls and backyard channels, as defined on the approved Grading Plan.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Scott Davis  
NAME (print)

*[Signature]* 3/23/05  
DRB CHAIR - date

*[Signature]* 3/23/05  
PARKS & GENERAL SERVICES - date

MARK GOODWIN & ASSOCIATES  
FIRM

*[Signature]* 3/23/05  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*[Signature]* 3/23/05  
SIGNATURE date

*[Signature]* 3/23/05  
UTILITY DEVELOPMENT - date

- date

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

*[Signature]* 3/23/05  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

FIGURE 12  
**AMENDED**  
INFRASTRUCTURE LIST

Date Submitted: 12/14/05  
Date Site Plan Approved: NA  
Date Preliminary Plat Approved: 4/29/05  
Date Preliminary Plat Expires: 4/29/06  
DRB Project No.: 1003886  
DRB Application No.: 05DRB-0183

#12

**ORIGINAL**

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

**SILVER LEAF SUBDIVISION**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C and Tract 42, Mesa Village Subdivision

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF	<b>PAVING</b> Res Pvmt C & G, Roll (Both Sides) 4' Sidewalk (Both Sides)	Tieran Court	Marron Circle	End of Cul-de-sac	/	/	/
		26' FF	Res Pvmt C & G, Roll (Both Sides) 4' Sidewalk (Both Sides)	Tansion Court	Marron Circle	End of Cul-de-sac	/	/	/
		26' FF	Res Pvmt C & G, Roll (Both Sides) Sidewalk (Both Sides)	Teagan Court	Marron Circle	End of Cul-de-sac	/	/	/
			<b>WATER</b>						
		6"	Waterline	Tieran Court	Marron Circle	Lomas Blvd ROW	/	/	/
		6"	Waterline	Tansion Court	Marron Circle	Lomas Blvd ROW	/	/	/
		6"	Waterline	Lomas Blvd	Tieran Court	Tansion Court	/	/	/
		6"	Waterline	Teagan Court	Marron Circle	Cul-de-sac	/	/	/
		6"	Waterline	WL Easement	Teagan Circle	Sellers Drive	/	/	/

Project name: Silver Leaf

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>SANITARY SEWER</b>				
8"	SAS	Tieran Court	Marron Circle	End of Cul-de-sac
8"	SAS	Tansion Court	Marron Circle	End of Cul-de-sac
8"	SAS	Teagon Court	Cul-de-sac Bulb	Marron Circle

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/

- \* Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
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- 4 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls, as defined on the approved Grading Plan.

**AGENT / OWNER**

J. Scott Davis  
NAME (print)

**MARK GOODWIN & ASSOCIATES**  
FIRM

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

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*J. Matson* 12/14/05 DRB CHAIR - date  
*Christina Sandoval* 12/14/05 PARKS & GENERAL SERVICES - date  
*John Lee* 12-14-05 TRANSPORTATION DEVELOPMENT - date  
*William J. Beckel* 12-14-05 UTILITY DEVELOPMENT - date  
*Bradley L. Bingham* 12/14/05 CITY ENGINEER - date

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

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

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

INFRASTRUCTURE LIST

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

**SILVER LEAF SUBDIVISION**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C and Tract 42, Mesa Village Subdivision

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	26' FF	<b>PAVING</b> Res Pvmnt C & G, Roll (Both Sides) 4' Sidewalk (Both Sides)	Tieran Court	Marron Circle	End of Cul-de-sac	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Pvmnt C & G, Roll (Both Sides) 4' Sidewalk (Both Sides)	Tansion Court	Marron Circle	End of Cul-de-sac	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Pvmnt C & G, Roll (Both Sides) Sidewalk (Both Sides)	Teagan Court	Marron Circle	End of Cul-de-sac	/	/	/
			<b>WATER</b>						
<input type="text"/>	<input type="text"/>	6"	Waterline	Tieran Court	Marron Circle	Lomas Blvd ROW	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Tansion Court	Marron Circle	Lomas Blvd ROW	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Lomas Blvd	Tieran Court	Tansion Court	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Teagan Court	Marron Circle	Cul-de-sac	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	WL Easement	Teagan Circle	Sellers Drive	/	/	/

Project name:

Silver Leaf

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
		8"	SAS	Tieran Court	Marron Circle	End of Cul-de-sac
		8"	SAS	Tansion Court	Marron Circle	End of Cul-de-sac
		8"	SAS	Teagon Court	Cul-de-sac Bulb	Marron Circle
		8"	<del>SAS</del>	<del>SAS Easement</del>	<del>Cul-de-sac Bulb</del>	<del>Sellers Drive</del>
			<del>STORM DRAINAGE</del>			
		24"	<del>Storm Drain</del>	<del>Lomas Blvd Row &amp; Drainage Easement</del>	<del>Tansion Court</del>	<del>Sellers Drive</del>
		6"	<del>Concrete Channel</del>	<del>Lots 30P-1 &amp; 43P-1</del>	<del>Tieran Court</del>	<del>Tansion Court</del>
		2"	<del>Concrete Channel</del>	<del>Private Easement (See Note 5)</del>	<del>Lot 30</del> <del>Lot 44</del> <del>Lot 11</del>	<del>Lot 36</del> <del>Lot 50</del> <del>Lot 20</del>

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
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/	/	/
/	/	/
/	/	/
/	/	/

- \* Sidewalks to be deferred.
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- 3 ~~Storm Drain Infrastructure to appurtenances.~~
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls and backyard channels, as defined on the approved Grading Plan.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Scott Davis  
NAME (print)

*[Signature]* 3/23/05  
DRB CHAIR - date

*[Signature]* 3/23/05  
PARKS & GENERAL SERVICES - date

MARK GOODWIN & ASSOCIATES  
FIRM

*[Signature]* 3/23/05  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 3/23/05  
SIGNATURE date

*[Signature]* 3/23/05  
UTILITY DEVELOPMENT - date

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

*[Signature]* 3/23/05  
CITY ENGINEER - date

AMAFCA - date  
- date  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

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

**SILVER LEAF SUBDIVISION**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C and Tract 42, Mesa Village Subdivision  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 02-23-05  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 3/23/05  
Date Preliminary Plat Expires: 3/23/06  
DRB Project No.: 1003886  
DRB Application No.: 05-0331

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	26' FF	PAVING Res Pvmt C & G, Roll (Both Sides) Sidewalk (Both Sides)	Tieran Court	Marron Circle	End of Cul-de-sac	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Pvmt C & G, Roll (Both Sides) Sidewalk (Both Sides)	Tansion Court	Marron Circle	End of Cul-de-sac	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Pvmt C & G, Roll (Both Sides) Sidewalk (Both Sides)	Teagan Court	Marron Circle	End of Cul-de-sac	/	/	/
			WATER						
<input type="text"/>	<input type="text"/>	6"	Waterline	Tieran Court	Marron Circle	Lomas Blvd ROW	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Tansion Court	Marron Circle	Lomas Blvd ROW	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Lomas Blvd	Tieran Court	Tansion Court	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Teagan Court	Marron Circle	Cul-de-sac	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	WL Easement	Teagan Circle	Sellers Drive	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>SANITARY SEWER</b>				
8"	SAS	Tieran Court	Marron Circle	End of Cul-de-sac
8"	SAS	Tansion Court	Marron Circle	End of Cul-de-sac
8"	SAS	Teagon Court	Cul-de-sac Bulb	Marron Circle
8"	SAS	SAS Easement	Cul-de-sac Bulb	Sellers Drive
<b>STORM DRAINAGE</b>				
24"	Storm Drain	Lomas Blvd Row & Drainage Easement	Tansion Court	Sellers Drive
6'	Concrete Channel	Lots 30P-1 & 43P-1	Tieran Court	Tansion Court
2'	Concrete Channel	Private Easement (See Note 5)	Lot 30 Lot 44 Lot 11	Lot 36 Lot 50 Lot 20

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

- \* Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure to appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls and backyard channels, as defined on the approved Grading Plan.

AGENT / OWNER

J. Scott Davis  
NAME (print)

MARK GOODWIN & ASSOCIATES  
FIRM

*J. Scott Davis* 3/23/05  
SIGNATURE / date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*J. Peterson* 3/23/05  
DRB CHAIR - date

*Christina Sandoval* 3/23/05  
PARKS & GENERAL SERVICES - date

*M. J. [Signature]* 3/23/05  
TRANSPORTATION DEVELOPMENT - date

*Darryl [Signature]* 3/23/05  
UTILITY DEVELOPMENT - date

*Bradley L. Bingham* 3/23/05  
CITY ENGINEER - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# 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
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of 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: Evergreen Development, LLC PHONE: 338-2285  
 ADDRESS: 1015 Tijeras, Suite 200 FAX: 338-0200  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: scott@goodwinengineer.com

DESCRIPTION OF REQUEST: Amendment to Preliminary Plat, Infrastructure List and Grading Plan.

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

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

Lot or Tract No. Tract C & Tract 42 TBK SILVER LEAF Unit: SUBD.  
 Subdiv. / Addn. Mesa Village Subdivision  
 Current Zoning: R-3 Proposed zoning: Same  
 Zone Atlas page(s): J-20 No. of existing lots: 2 No. of proposed lots: 55  
 Total area of site (acres): 5.2 Density if applicable: dwellings per gross acre: 10.6 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: Lomas Blvd  
 Between: Sollars Drive and Easterday Drive

### 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-73-44, Z-77-53

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

SIGNATURE: Scott Davis, PE DATE: 12-5-05  
 (Print) \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application cas	Members	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>050RB</u>	<u>01831</u>	<u>APP (??)</u>	<u>563</u>	<u>\$ 50.50</u>
<input checked="" type="checkbox"/> All fees have been collected			<u>[CMF]</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned					\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent					\$ _____
<input type="checkbox"/> Case history #s are listed					\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill					\$ _____
<input type="checkbox"/> F.H.D.P. density bonus					\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate					\$ _____
	Hearing date	<u>12/14/05</u>			Total <u>\$ 70.50</u>

Project # 1003886



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SCOTT DAVIS  
 Applicant name (print)

[Signature]  
 Applicant signature / date

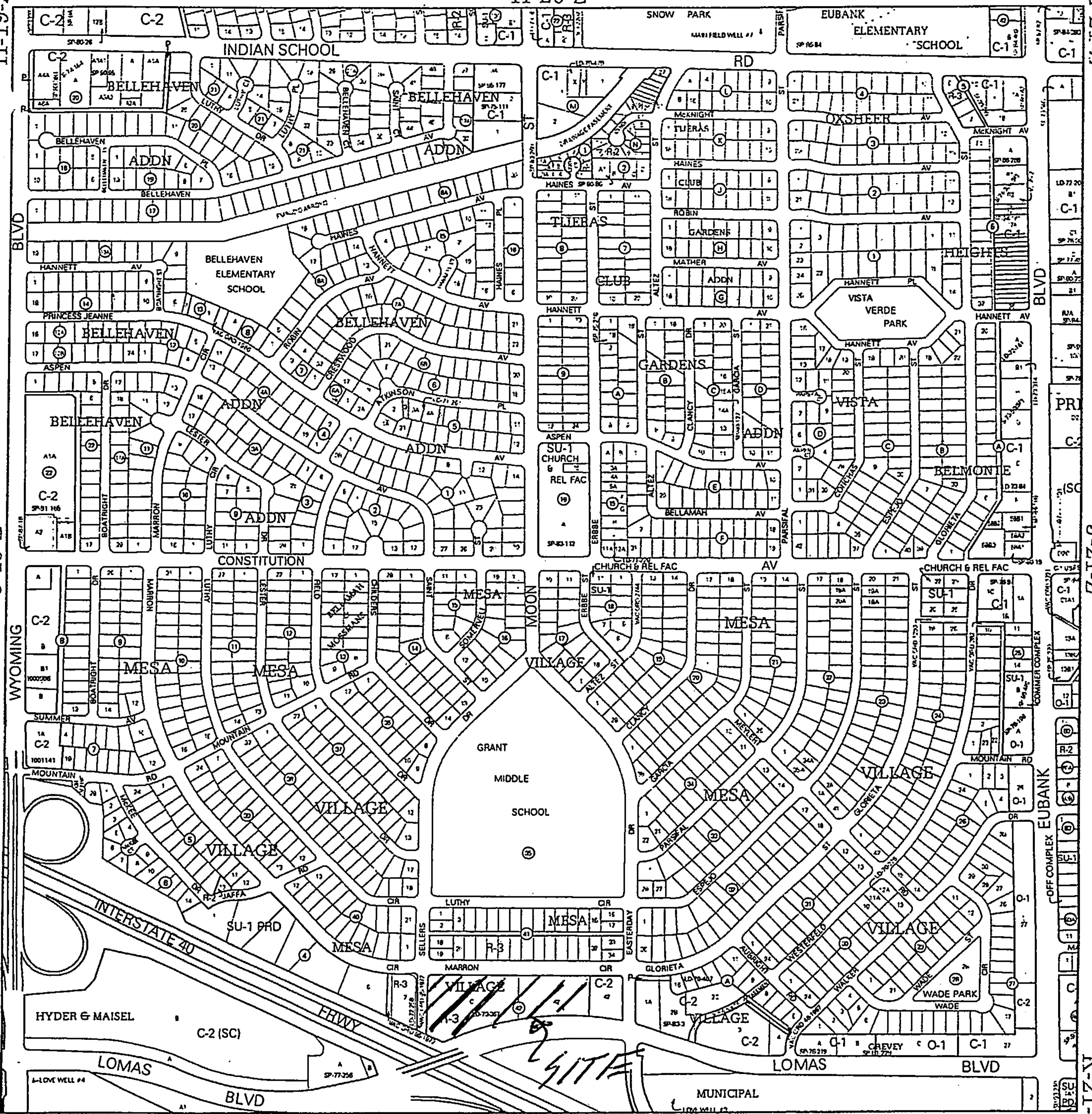


Form revised 11/04

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
OSDRB - 01931

[Signature] 12/15/05  
 Planner signature / date

**Project #** 1003886

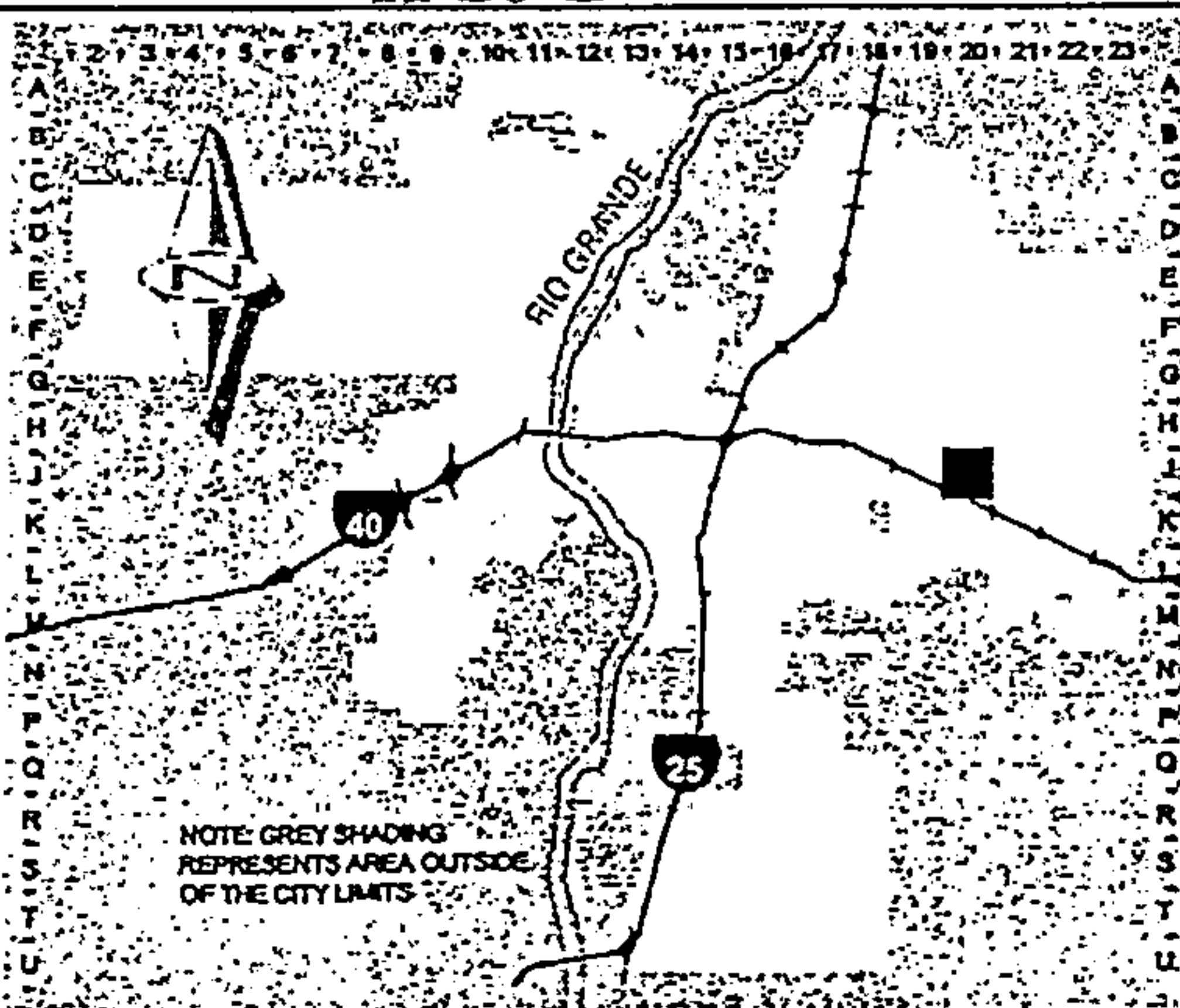
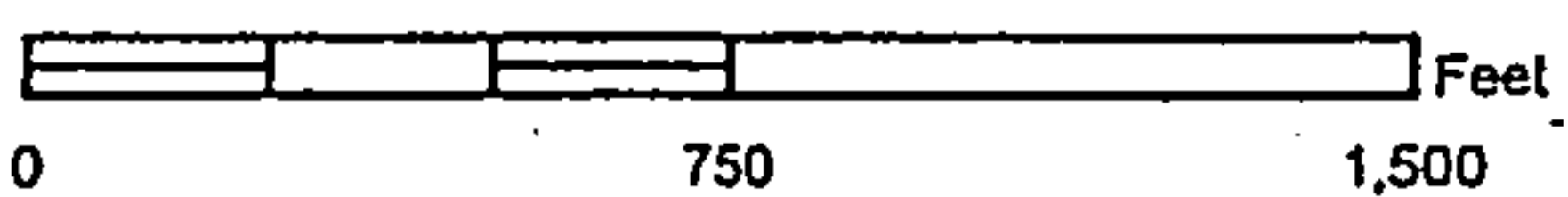


Zone Atlas Page: **J-20-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- |  |                           |  |                        |
|--|---------------------------|--|------------------------|
|  | Unincorporated Areas      |  | Grant Boundaries       |
|  | Sector Plan Boundaries    |  | Petroglyph             |
|  | Parcel Boundaries         |  | H-1 Buffer Zone        |
|  | Easement Lines            |  | Arroyos                |
|  | Freeway Lanes             |  | LDN Noise Level        |
|  | Jurisdictional Boundaries |  | Airport Clearance Zone |
|  | Westgate Wall             |  | Design Overlay Zones   |
|  | Escarpment                |  |                        |



**CITY OF ALBUQUERQUE**  
 1706 • 2006  
**THREE HUNDRED YEARS**  
 ALBUQUERQUE  
*Hacienda Historia*  
**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

© Copyright 2004



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

*December 5, 2005*

*Sheran Matson – DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 7103*

**Re: DRB #1003886 – Silver Leaf Subdivision Amended Plat**

*Dear Ms. Matson:*

*We are submitting for DRB review and approval, the amended Preliminary Plat, Infrastructure List and Grading Plan for the referenced project.*

*As can be seen in comparing the original and amended documents, the changes made were somewhat minor. The 3 original cul de sacs remain, and access to and from the site will still be via Marron Circle. Whereas before all lots fronted the new interior streets, the amended plat has the lots at the far west end of the site now fronting Sellers Drive. The only significant change to the infrastructure list involves the storm drain. The revised site now drains from south to north which results in no new storm drain infrastructure requirements. A new drainage report has been reviewed, and approved by City Hydrology.*

*If you or any of the DRB board members has any questions, please call.*

*Sincerely,*

**MARK GOODWIN & ASSOCIATES**

  
Scott Davis  
Project Engineer

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

**PAID RECEIPT**

APPLICANT NAME EVER GREEN DEVELOPMENT  
 AGENT MARK GOODWIN & ASSOCIATES  
 ADDRESS P.O. BOX 90606  
 PROJECT & APP # 1003886 / 01831  
 PROJECT NAME MESA VILLAGE

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

12/6/2005 11:33AM LOC: ANNX  
 RECEIPT# 00049301 WSH 008 TRANSH 0010  
 Account 441006 Fund 0110  
 Activity 4983000 TRSCCS  
 Trans Amt \$70.00  
 J24 Misc \$50.00

CK \$70.00  
 CHANGE \$0.00

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

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

1948

**T. S. McNANEY & ASSOCIATES**  
 (505) 338-2286  
 1015 TIJERAS AVE. NW • SUITE 210  
 ALBUQUERQUE, NM 87102

FIRST STATE BANK  
95-145-1070  
12/5/2005

PAY TO THE ORDER OF City of Albuquerque \$ \*\*70.00

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

Seventy and 00/100\*\*\*\*\*

MEMO Silver Leaf Subdivision

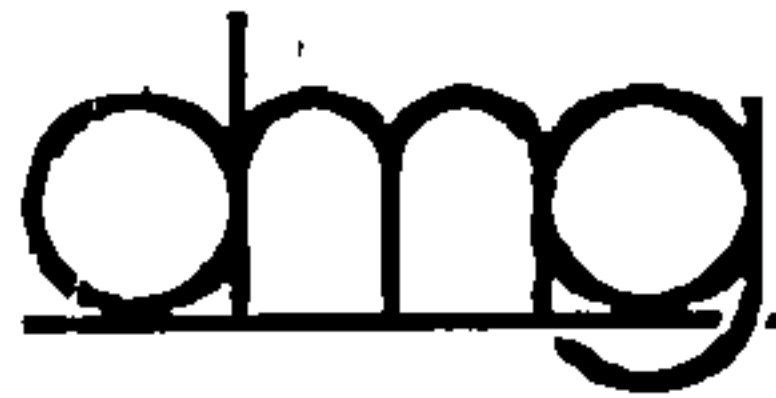
12/6/2005 11:33AM LOC: ANNX  
 RECEIPT# 00049300 WSH 008 TRANSH 0010  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCCS  
 Trans Amt \$70.00  
 J24 Misc

\$20.00  
Thank You

⑈001948⑈ ⑆07001452⑆ 001613863⑈

Amended:

- Prelim. Plot
- Infra. List
- Grading Plan



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

**November 4, 2005**

**Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103**

**Re: Silver Leaf Subdivision (aka Mesa Village Subdivision)  
DRB Project #1003888; 05DRB-01571 Bulk Land Variance**

**Dear Ms. Matson:**

**On behalf of the owner, we would like to withdraw the referenced request for Bulk Land Variance.**

**Please contact our office if you have any questions.**

**Sincerely,**

**MARK GOODWIN & ASSOCIATES, PA**

A handwritten signature in black ink, appearing to read 'Scott Davis', is written over the typed name.

**Scott Davis  
Project Engineer**

**JSD/sr**

## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/19/05	1003886 Mesa Village	Sketch Plot	Comment Seven
3/23/05	Same	Vac RW/Vac PE Pre-Plot JLOS	Approved
6/8/05	Same	Final plot	Approved
11/2/05	Same	BLV	— Withdrawn
		PL7	— Approved

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b> <input type="checkbox"/> Major Subdivision action <input checked="" type="checkbox"/> Minor Subdivision action <input type="checkbox"/> Vacation <input checked="" type="checkbox"/> Variance (Non-Zoning)		Supplemental form <b>S Z ZONING &amp; PLANNING</b> <input type="checkbox"/> Annexation <input type="checkbox"/> County Submittal <input type="checkbox"/> EPC Submittal <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) <input type="checkbox"/> Sector Plan (Phase I, II, III) <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) <input type="checkbox"/> Street Name Change (Local & Collector)	
<b>SITE DEVELOPMENT PLAN</b> <input type="checkbox"/> for Subdivision Purposes <input type="checkbox"/> for Building Permit <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)		<b>P</b> <input type="checkbox"/>	
<b>STORM DRAINAGE</b> <input type="checkbox"/> Storm Drainage Cost Allocation Plan		<b>L A APPEAL / PROTEST of...</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: Stillbrooke Homes PHONE: 858-1800  
 ADDRESS: 8901 Adams, NE, Ste A FAX: 858-1811  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: stillbrooke@msn.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200  
 ADDRESS: P.O. Box-90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: scott@goodwinengineers.

DESCRIPTION OF REQUEST: Bulk Land Variance - Silver Leaf  
 \_\_\_\_\_ and minor subdivision (preliminary and final plat) approval  
 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 C1 & C2 Block: 42 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Mesa Village Subdivision  
 Current Zoning: R3 Proposed zoning: Same  
 Zone Atlas page(s): J-20 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 5.4 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 UPC # List MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd.  
 Between: Sellers Drive and Easterday Drive

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003886  
ZA-73-44, Z-77-53

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

SIGNATURE J. Scott Davis DATE 10/1/05  
 (Print) \_\_\_\_\_ 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	Action	S.F.	Fees
<u>05DRB - 01571</u>	<u>BLV</u>	<u>√</u>	<u>\$ 145.<sup>00</sup></u>
<u>05DRB - 01572</u>	<u>PEF</u>	<u>SL3</u>	<u>\$ 285.<sup>00</sup></u>
_____	_____	_____	<u>\$ 20.<sup>00</sup></u>
_____	<u>CMF</u>	_____	<u>\$ 75.<sup>00</sup></u>
_____	<u>ADV</u>	_____	<u>\$ 325.<sup>00</sup></u>
Hearing date <u>11/2/05</u>			Total

Project # 1003886



**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.

GROTT DAVIS  
 Applicant name (print)  
[Signature]  
 Applicant signature / date



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

- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed
- Application case numbers  
 05DRB - 01571

[Signature] 10/17/05  
 Planner signature / date  
**Project # 1003886**

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year

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

Gott Davis  
Applicant name (print)  
[Signature]  
Applicant signature / date



Form revised 11/04

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

Application case numbers  
05DRB - 01572

[Signature]  
Planner signature / date  
**Project #** 1003886

**UPC #'s SILVER LEAF SUBDIVISION  
#1003886**

**102005828603730203**

**102005831003530204**

**102005823003330202**

H-19-Z

J-19-Z

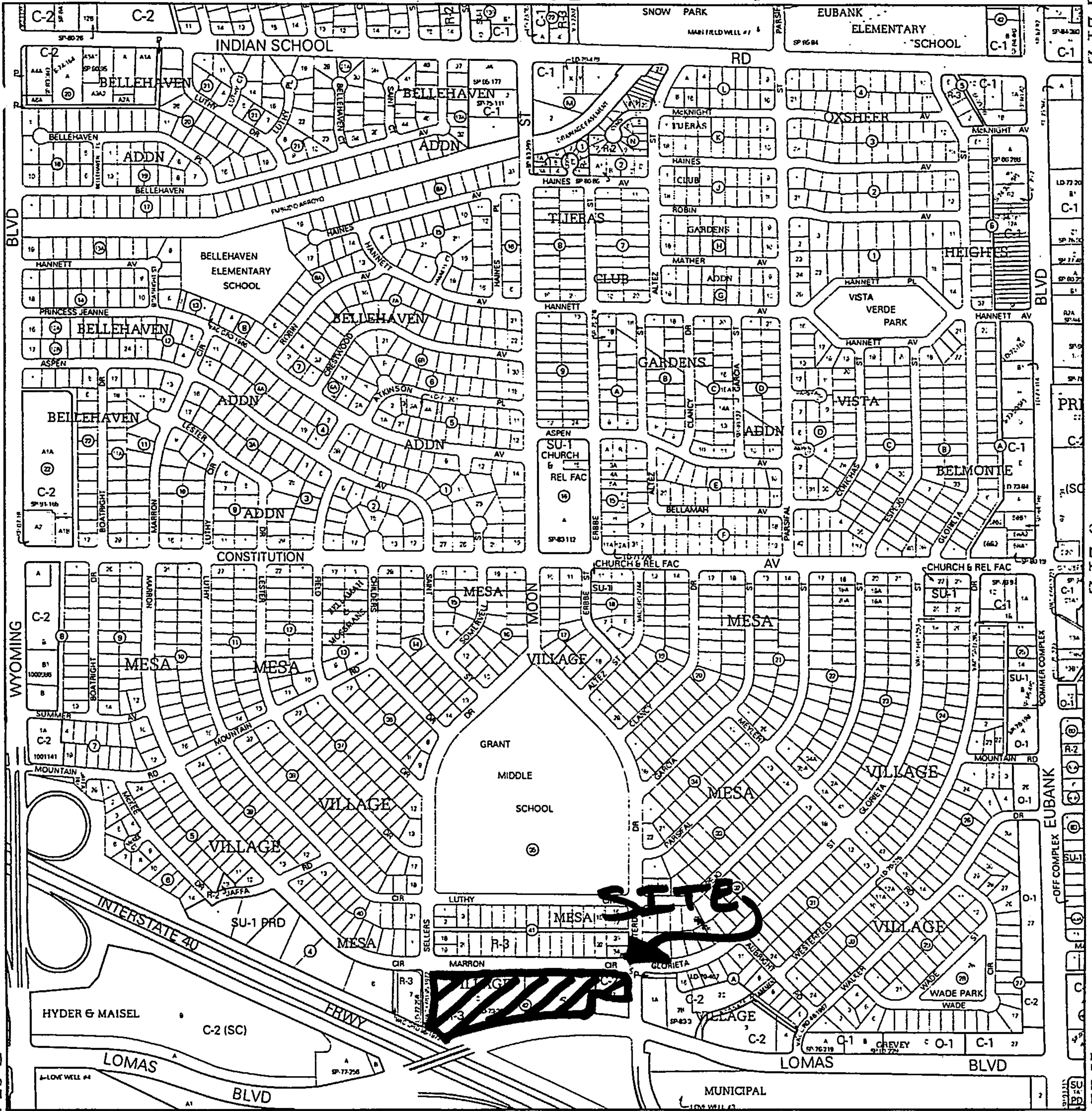
K-19-Z

H-20-Z

H-21-Z

J-21-Z

K-21-Z

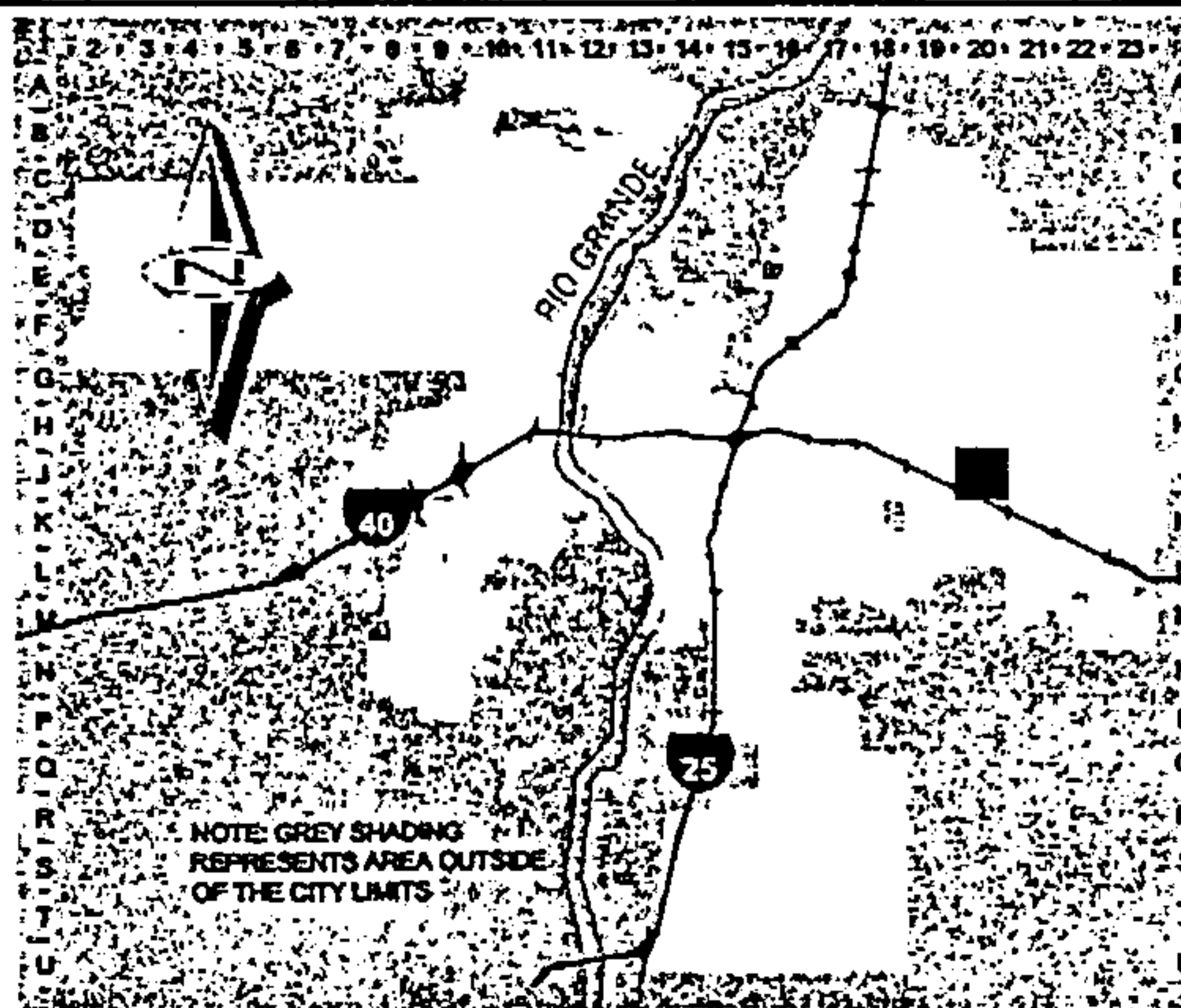
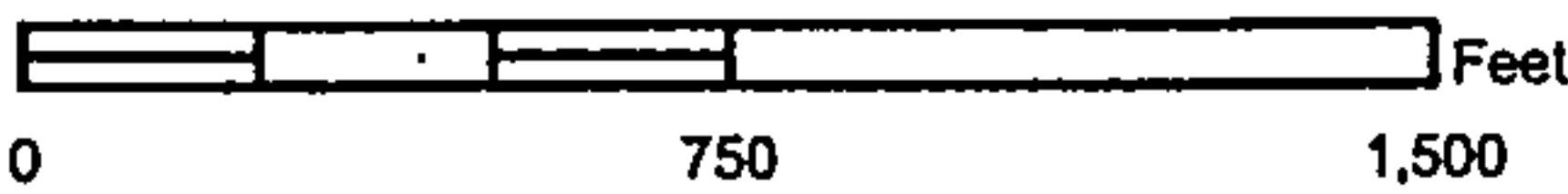


Zone Atlas Page: **J-20-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



**CITY OF ALBUQUERQUE**  
**THREE HUNDRED YEARS**  
 1706 • 2006  
**ALBUQUERQUE**  
*Haciendo Historia*  
**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2004



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

7 October, 2005

Sheran Matson – DRB Chair  
Plaza del Sol  
620 2<sup>nd</sup> NW  
Albuquerque, NM 87103

**Re: Bulk Land Variance, Minor Subdivision (Preliminary and Final Plat) – Silver Leaf**

Dear Ms. Matson:

On behalf of our client, we are making a DRB submittal for bulk land variance. The intent of this action is to separate Lot C-1 and Lot C-2, as identified on the submitted plat. An additional submittal will be made in the future for a major proposed residential subdivision to be located on Lot C-1.

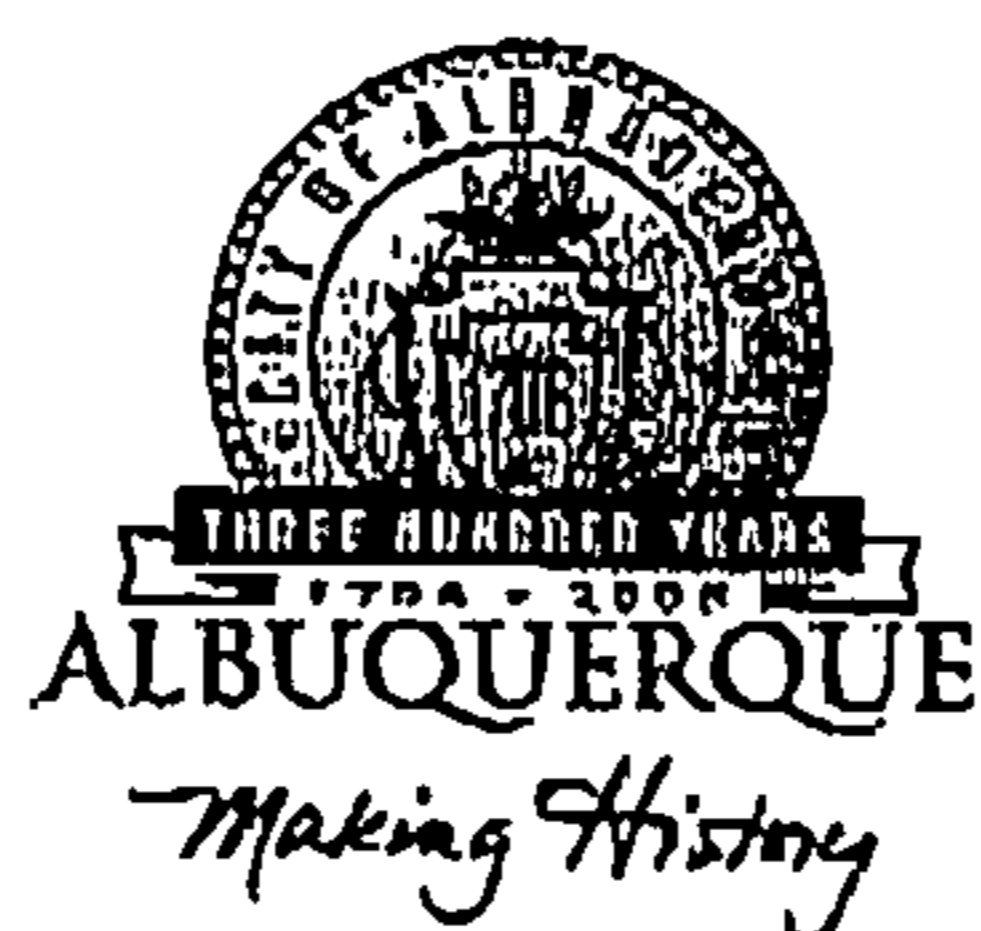
If you have any questions concerning the proposed action, please feel free to call.

Sincerely,

MARK GOODWIN & ASSOCIATES

A handwritten signature in black ink, appearing to read 'Scott Davis', written over a horizontal line.

Scott Davis  
Project Engineer



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

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

October 6, 2005

Whitney L. Phillips  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539

Dear Whitney:

Thank you for your inquiry of October 6, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT C AND TRACT 42, MESA VILLAGE SUBDIVISION** zone map J-20.

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

**MESA VILLAGE N.A. (MVG) "R"**  
\*Kathryn Bretz  
1216 Luthy Cir. NE/87112 620-0861 (h) 872-3100 (w)  
Nancy Dodge  
1100 McKee Dr. NE/87112 275-0007 (h)

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

Sincerely,

*Stephani Winklepleck*

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/05/04)

**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 OCNC use only)

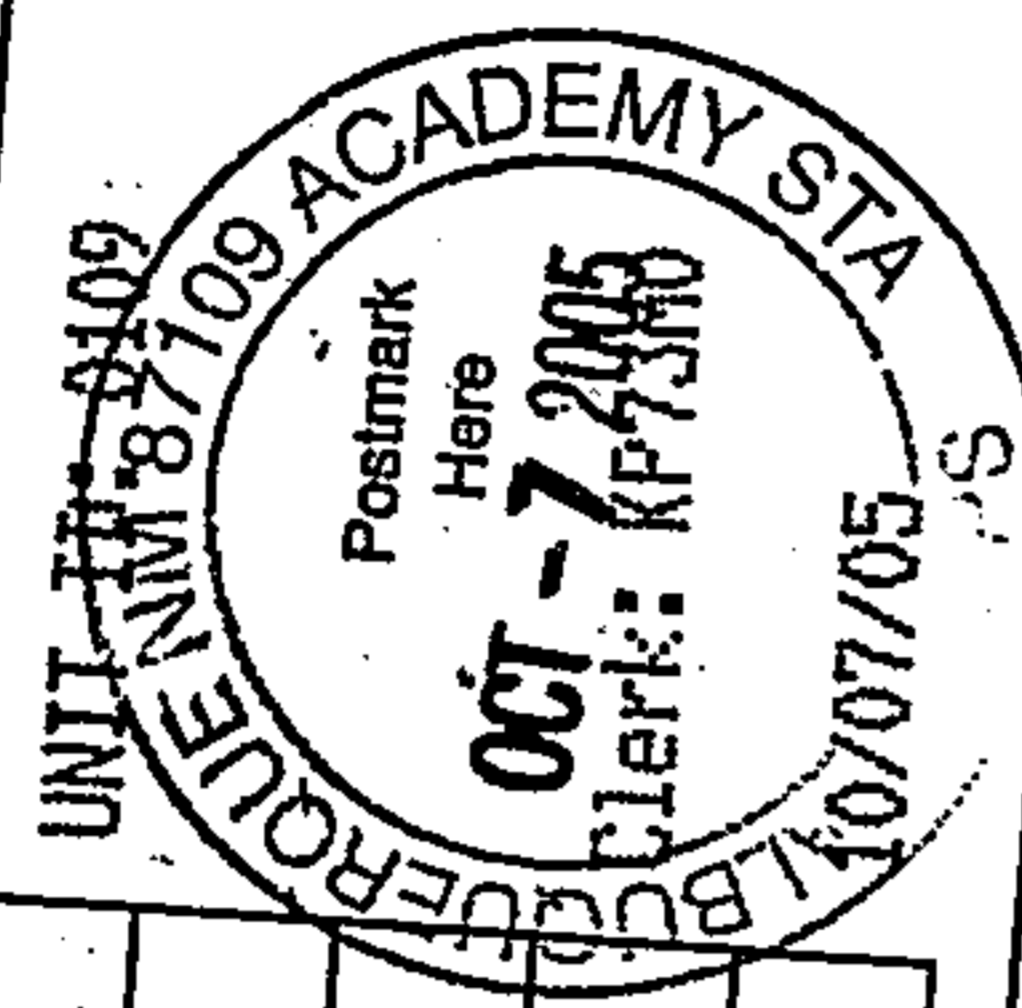
Date of Inquiry: 10/06/05 Time Entered: 9:40 a.m. ONC Rep. Initials: SW

**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**

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



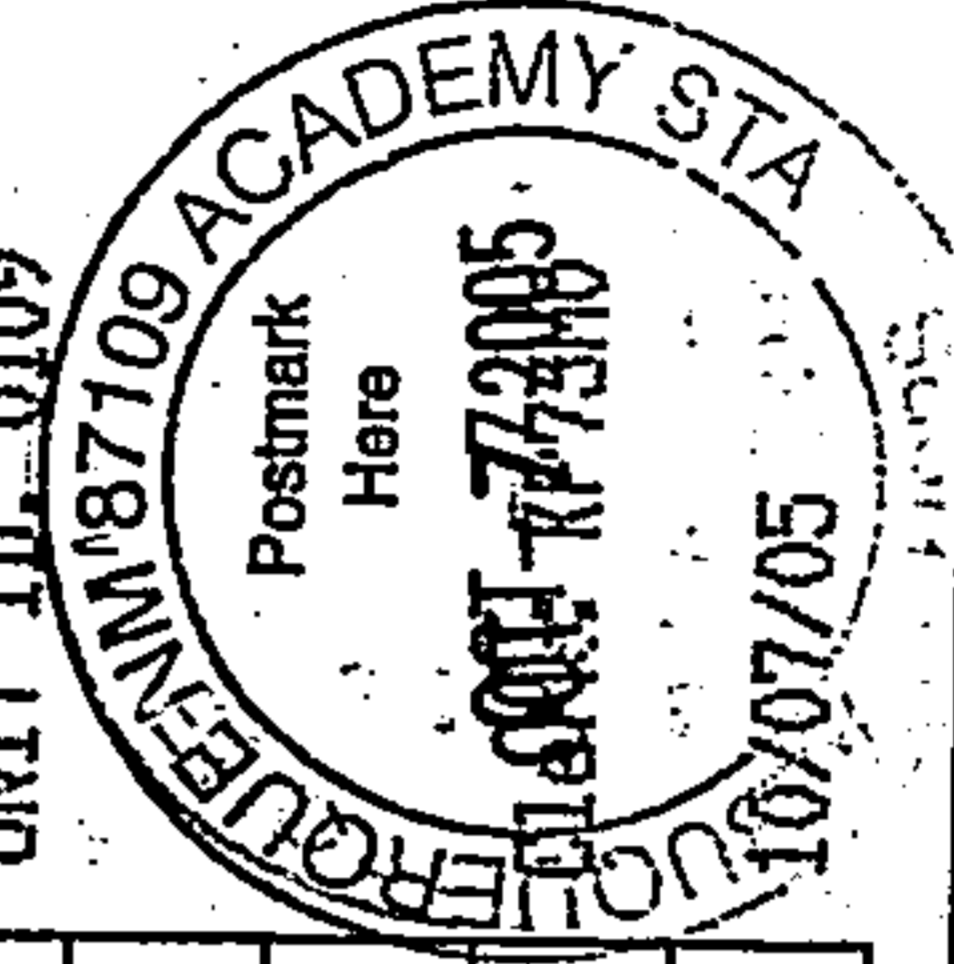
Sent To Ms. Nancy Dodge - Mex Village WA.  
 Street, Apt. No., or PO Box No. 1180 McKee Dr. NE  
 City, State, ZIP+4 Albuquerque, NM 87112

PS Form 3800, June 2002  
 (Domestic Mail Only; No Insurance Coverage)  
 See Reverse for Instructions

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

**OFFICIAL USE**

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To Ms. Kathryn Brete - Mex Village WA.  
 Street, Apt. No., or PO Box No. 1216 Luthy Cir. NE  
 City, State, ZIP+4 Albuquerque, NM 87112

PS Form 3800, June 2002  
 See Reverse for Instructions

7002 3150 0000 5092 2872  
 7002 3150 0000 5092 2872  
 7002 3150 0000 5092 2872





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

October 6, 2005

Ms. Kathryn Bretz  
Mesa Village Neighborhood Association  
1216 Luthy Cir. NE  
Albuquerque, NM 87112

Ms. Nancy Dodge  
Mesa Village Neighborhood Association  
1100 McKee Dr. NE  
Albuquerque, NM 87112

**Re: Silver Leaf Subdivision**

Dear Ms. Bretz and Ms. Dodge:

Enclosed please find a copy of the DRB Application for the Bulk Land Plat Variance Approval for the referenced project. The anticipated date to be heard is November 2, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Whitney L. Phillips  
Administrative Assistant

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

October 6, 2005

Ms. Kathryn Bretz  
Mesa Village Neighborhood Association  
1216 Luthy Cir. NE  
Albuquerque, NM 87112

Ms. Nancy Dodge  
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Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Whitney L. Phillips  
Administrative Assistant

Enclosure

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

**PAID RECEIPT**

APPLICANT NAME STILLBROOKE HOMES  
 AGENT MARK GOODWIN  
 ADDRESS P.O. Box 90606  
 PROJECT & APP # 1003886 / 01571, 01572  
 PROJECT NAME MESA VILLAGE

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
 \$ 430.<sup>00</sup> 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75.<sup>00</sup> 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  
 \$ 525.<sup>00</sup> TOTAL AMOUNT DUE

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

**\*\*\*DUPLICATE\*\*\***  
 City Of Albuquerque  
 Treasury Division  
 LOC: ANN  
 11:04AM  
 RECEIPT# 00047080 WSH 008 TRASH 0005  
 Account 441006 Fund 0110 TRSCCS  
 Activity 4983000 \$525.00  
 Trans Amt  
 J24 Misc  
 \$430.00  
 Thank You

**D. MARK GOODWIN AND ASSOCIATES, P.A.**  
 P.O. BOX 90606  
 ALBUQUERQUE, NM 87199  
 (505) 828-2200

4662

95-681/1070

DATE 10.7.05

**\*\*\*PAY \$525.00\*\*\***  
 City of Albuquerque  
 Treasury Division  
 DOLLARS

PAY TO THE ORDER OF City of Albuquerque  
Five hundred twenty-five no/100

CK \$75.00  
 J24 Misc \$525.00

BANK OF THE WEST  
 5901 MENAUE BLVD NE  
 ALBUQUERQUE, NM 87110

FOR Silver Day

10/7/2005 11:04AM LOC: ANN  
 RECEIPT# 00047079 WSH 008 TRASH 0005  
 Account: 441032 Fund 0110  
 Activity 4983000 TRSCCS MP  
 Trans Amt \$525.00  
 J24 Misc

Thank You

# 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 10/18/05 To 11/2/05

#### 5. REMOVAL

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

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

Rosario Vallmer  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued 3 signs for this application,

10/1/05  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1003886

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form  
**SUBDIVISION** **S**  
 Major Subdivision action  
 Minor Subdivision action  
 Vacation **V**  
 Variance (Non-Zoning)  
**SITE DEVELOPMENT PLAN** **P**  
 ...for Subdivision Purposes  
 ...for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC) **L**

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Evergreen Development, LLC PHONE: 338-2285

ADDRESS: 1015 Tijeras, Suite 200 FAX: 338-0200

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

**DESCRIPTION OF REQUEST:** Final Plat Approval - Silver Leaf

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

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

Lot or Tract No. Tract C & Tract 42 Block:      Unit:     

Subdiv. / Addn. Mesa Village Subdivision

Current Zoning: R3 Proposed zoning: Same

Zone Atlas page(s): J-20 No. of existing lots: 2 No. of proposed lots: 50

Total area of site (acres): 52 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: Lomas Blvd

Between: Sellars Drive and Easterday Drive

**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-73-44, Z-77-53

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 02/25/2005

SIGNATURE J. Scott Davis DATE 5/31/05

(Print) J.Scott Davis  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 type="checkbox"/> All checklists are complete	<u>OSDRB - 00908</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	<u>    </u>	<u>CMF</u>	<u>    </u>	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	<u>    </u>	<u>    </u>	<u>    </u>	<u>\$</u>
<input type="checkbox"/> AGIS copy has been sent	<u>    </u>	<u>    </u>	<u>    </u>	<u>\$</u>
<input type="checkbox"/> Case history #s are listed	<u>    </u>	<u>    </u>	<u>    </u>	<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>    </u>	<u>    </u>	<u>    </u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus	<u>    </u>	<u>    </u>	<u>    </u>	<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>    </u>	<u>    </u>	<u>    </u>	<u>\$ 20.00</u>

Hearing date June 8, 2005

Andrew Garcia 5-31-05  
Planner signature / date

Project # 1003886

**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.

Glott Davis  
 Applicant name (print)  
Glott Davis 5/31/05  
 Applicant signature / date

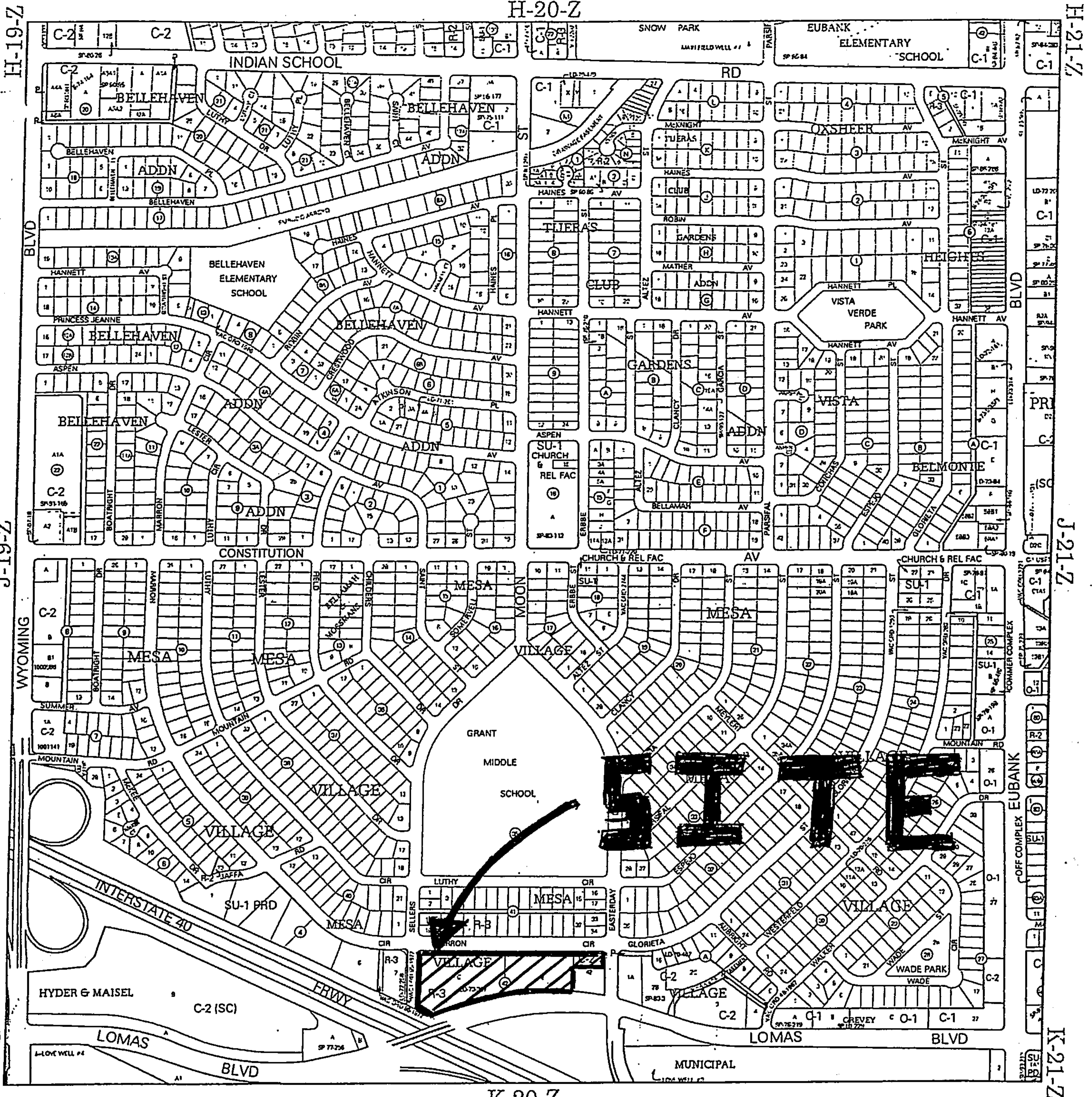


Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
 0502B - 00908

Andrew Garcia 5-31-05  
 Planner signature / date  
**Project #**

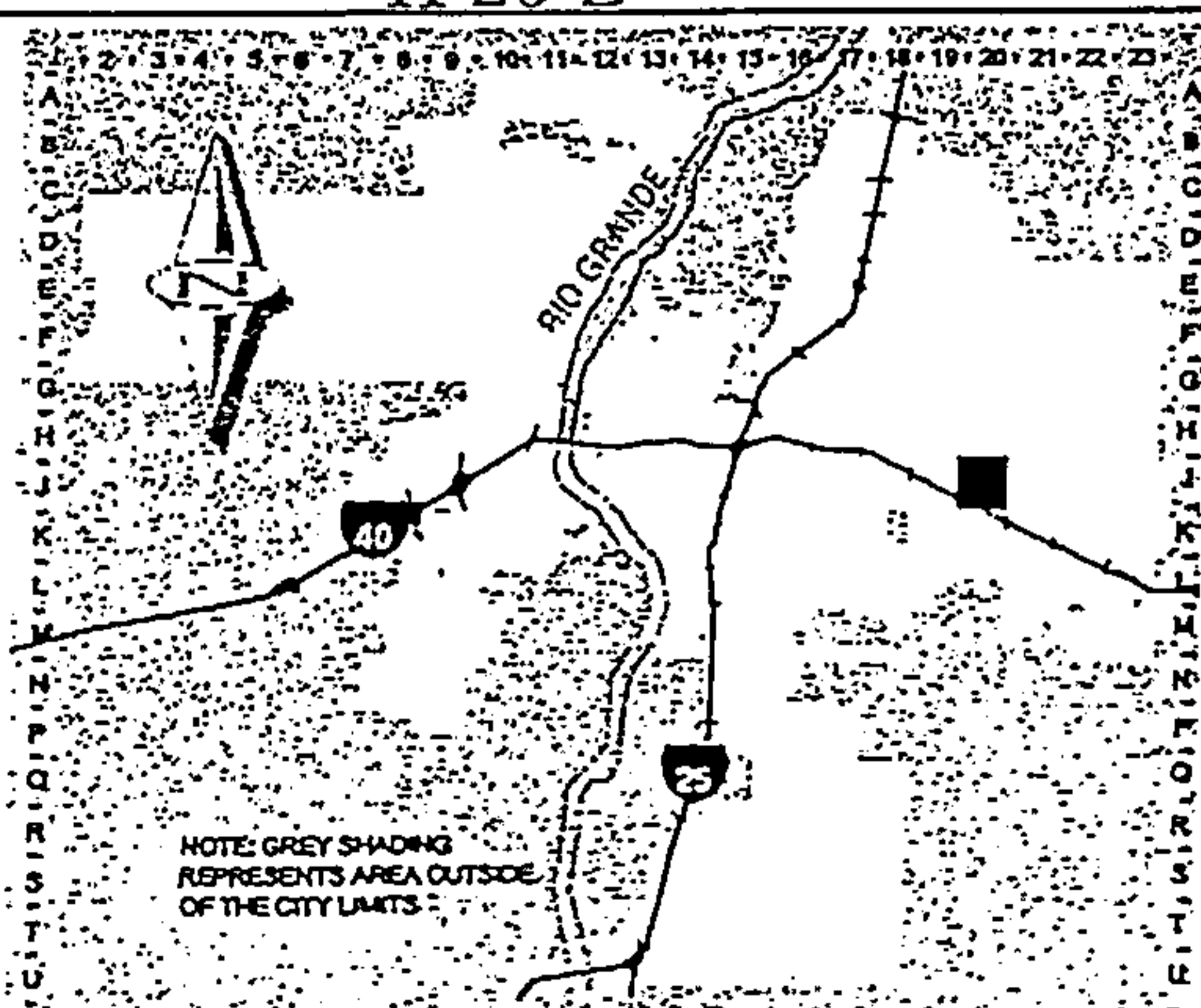
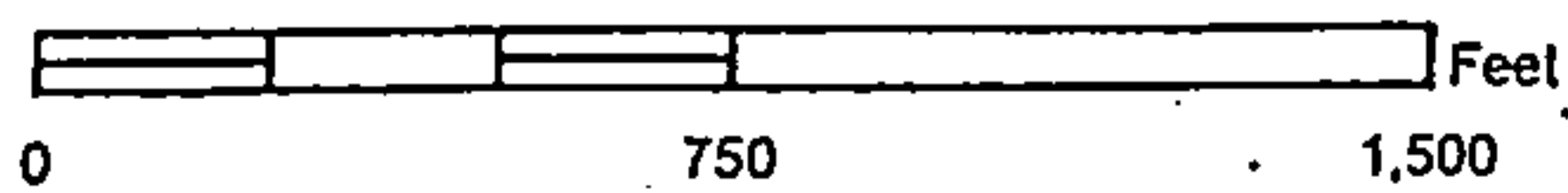


Zone Atlas Page: **J-20-Z**

Map amended through: Aug 06, 2004

Selected Symbols

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**THREE HUNDRED YEARS**  
1706 - 2006  
**ALBUQUERQUE**  
*Hacienda Historia*  
**A G I S**  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
© Copyright 2004

FIGURE 12

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

Silver Leaf

759681

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 10<sup>th</sup> day of May, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Harvest Townhomes, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 92246, Albuquerque, NM 87199 and whose telephone number is 792-5400, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

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

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SILVER LEAF 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 20<sup>th</sup> day of February 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. 759681.

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





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

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

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

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

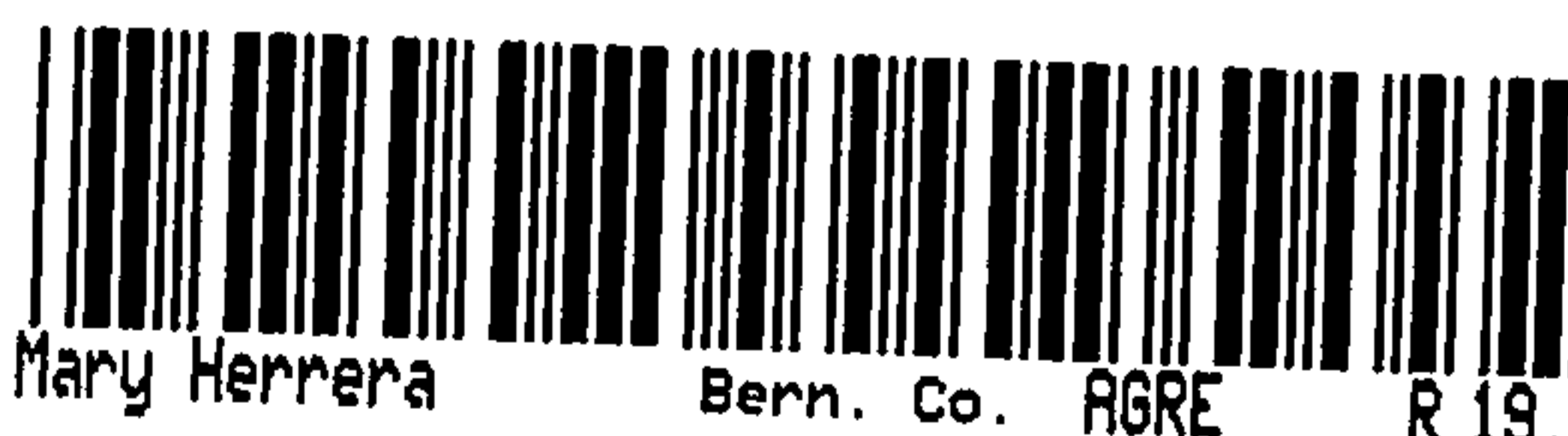
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate.</u>
	<u>(Figure 7)</u>

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

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

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

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



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

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

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

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

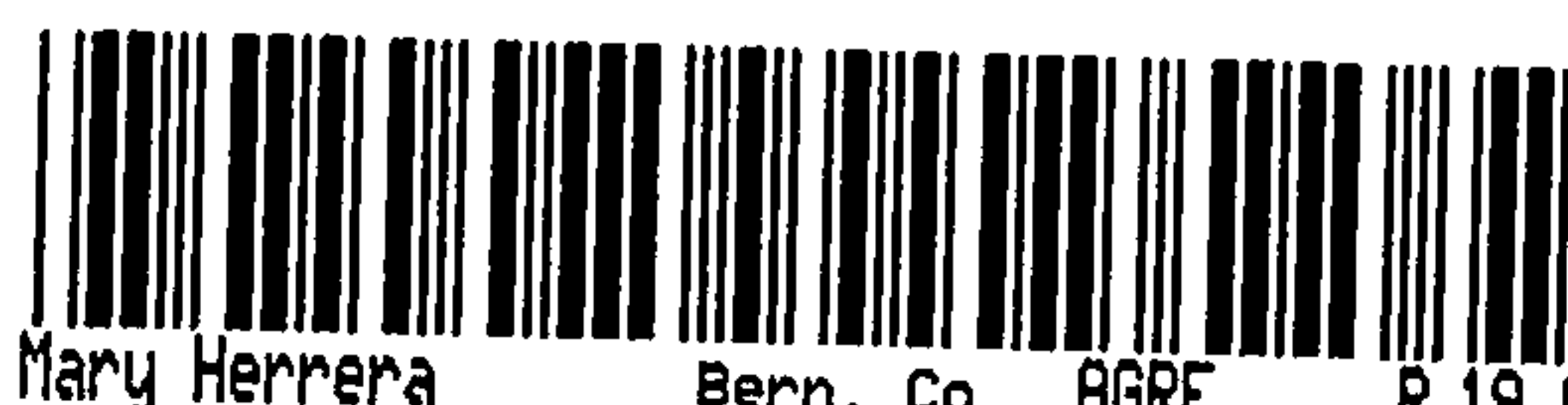
To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Loan Reserve Letter # 2133  
Amount: \$ 518,238.73 Name of Financial Institution or Surety  
providing Guaranty: First State Bank  
Date City first able to call Guaranty: February 20, 2007  
Construction Completion Deadline: February 20, 2007  
If Guaranty other than a Bond, last day City able to call Guaranty:  
April 20, 2007

Additional Information: \_\_\_\_\_

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

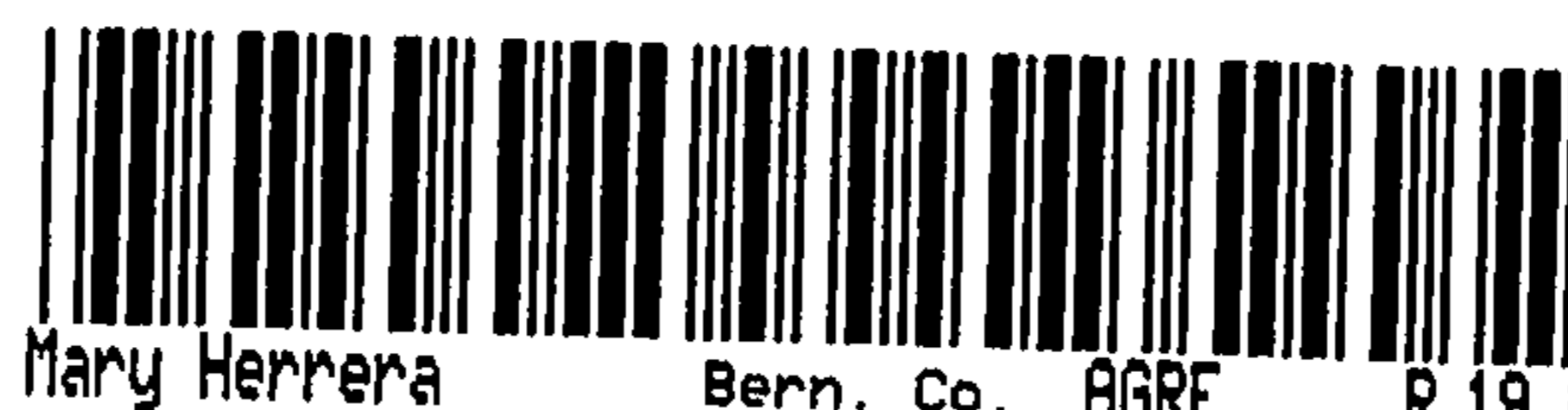
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER: Harvest Townhomes, LLC

CITY OF ALBUQUERQUE

By [Signature]: Lowell Williams  
Name: Lowell Williams  
Title: Managing Member  
Dated: 4/20/05

[Signature]  
City Engineer

Dated: 5/14/08 8/5/05 8/5/05

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 20th day of April, 2005 by [name of person:] Lowell Williams, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] Harvest Townhomes, LLC.

[Signature]  
Notary Public

My Commission Expires:  
7/28/08

CITY'S NOTARY

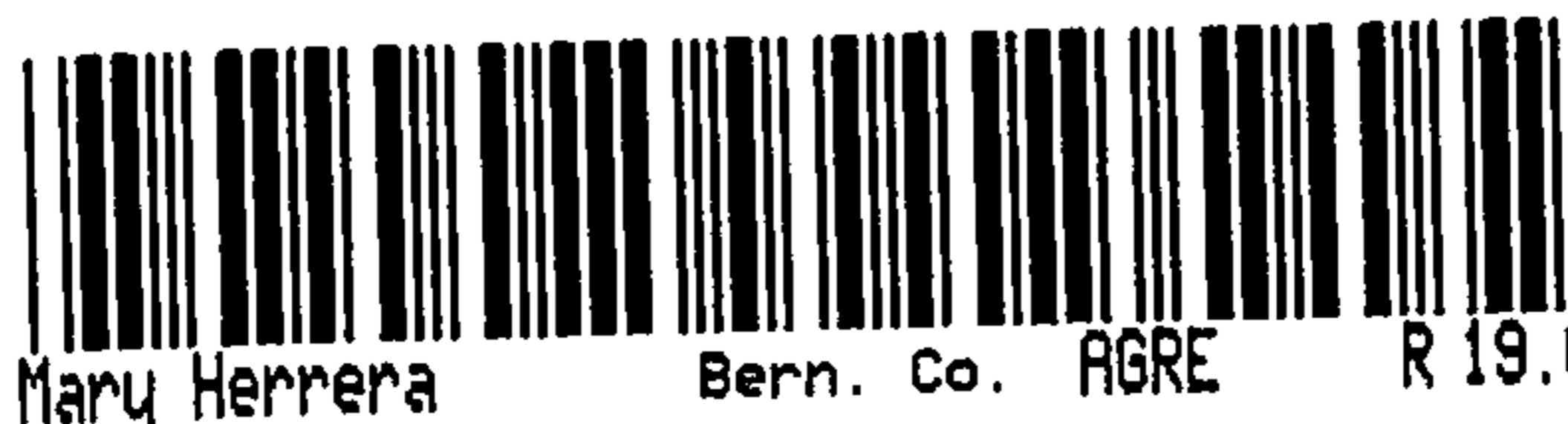
STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 10th day of May, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:  
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



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

PAID RECEIPT

APPLICANT NAME Evergreen Development LLC  
AGENT Mark Goodwin & Associates, P.A.  
ADDRESS P.O. Box 90606  
PROJECT & APP # 1003886 / 05 DRB 00908  
PROJECT NAME \_\_\_\_\_

\$ 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.

**D. MARK GOODWIN AND ASSOCIATES, P.A.**  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199  
(505) 828-2200

4535  
95-681/1070  
DATE May 31, 05  
City of Albuquerque \$ 20.00

PAY TO THE ORDER OF City of Albuquerque  
Twenty dollars

BANK OF THE WEST  
5901 MENAUL BLVD. NE  
ALBUQUERQUE, NM 87110

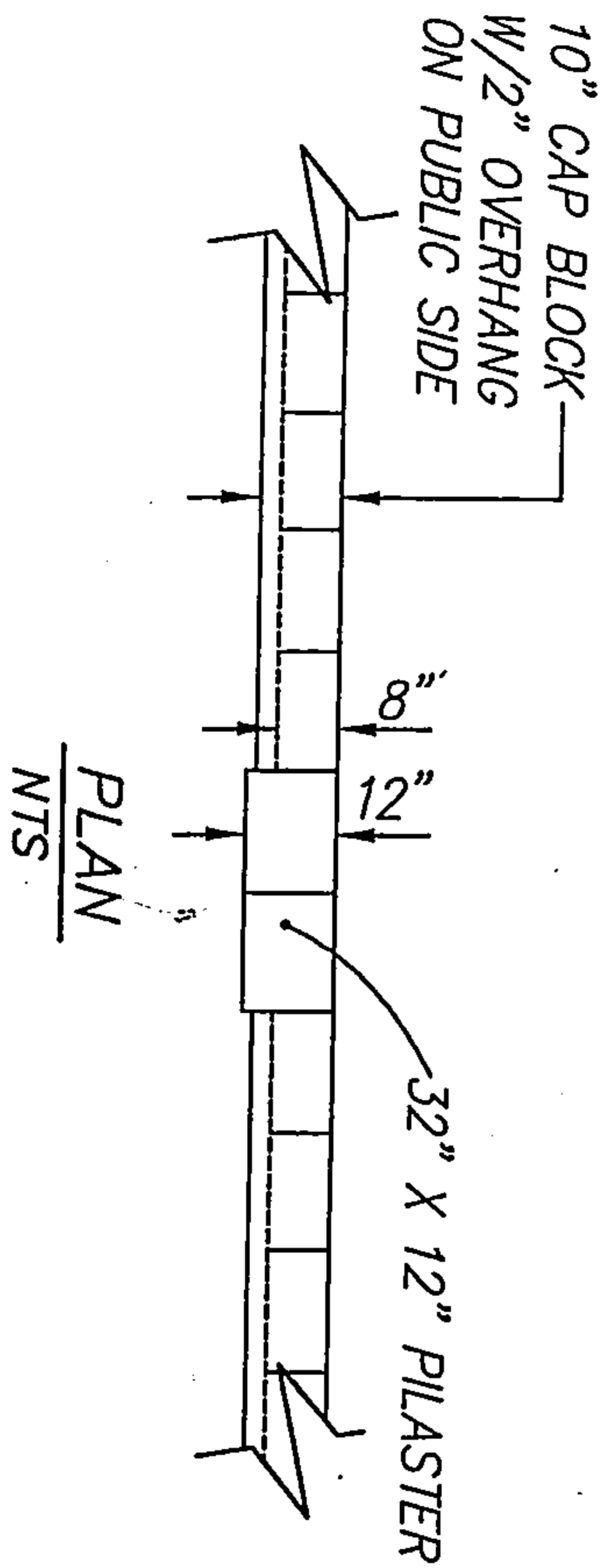
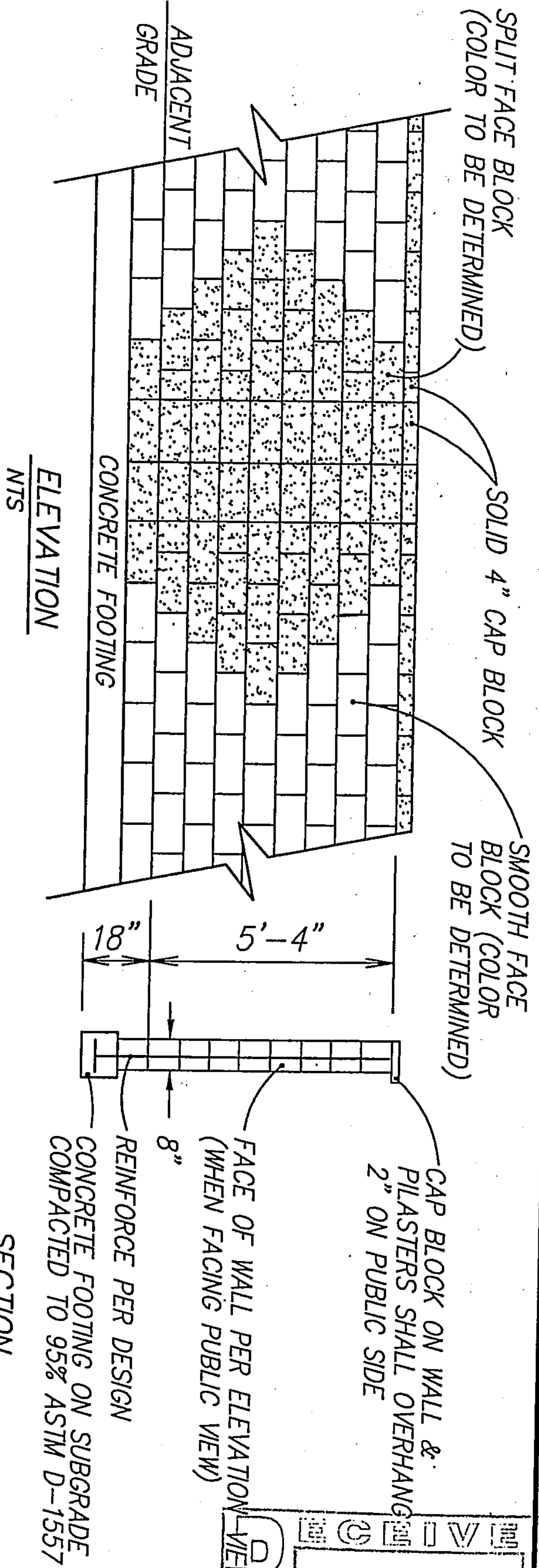
FOR Silver Leaf

5/31/2005 RECEIPT# 00043605 USA 007  
Account 441032  
Activity 342000  
Transit

Security Features Details on Back

004535 1070068 13 283007003

Thank You



- NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
  2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".
  3. MAXIMUM GARDEN WALL HEIGHT IS 6'-0".
  4. MAXIMUM HEIGHT FOR COMBINATION RETAINING AND GARDEN WALL IS 8'-0".

**SECTION**  
NTS

**CLOSEST INTERSECTION**

*Easterday Dr & Marron Circle NE*

Perimeter Wall Approved

*[Signature]*

DRB Chair

*dmq*

MARK GOODWIN & ASSOCIATES, P.A.  
CORRESPONDING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

TITLE:  
SILVER LEAF SUBDIVISION  
SITE PERIMETER WALL

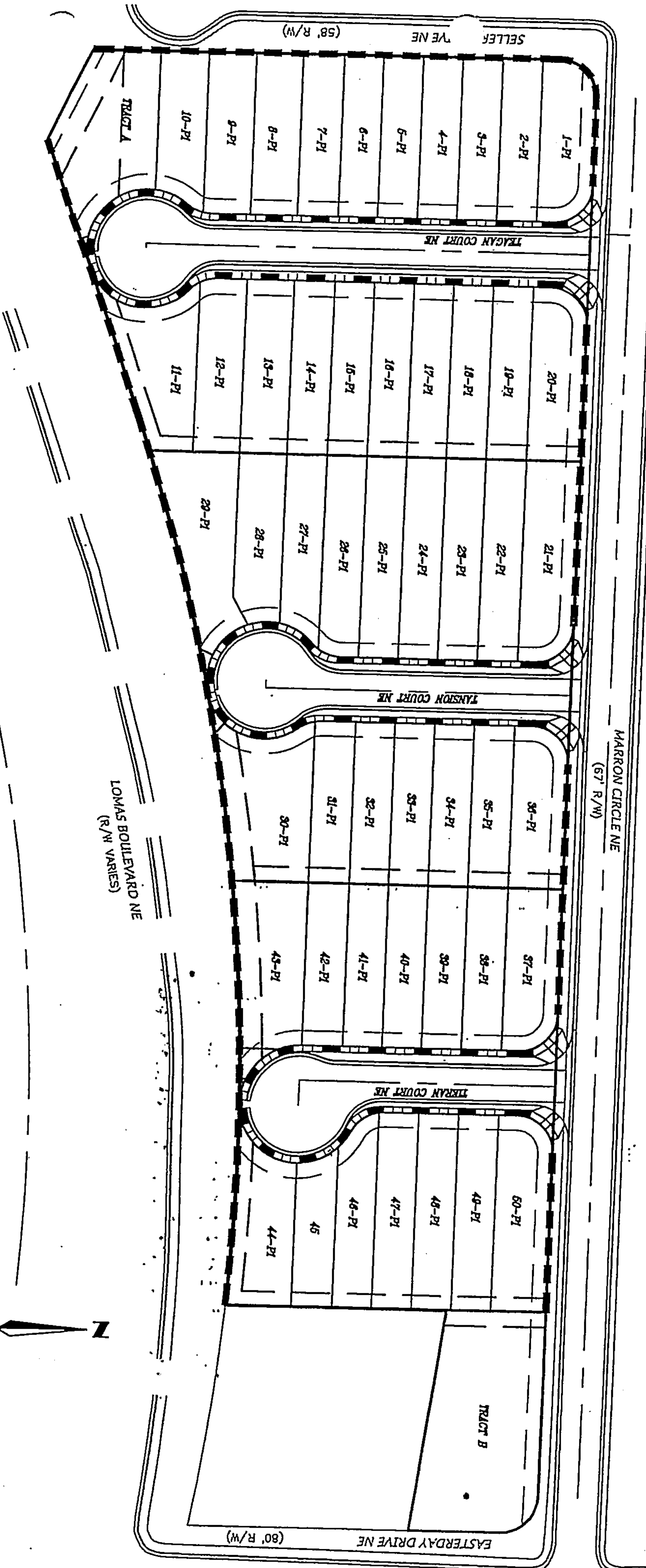
LOCATION:  
AS SHOWN ON PERIMETER WALL PLAN

DRB PROJECT NO. **1003886** ZONE MAP NO. **A-10-Z**



RECEIVED  
HYDROLOGY SECTION

# SILVER LEAF

## ~~DEFERRED~~ SIDEWALK & PERIMETER WALL EXHIBIT

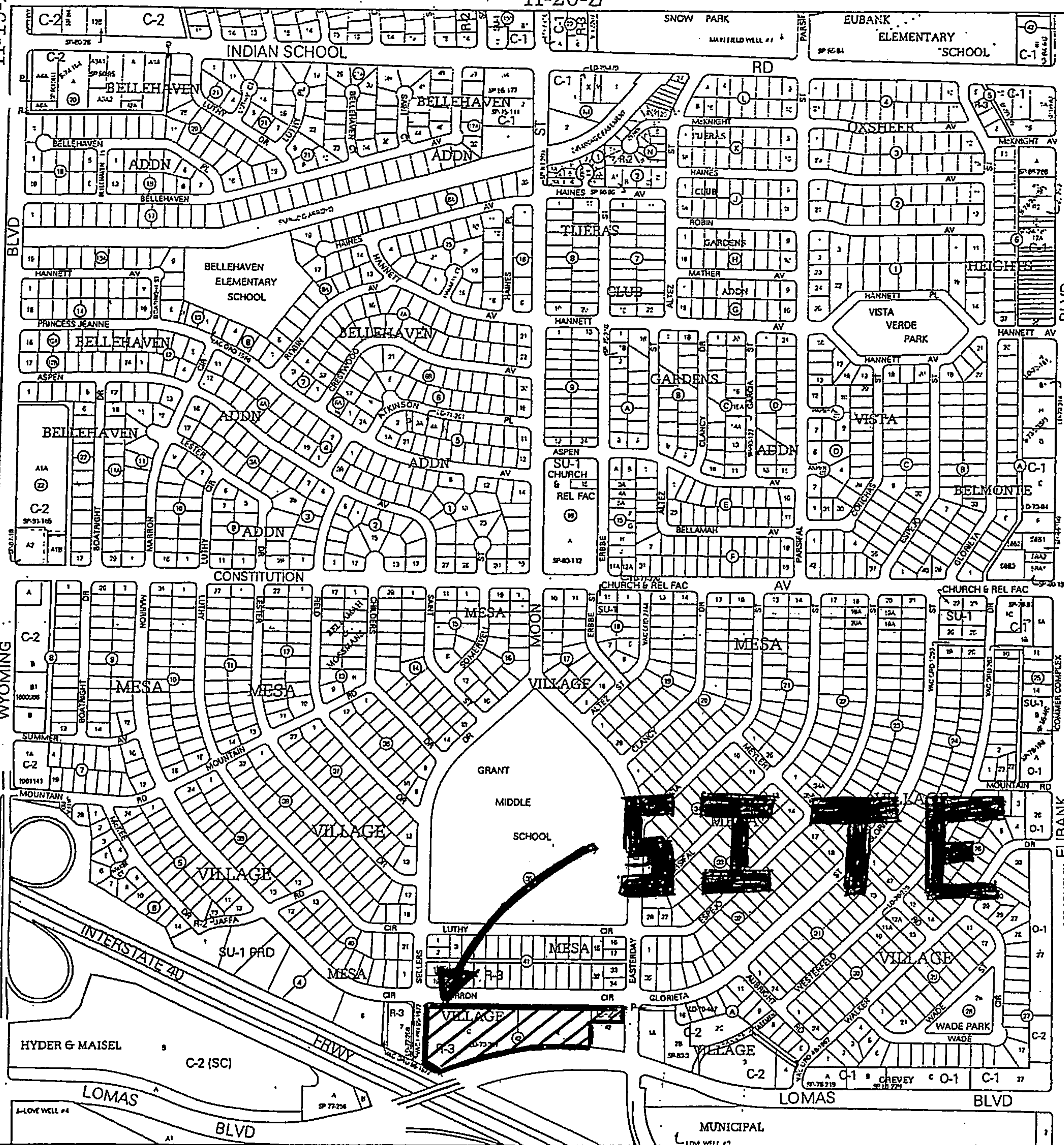


### LEGEND

-  PERIMETER WALL
-  ~~DEFERRED~~ SIDEWALK

SCALE: 1" = 100'



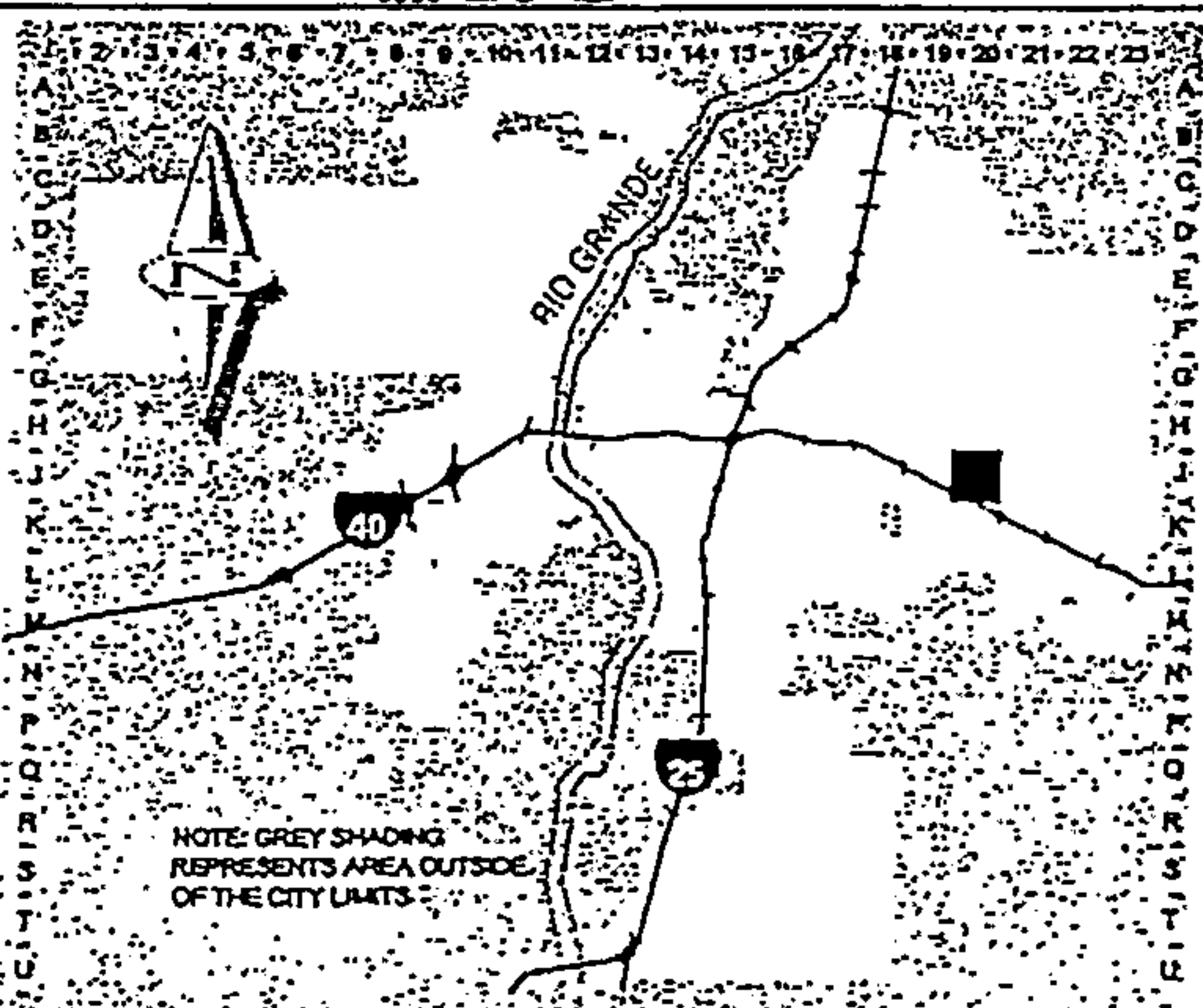
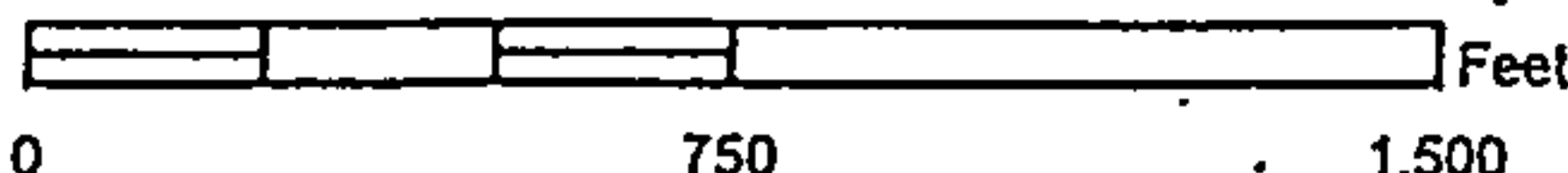


Zone Atlas Page: **J-20-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

**THREE HUNDRED YEARS**  
1706 - 2006  
**ALBUQUERQUE**  
*Hacienda Historia*  
**A G I S**  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
© Copyright 2004

*Claire*

Date Submitted: 02-23-05  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: 3/23/05  
 Date Preliminary Plat Expires: 3/23/06  
 DRB Project No.: 1003886  
 DRB Application No.: 05-0331

INFRASTRUCTURE LIST

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

**SILVER LEAF SUBDIVISION**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C and Tract 42, Mesa Village Subdivision

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF	<b>PAVING</b> Res Pvmt C & G, Roll (Both Sides)	Tieran Court	Marron Circle	End of Cul-de-sac	/	/	/
		4'	Sidewalk (Both Sides)						
		26' FF	Res Pvmt C & G, Roll (Both Sides)	Tansion Court	Marron Circle	End of Cul-de-sac	/	/	/
		4'	Sidewalk (Both Sides)						
		26' FF	Res Pvmt C & G, Roll (Both Sides)	Teagan Court	Marron Circle	End of Cul-de-sac	/	/	/
			Sidewalk (Both Sides)						
			<b>WATER</b>						
		6"	Waterline	Tieran Court	Marron Circle	Lomas Blvd ROW	/	/	/
		6"	Waterline	Tansion Court	Marron Circle	Lomas Blvd ROW	/	/	/
		6"	Waterline	Lomas Blvd	Tieran Court	Tansion Court	/	/	/
		6"	Waterline	Teagan Court	Marron Circle	Cul-de-sac	/	/	/
		6"	Waterline	WL Easement	Teagan Circle	Sellers Drive	/	/	/

Project name:

Silver Leaf

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>SANITARY SEWER</b>				
8"	SAS	Tieran Court	Marron Circle	End of Cul-de-sac
8"	SAS	Tansion Court	Marron Circle	End of Cul-de-sac
8"	SAS	Teagon Court	Cul-de-sac Bulb	Marron Circle
8"	SAS	SAS Easement	Cul-de-sac Bulb	Sellers Drive
<b>STORM DRAINAGE</b>				
24"	Storm Drain	Lomas Blvd Row & Drainage Easement	Tansion Court	Sellers Drive
6'	Concrete Channel	Lots 30P-1 & 43P-1	Tieran Court	Tansion Court
2'	Concrete Channel	Private Easement (See Note 5)	Lot 30 Lot 44 Lot 11	Lot 36 Lot 50 Lot 20

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

- \* Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure to appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls and backyard channels, as defined on the approved Grading Plan.

**AGENT / OWNER**

**J. Scott Davis**  
NAME (print)

**MARK GOODWIN & ASSOCIATES**  
FIRM

*[Signature]* 3/23/05  
SIGNATURE / date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*[Signature]* 3/23/05  
DRB CHAIR - date

*[Signature]* 3/23/05  
PARKS & GENERAL SERVICES - date

*[Signature]* 3/23/05  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 3/23/05  
UTILITY DEVELOPMENT - date

*[Signature]* 3/23/05  
CITY ENGINEER - date

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

#1005886

3/23/05

Nelen Harrison

S. Davis - <sup>padding - none on site</sup>  
none on site  
allowable <sup>widths</sup> - Street widths - Fire Dept 32'

Glen Giles

Jim McNamara - No objection  
not type of construction  
SME - Type of homes? Construction type

Scott - drainage



Sheran A. Matson  
03/21/2005 10:39 AM

To: "Scott Davis" <Scott@goodwinengineers.com>@PUBCABQ  
cc:  
cc: <SMatson@cabq.gov>  
Subject: Re: 1003886 - Silver Leaf Subdivision - Wall Design

The brown smooth face block cannot exceed 50% of the wall facade. It appears more split face is needed.

Don't forget the notes about the cap protruding a minimum of 2" on the public side and the pilaster 4". Plus the maximum height of the wall should be stated in addition to the other standard submittal requirements.



"Scott Davis"  
<Scott@goodwinengineers.com>  
03/21/2005 09:45 AM

To: <SMatson@cabq.gov>  
cc:  
Subject: 1003886 - Silver Leaf Subdivision - Wall Design

Sharen,

I missed getting the attached exhibit to my runner this morning before she took off. She will deliver it to you this afternoon. I wanted to send it to you now so that you could look it over. Per our telephone conversation last week, I discussed the wall design with the owners, and they do not want to go with the leaf in the middle of the panel idea. If you review this prior to this afternoon, please let me know if you have any problems with it so that I can make changes.

Thanks,

Scott Davis



MARK GOODWIN & ASSOCIATES, PA \_0321093021\_001.tif



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

PROJECT #1003886 Silver Leaf

SUBJECT Wall Design

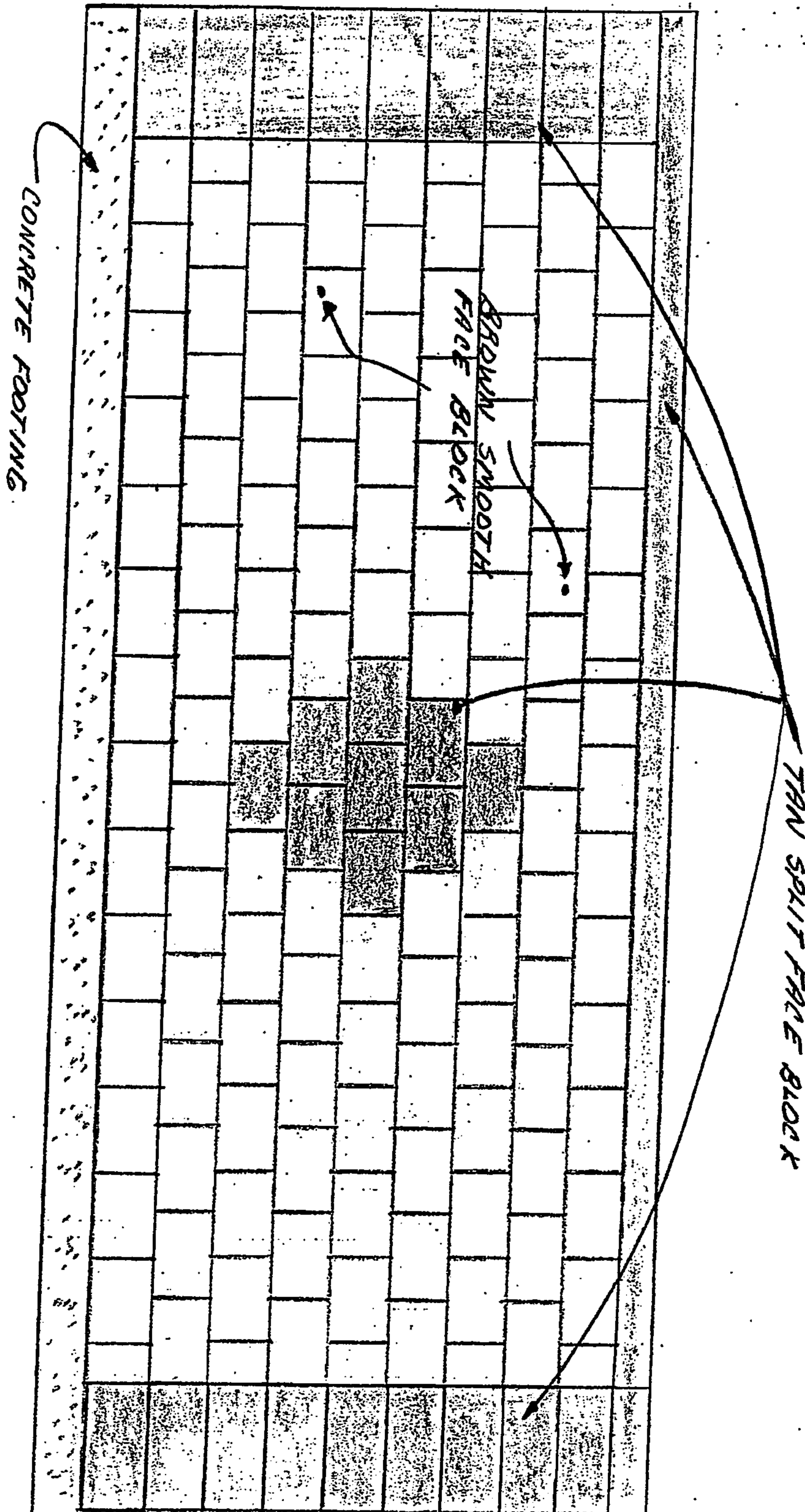
BY JSD

DATE 3-21-05

CHECKED \_\_\_\_\_

DATE \_\_\_\_\_

SHEET \_\_\_\_\_ OF \_\_\_\_\_



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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 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: Evergreen Development, LLC PHONE: 338-2285  
 ADDRESS: 1015 Tijeras, Suite 200 FAX: 338-0200  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

DESCRIPTION OF REQUEST: Preliminary Plat Approval - Silver Leaf, VAC of RW, VAC of PUB EASEMENT, TEMP DEFERRAL OF SW  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

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

Lot or Tract No. Tract C & Tract 42 Block:      Unit:       
 Subdiv. / Addn. Mesa Village Subdivision TBK AS SILVER LEAF SUBDIVISION  
 Current Zoning: R3 Proposed zoning: Same  
 Zone Atlas page(s): J-20 No. of existing lots: 2 No. of proposed lots: 50  
 Total area of site (acres): 52 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 102005831003530204 MRGCD Map No.     

LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd  
 Between: Sellars Drive and Easterday Drive

**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-73-44, Z-77-53

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 02/25/2005

SIGNATURE J. Scott Davis DATE 2/25/05  
 (Print) J. Scott Davis  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 type="checkbox"/> All checklists are complete	<u>05DRB-00328</u>	<u>VRW</u>	<u>✓</u>	<u>\$ 300.00</u>
<input type="checkbox"/> All fees have been collected	<u>05DRB-00329</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 90.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>05DRB-00330</u>	<u>TDS</u>	<u>✓</u>	<u>\$ 0</u>
<input type="checkbox"/> AGIS copy has been sent	<u>05DRB-00331</u>	<u>PP</u>	<u>SC2</u>	<u>\$ 1600.00</u>
<input type="checkbox"/> Case history #s are listed	<u>    </u>	<u>AD Fee</u>	<u>    </u>	<u>\$ 75.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>    </u>	<u>CMF</u>	<u>    </u>	<u>Total 20.00</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>3-23-05</u>			<u>\$ 2085.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

J. Scott Davis  
 Planner signature / date

Project # 1003886

**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
  - 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 *ON 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
  - 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.

J. Scott Davis  
 Applicant name (print)  
[Signature]  
 Applicant signature / date



Form revised 9/01, 8/03 and 9/03

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

Application case numbers  
 05DRB - 0033  
 -  
 -

[Signature]  
 Planner signature / date  
**Project # 1003886**



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

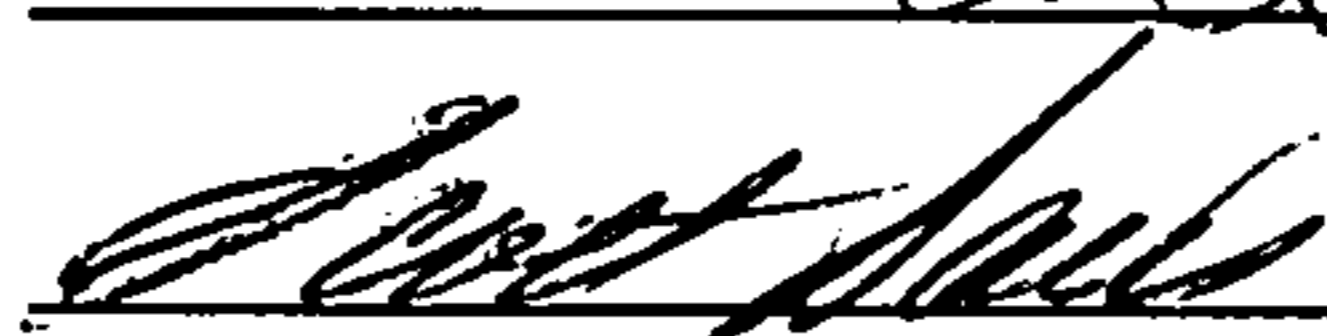
- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**
- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

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

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

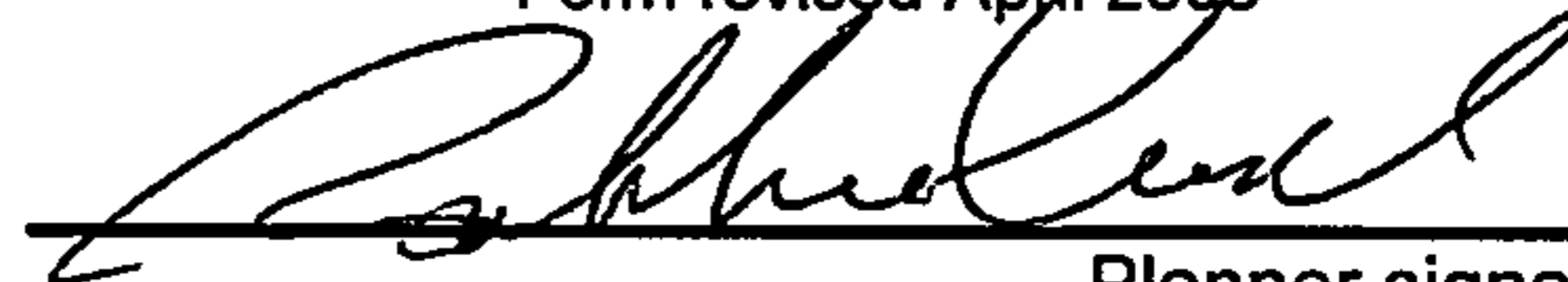
J. Scott Davis  
 Applicant name (print)

  
 Applicant signature / date



Form revised April 2008

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers
- 05DRB - 00328
- 05DRB - 00329
- 05DRB - 00330

  
 Planner signature / date

**Project # 1003886**

H-19-Z

J-19-Z

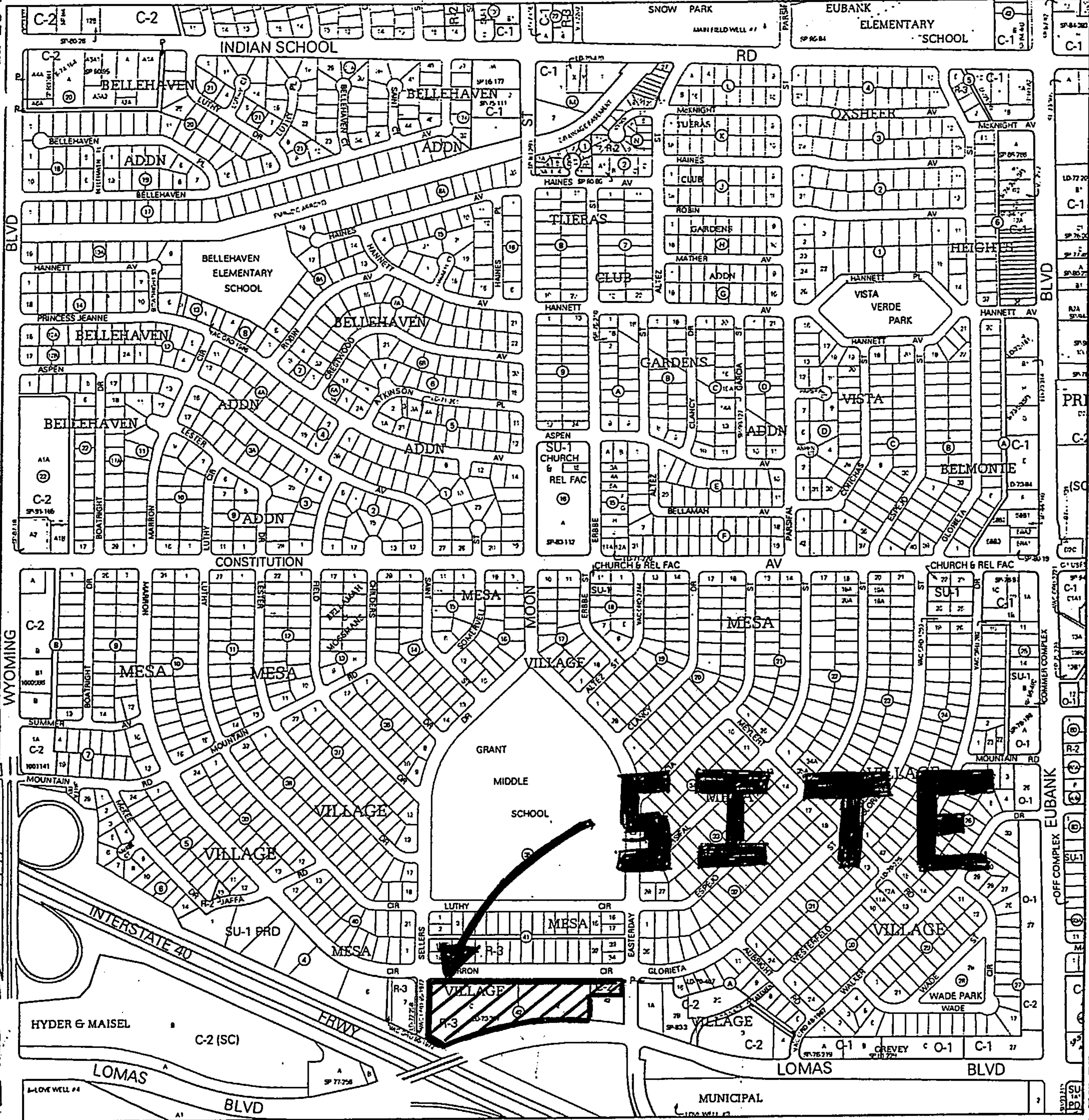
K-19-Z

H-20-Z

H-21-Z

J-21-Z

K-21-Z

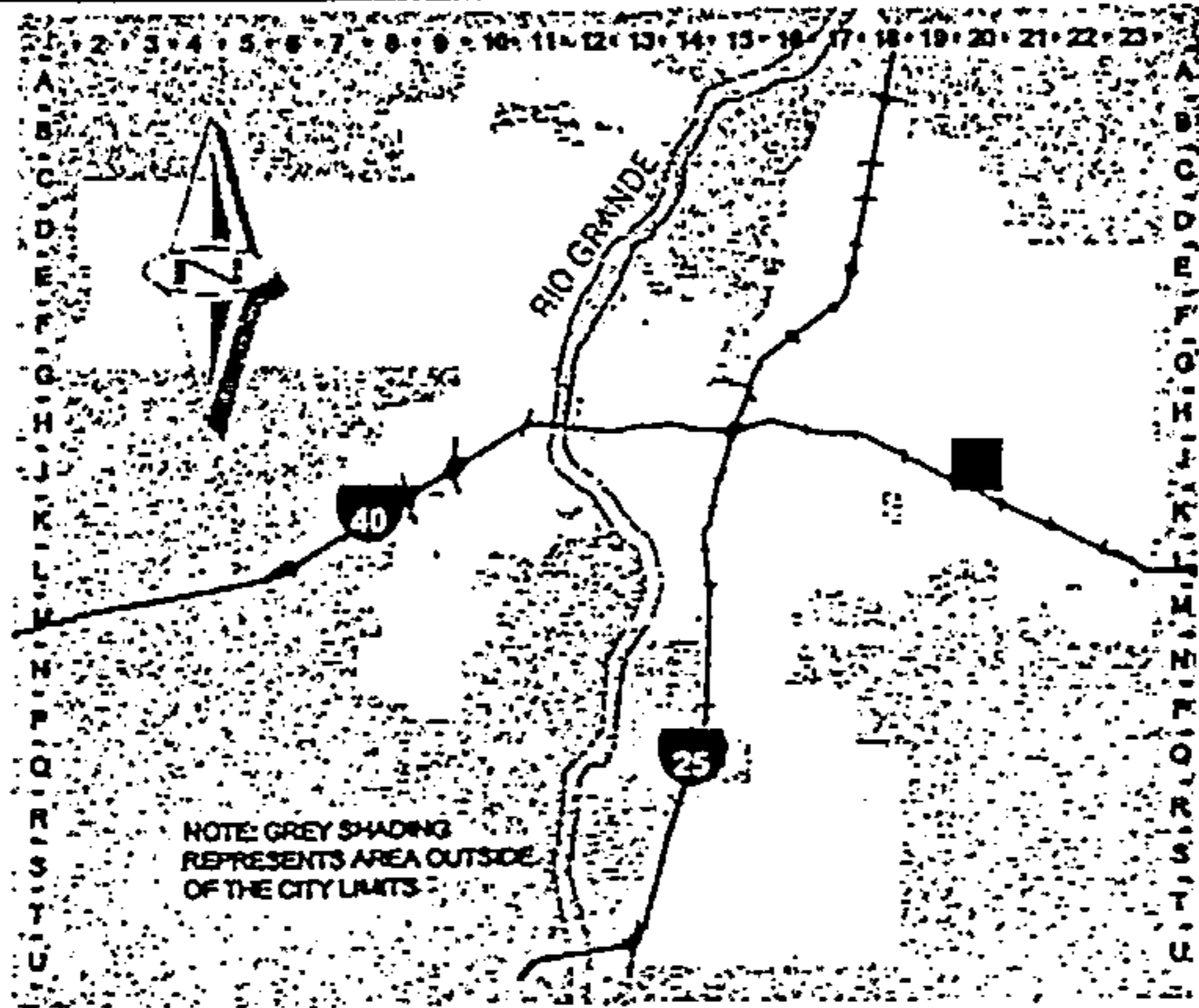
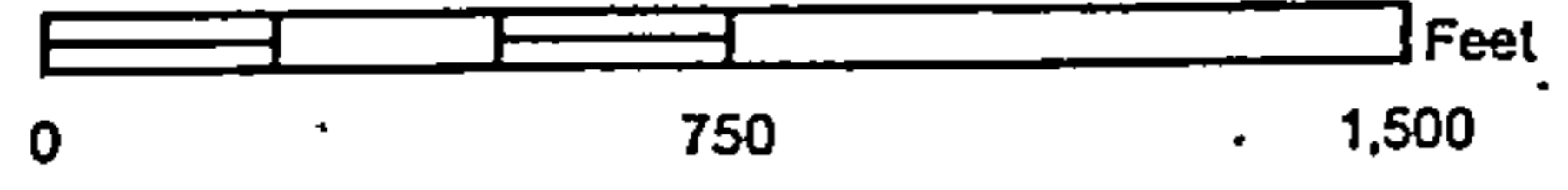


Zone Atlas Page: **J-20-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



**CITY OF ALBUQUERQUE**  
**THREE HUNDRED YEARS**  
 1706 • 2006  
**ALBUQUERQUE**  
*Haciendo Historia*  
**A G I S**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2004

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 Silver Leaf Subdivision

AGIS MAP # J20

LEGAL DESCRIPTION Lot C Block 42 Mesa Village Subdivision

X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque <sup>Planning</sup> ~~Public~~ ~~Works~~ Department, Hydrology Division ( 2nd floor Plaza del Sol ) on 2/25/05 [date].

[Signature]  
Applicant / Agent

2/25/05  
Date

Arlene V. Portillo  
Hydrology Division Representative

2/25/05  
Date

X WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque <sup>Utilities</sup> Development Division ( 2nd floor Plaza del Sol ) on 11/19/04 [date].

[Signature]  
Applicant / Agent

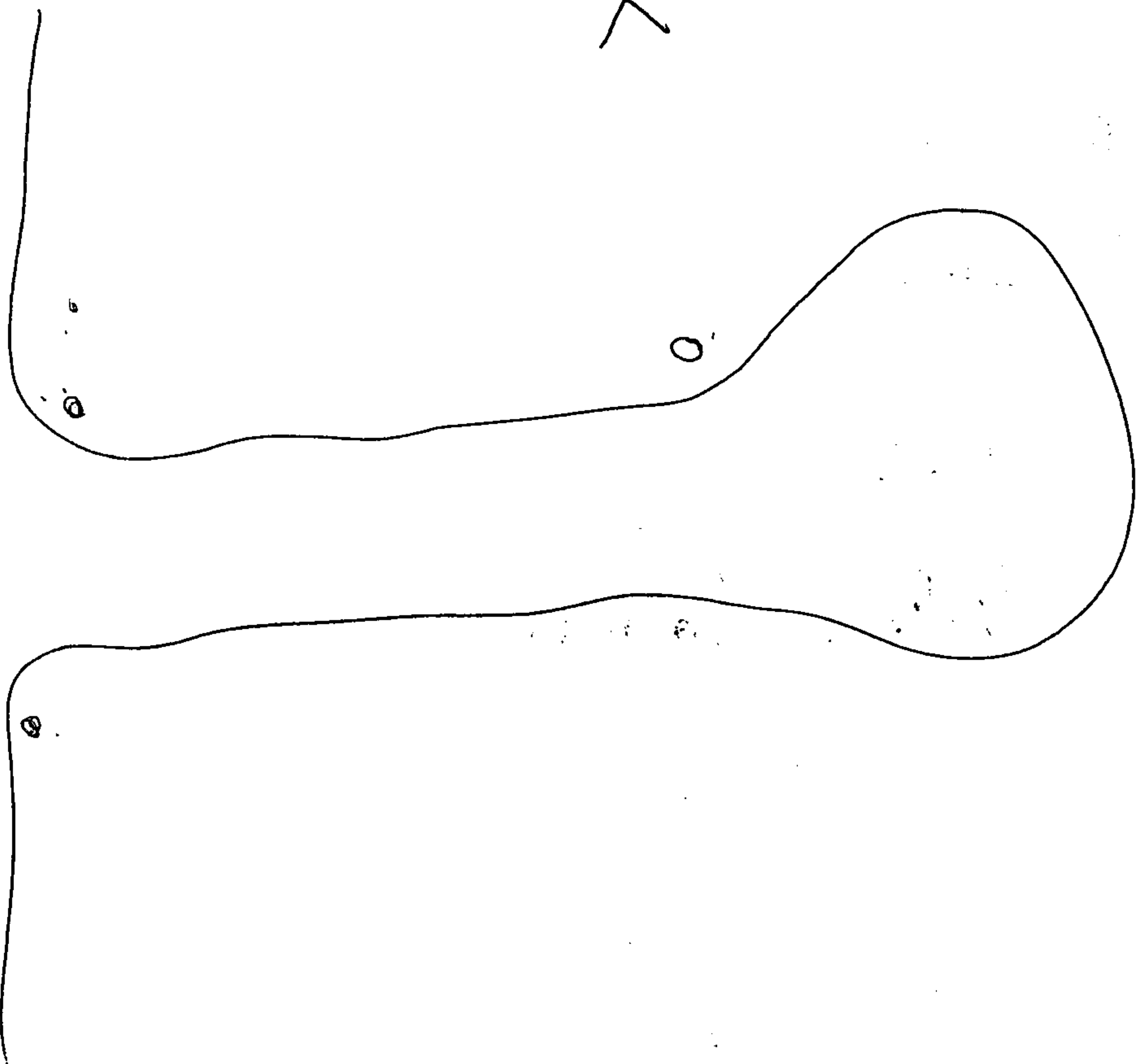
2/25/05  
Date

[Signature]  
Aval # 41106  
Req. 11/10/04  
Utilities Division Representative

2/25/05  
Date

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

002 L



2012.02

Small 12 1/2 cm  
1000 mg

1000 mg

# CITY OF ALBUQUERQUE

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

APPLICANT: Cooper & Assoc DATE OF REQUEST: 2/25/05 ZONE ATLAS PAGE(S): J20

CURRENT:

ZONING C2-R3

LEGAL DESCRIPTION:

LOT OR TRACT # LOT C BLOCK # 42

PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_

SUBDIVISION NAME Santa Mesa Village

REQUESTED CITY ACTION(S):

ANNEXATION [ ]	SECTOR PLAN [ ]	SITE DEVELOPMENT PLAN: <u>Prelim. Plot</u>
COMP. PLAN [ ]	ZONE CHANGE [ ]	A) SUBDIVISION <input checked="" type="checkbox"/> BUILDING PERMIT [ ]
AMENDMENT [ ]	CONDITIONAL USE [ ]	B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]
		C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

# OF UNITS: 50  
BUILDING SIZE: 1400 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 2/25/05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER)

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

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

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

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: Tony Lopez]  
TRAFFIC ENGINEER

2-25-05  
DATE

Environmental Health Department

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted – regardless of the project size, location or traffic generated."

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

TIS -SUBMITTED    /   /     
-FINALIZED    /   /   

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

Silver Leaf Subdivision  
1003886

UPC #s

102005831003530204  
102005823003330202  
102005828603730203



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

25 February, 2005

Sheran Matson – DRB Chair  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: DRB#1003886 – Silver Leaf Subdivision (Previously called Mesa Village)**

Dear Ms. Matson:

On behalf of our client, we are submitting for Preliminary Plat approval for the referenced project. Please note that this project was previously named Mesa Village when it was presented to the board for Sketch Plan review.

The proposed project calls for the development of 50 single family townhome lots to be located on an approximate 5.5 acre infill parcel located between Sellers Drive and Easterday Drive, just north of Lomas Boulevard. With this action, we are requesting that 13' of surplus right-of-way along the south side of Marron Circle, a 20' landscape buffer along the south side of Marron Circle, and a Public utility easement traversing this site be vacated. The proposed vacation requests are shown on the documents included with this submittal. Also included within this submittal are exhibits showing the proposed deferred sidewalk locations, as well as the perimeter wall design, and locations.

A water/sewer availability letter was issued by the City for this project (copy enclosed), and a grading and drainage submittal has been made to the Hydrology Division.

Thank you for your assistance, if there are any questions regarding this submittal, feel free to call me.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis  
Project Engineer

# "Attachment A"

2/24/05

KIM HARDYMAN, MARK GOODWIN & ASSOC., PA

P.O. BOX 90606 / 87199

PHONE: 828-2200 FAX: 797-9539

ZONE MAP: J-20

Mesa Village NA @

\*Kathryn Bretz

1216 Luthy Cir. NE / 87112 620-0861 (h)

Nancy Dodge

1100 McKee Dr. NE / 87112 275-0007 (h)

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

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



# 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.

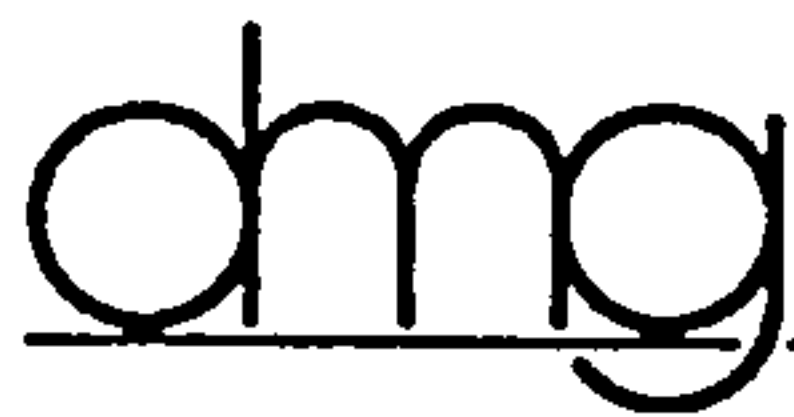
### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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: 2/24/05 Time Entered: 4:35PM ONC Rep. Initials: JK



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

February 24, 2005

Ms. Kathryn Bretz  
Mesa Village Neighborhood Association  
1216 Luthy Cir. NE  
Albuquerque, NM 87112

Ms. Nancy Dodge  
Mesa Village Neighborhood Association  
1100 McKee Dr. NE  
Albuquerque, NM 87112

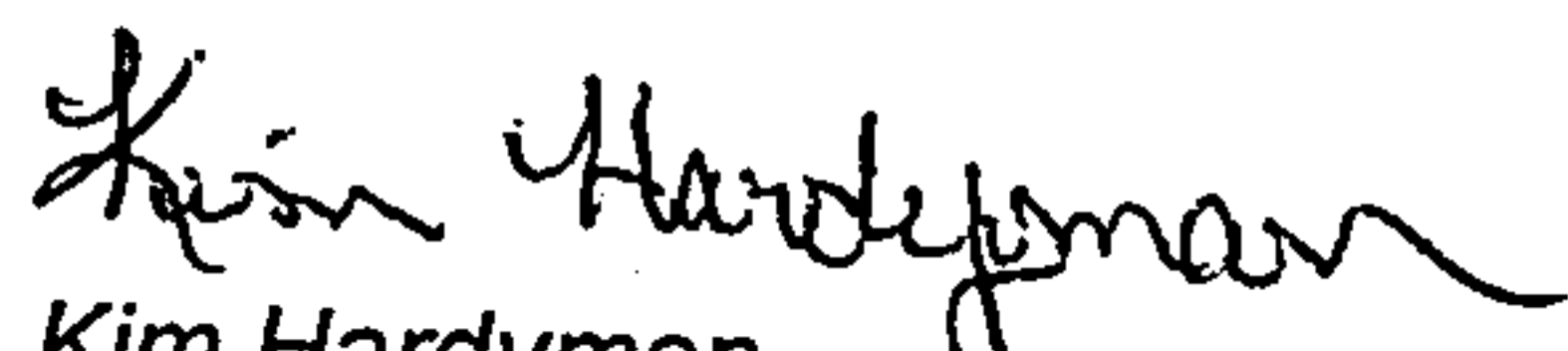
**Re: Silver Leaf Subdivision**

Dear Ms. Bretz and Ms. Dodge:

Enclosed please find a copy of the DRB Application for the Preliminary Plat, Temporary Sidewalk Deferral, and Vacation of Public Right-of-Way for the referenced project. The anticipated date to be heard is March 23, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

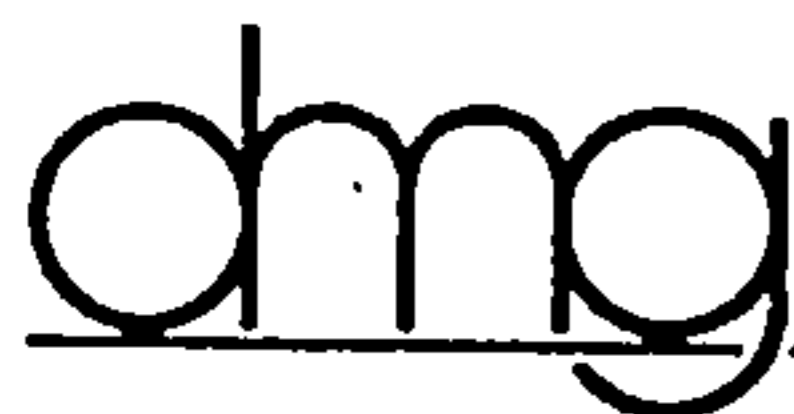
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Kim Hardyman

/kh

Enclosure



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

February 24, 2005

Ms. Kathryn Bretz  
Mesa Village Neighborhood Association  
1216 Luthy Cir. NE  
Albuquerque, NM 87112

Ms. Nancy Dodge  
Mesa Village Neighborhood Association  
1100 McKee Dr. NE  
Albuquerque, NM 87112

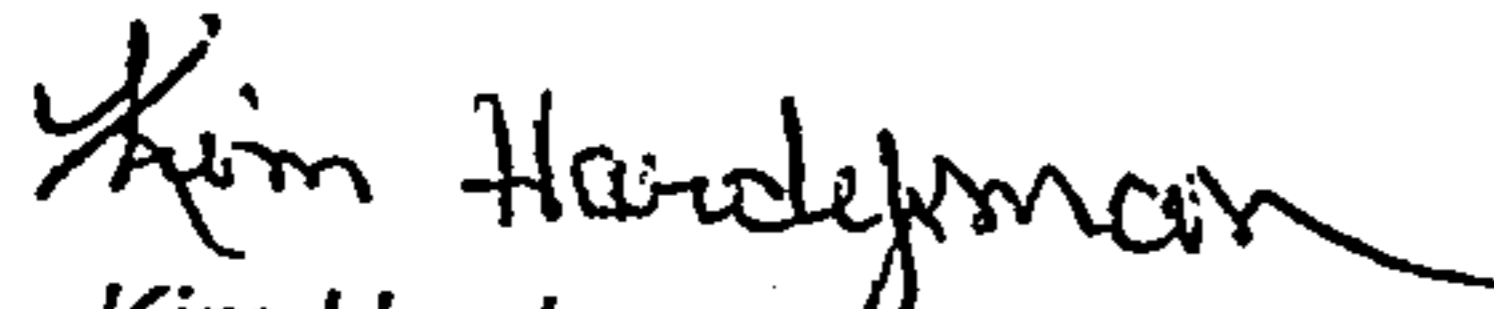
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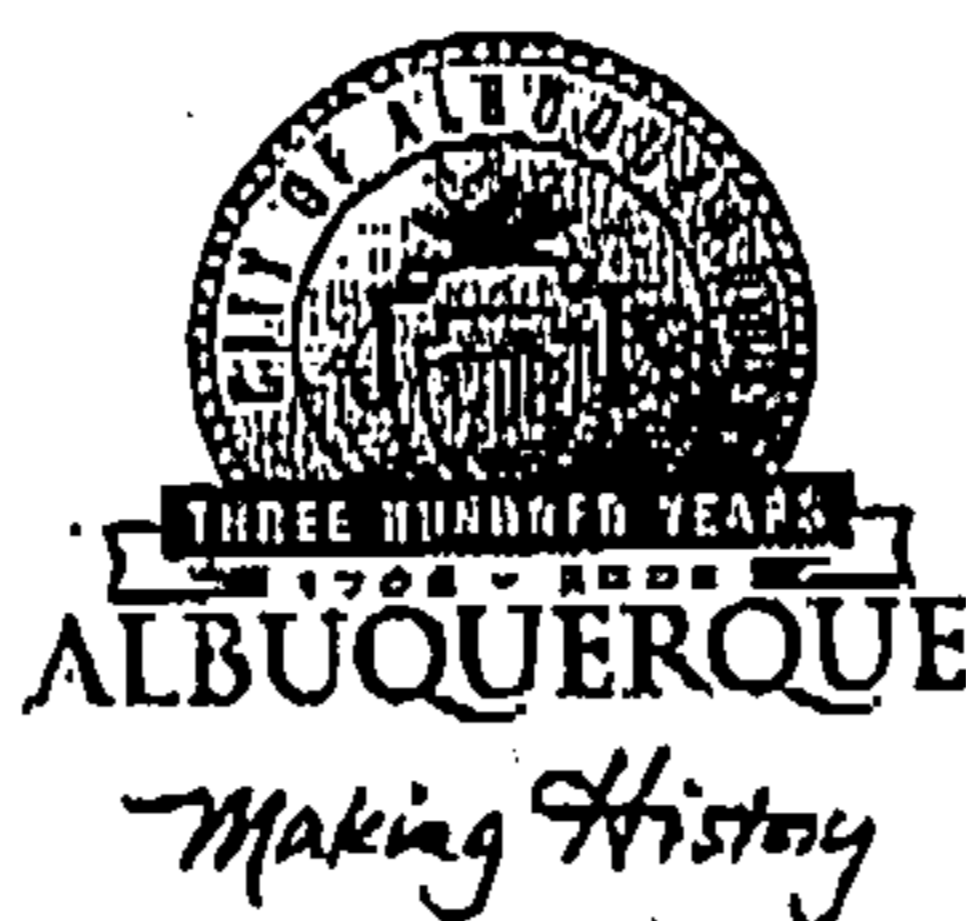
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Kim Hardyman

/kh

Enclosure



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

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

February 24, 2005

Kim Hardyman  
Mark Goodwin & Assoc., PA  
P.O. Box 90606 / 87199  
Phone: 828-2200 Fax: 797-9539

Dear Kim:

Thank you for your inquiry of February 24, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PORTIONS OF BLOCK 42, MESA VILLAGE SUBDIVISION AND LOT C, BLOCK 42, MESA VILLAGE SUBDIVISION AND THE SOUTHERLY 13' OF MARRON CIRCLE NE, Zone Map J-20**

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

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

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

Sincerely,

*Julia King*

Julia King  
Senior Office Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

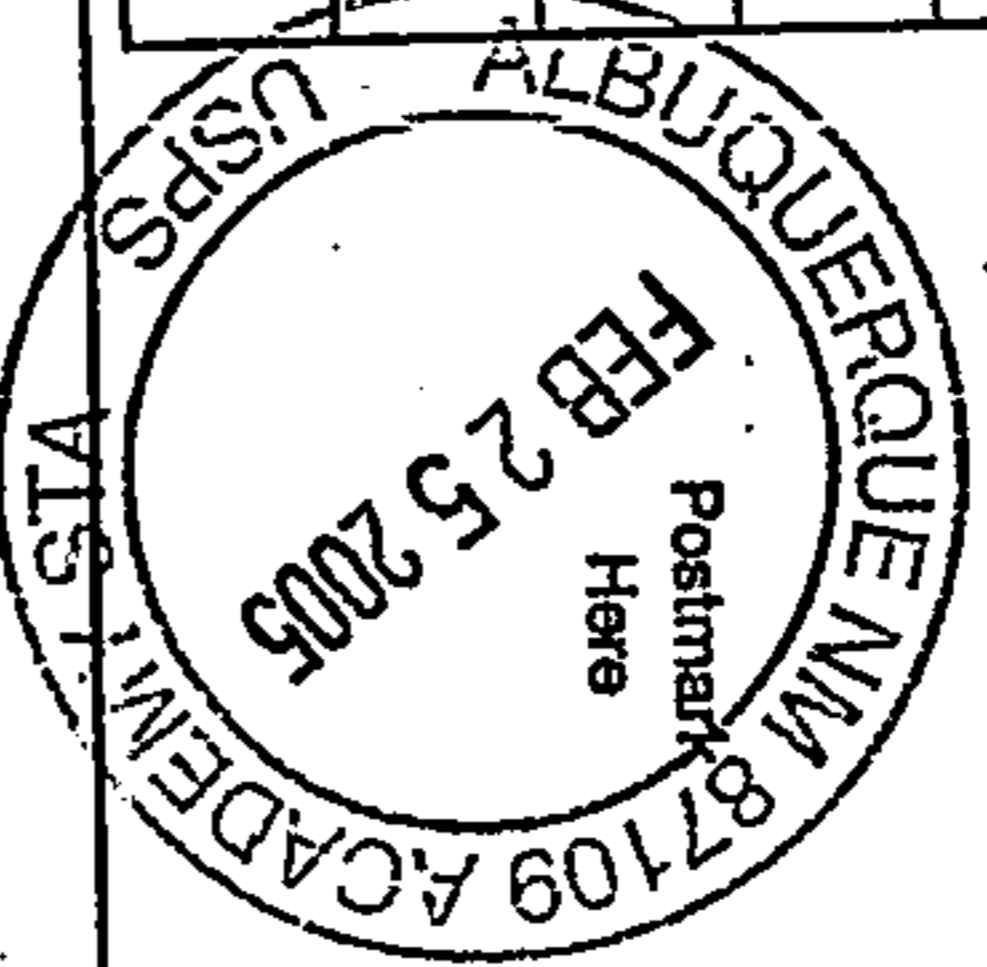
planningrnaform(10/27/04)

7002 0860 0003 3253 4823

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

**OFFICIAL USE**

Postage	\$ 152
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 577



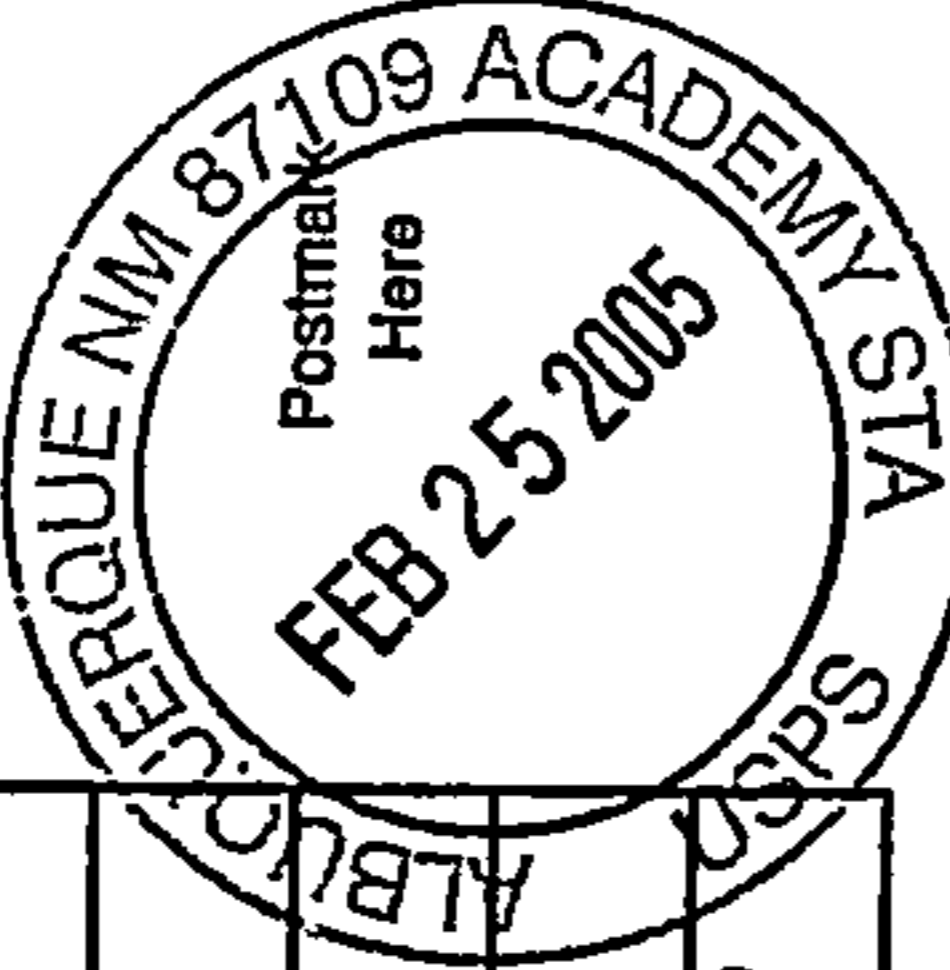
Sent to Mrs Nancy Welfo  
 Mrs Welfo Village Neighborhood Assoc.  
 Street, Apt. No. 100 Creekside Dr NE  
 or PO Box No. APO WFO 97112  
 City, State, ZIP+4

PS Form 3800, April 2002 See Reverse for Instructions

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**

Postage	\$ 152
Certified Fee	230
Return Receipt Fee (Endorsement Required)	171
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 577



Sent To Mrs Kathryn Breit  
 Mrs Welfo Village Neighborhood Assoc.  
 Street, Apt. No. 100 Creekside Dr NE  
 or PO Box No. APO WFO 97112  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

7004 0250 0000 3405 3570

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

**PAID RECEIPT**

APPLICANT NAME Evergreen Development

AGENT Mark Goodwin

ADDRESS \_\_\_\_\_

PROJECT & APP # 1003886/05DRB 00328, 00329, 00330

PROJECT NAME Mesa Village

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 1990.00 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

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

\$ 2085.00 TOTAL AMOUNT DUE

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

2/25/2005  
 REC IPTH  
 ACT vity 34  
 Tr S Amt  
 J24 Misc



**Aim Management Corporation**

dba, AMC Development Services  
 1015 Tijeras NW - Suite 200  
 Albuquerque, NM 87102  
 (505-338-2285)  
 Fax (505-338-0200) Cell (505-259-0991)

Bank of Albuquerque  
 Albuquerque, New Mexico  
 www.bankofalbuquerque.com

95-660/1070

1443

2/25/2005

PAY TO THE ORDER OF City of Albuquerque

**\*\*\*DUPLICATE\*\*\* \$2,085.00**  
 City Of Albuquerque

Two Thousand Eighty Five and 00/100\*\*\*\*\* DOLLARS

2/25/2005 11:13AM LOC: ANNX  
 RECEIPT# 0036943 WSH 008 TRANSH 0021  
 Account 441006 Fund 0110  
 Activity 441018 TRSDMM  
 Trans Amt \$1,990.00  
 J24 Misc  
 AUTHORIZED SIGNATURE

MEMO

Platting Fees Mesa Village

⑈001443⑈ ⑆107006606⑆ 7827235771⑈

**\*\*\*DUPLICATE\*\*\***  
 City Of Albuquerque  
 Treasury Division  
 2/25/2005 11:13AM LOC: ANNX  
 RECEIPT# 00036944 WSH 008 TRANSH 0021  
 Account 441018 Fund 0110  
 Activity 4971000 TRSDMM  
 Trans Amt \$2,085.00  
 J24 Misc \$75.00  
 CK \$2,085.00  
 CHANGE \$0.00  
 Thank You

Security features. Details on back.

# 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 3-8-05 To 3-23-05

#### 5. REMOVAL

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

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

*Leanne Davis*  
(Applicant or Agent)

2-25-05  
(Date)

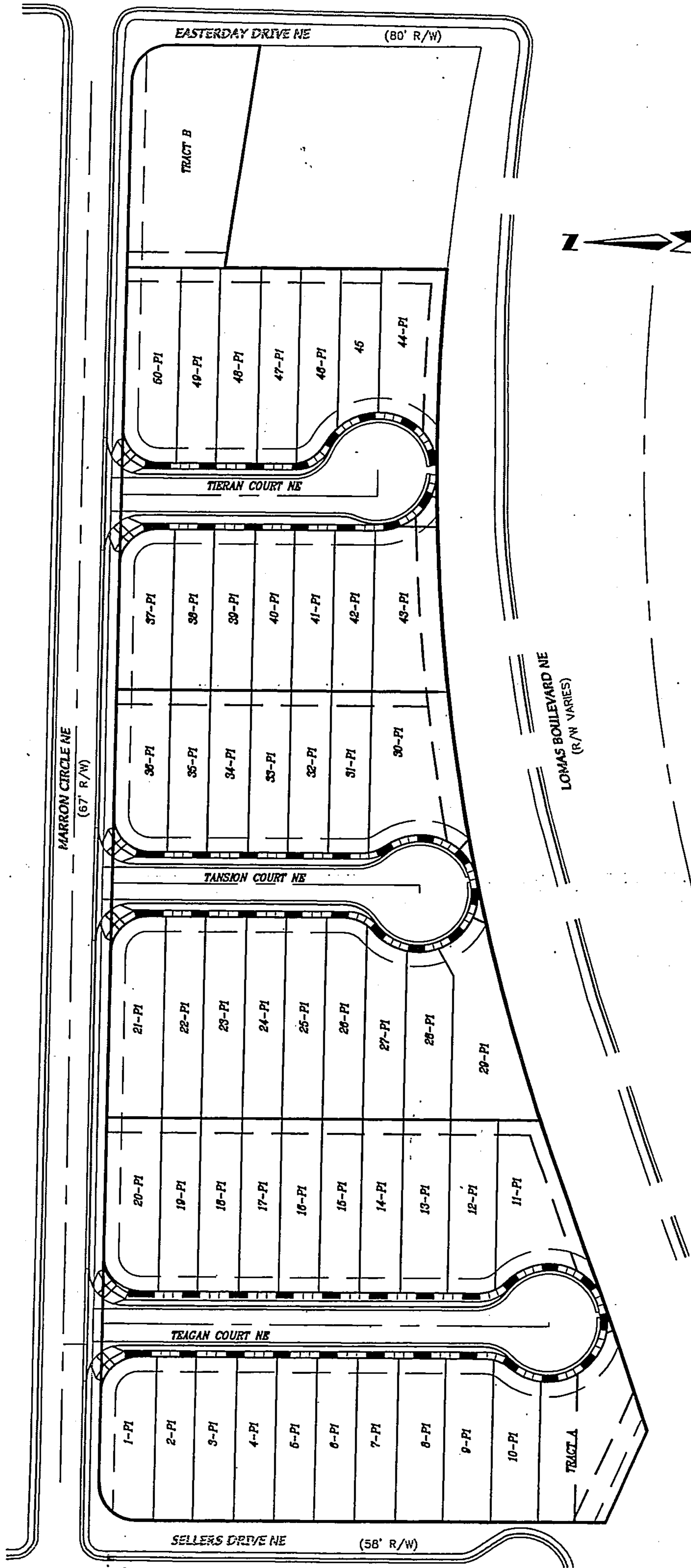
I issued 4 signs for this application, 2-25-05  
(Date)

*[Signature]*  
(Staff Member)

DRB PROJECT NUMBER: 1003886

# SILVER LEAF

## DEFERRED SIDEWALK EXHIBIT



### LEGEND

— — — — — DEFERRED SIDEWALK

SCALE: 1" = 100'

EXHIBIT  
Date 3/23/05



CIRCLE

CIRCLE

AC

SELLERS

1025 AC

EASTERDAY

LAS

LOMAS

**LEGEND**

er, Light and Telephone easement  
hus,  Sanitary Sewer ease  
e Notations

PARSIFA  
R=120.71  
T=50  
A=45

R=3  
T=4  
A=4

3.2

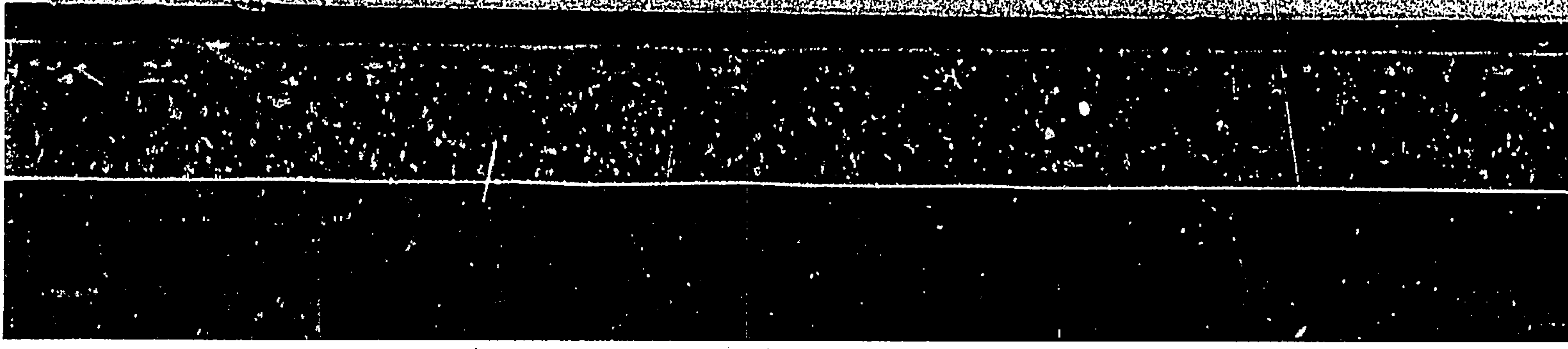
DF

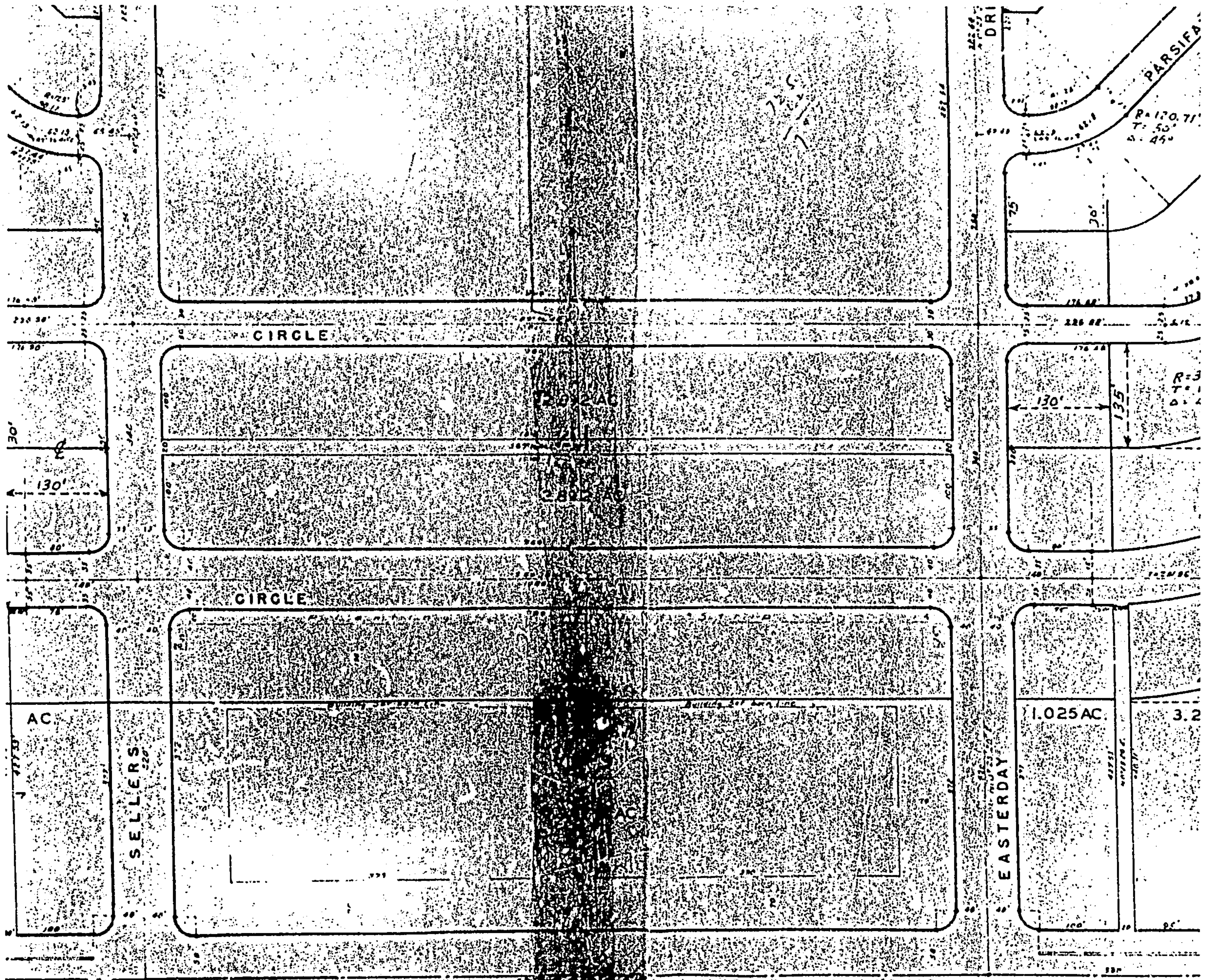
130

130

135

10






10

**LEGEND -**

er, Light and Telephone easement

hus,  Sanitary Sewer easement

o Notations.

5-3-50 City Map

5-3-98 Plat

5-4-95 Scale



B8-123

921-88

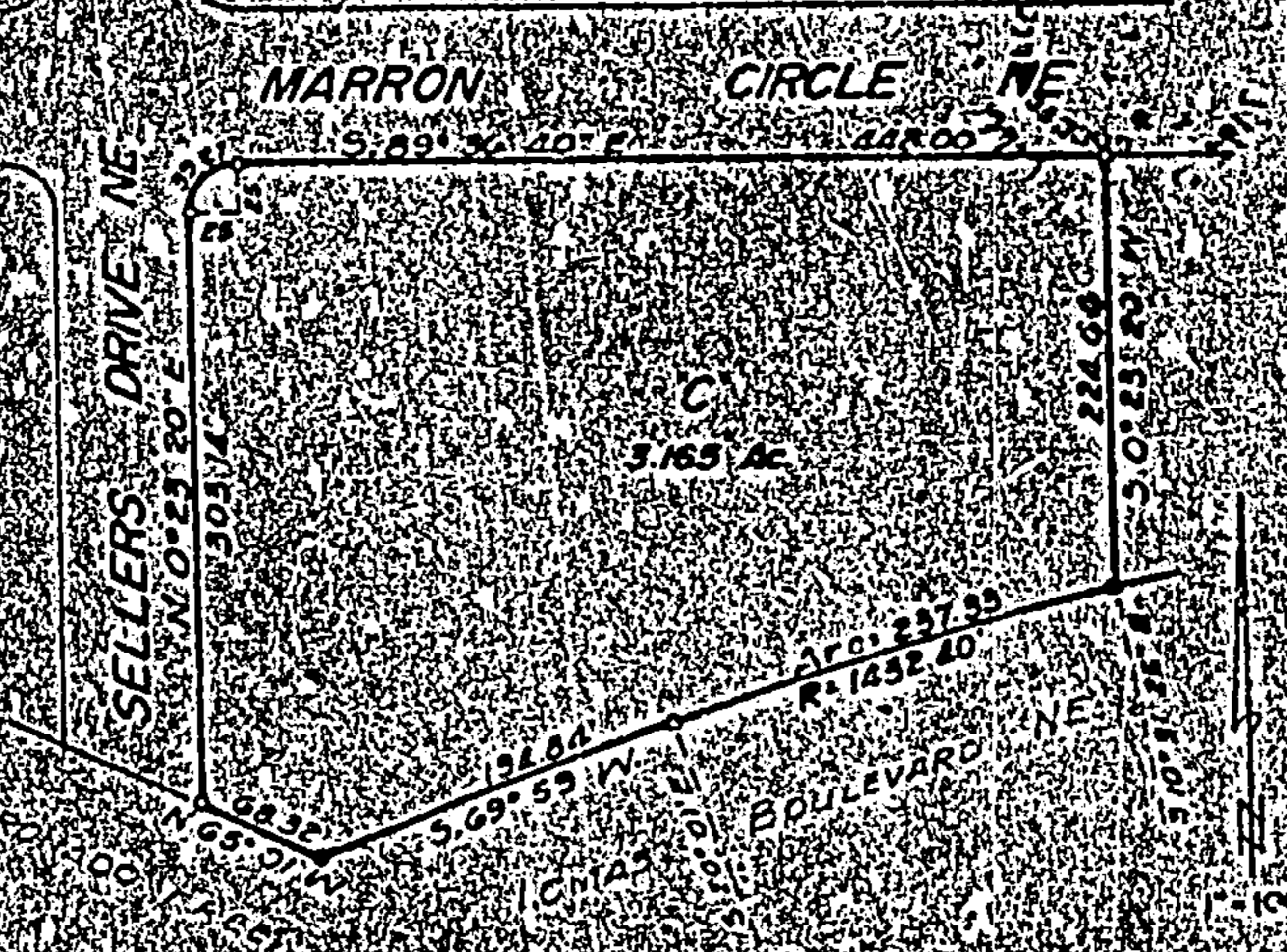
B8-124

PLAT OF  
**LOT C IN BLOCK 42 OF**  
**MESA VILLAGE**  
 A SUBDIVISION  
**ALBUQUERQUE, NEW MEXICO**

This is to certify that the taxes on the property shown herein have been paid for the last 1973 years up to and including the 1st half of 1973.

I, Charles N. Scammell, New Mexico Registered Land Surveyor No. 3214, do hereby certify that the survey and plat as shown herein were made by me or under my direct supervision and that the same are true and correct to the best of my belief and knowledge.

Charles N. Scammell  
 Charles N. Scammell



A certain parcel of land situated within the City limits of the City of Albuquerque, New Mexico, being a westerly portion of the northerly portion of Block 42 of the MESA VILLAGE SUBDIVISION as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on October 10, 1950 and being more particularly described as follows:

Northeasterly, 39.27 feet distance along the arc of a curve bearing to the right and having a radius of 1452.40 feet distance and a long chord which bears  $N 45^{\circ} 23' 20'' E$ , 35.56 feet distance to the point of tangency on the southerly right-of-way line of Marron Circle NE; thence,  $S 89^{\circ} 36' 40'' E$ , 445.00 feet distance along said southerly right-of-way line of Marron Circle NE to the Northeast corner of the parcel herein described; thence,  $S 00^{\circ} 23' 20'' W$ , 224.66 feet distance to the Southeast corner of the parcel herein described, being a point on the northerly right-of-way line of Louisa Boulevard NE; thence,  $S 69^{\circ} 59' W$ , 194.01 feet distance along the arc of a curve bearing to the left having a radius of 1452.40 feet distance to a point of tangency; thence,  $S 65^{\circ} 01' W$ , 68.32 feet distance continuing along the said northerly right-of-way line of Louisa Boulevard NE to its intersection with the northerly right-of-way line of the Coronado Freeway; thence,  $N 65^{\circ} 01' W$ , 68.32 feet distance along said northerly right-of-way line of Coronado Freeway to the Southeast corner of the parcel herein described, being a point on the easterly right-of-way line of Sellers Drive NE; thence,  $N 00^{\circ} 23' 20'' E$ , 309.14 feet distance along the said easterly right-of-way line of Sellers Drive NE to the place of beginning and containing 3.165 acres, more or less.

Surveyed and platted as shown herein and comprising Lot "C" in Block 42 of MESA VILLAGE, a Subdivision in Albuquerque, New Mexico, is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof.

State of TEXAS )  
 County of HARRIS ) ss  
 The foregoing instrument was acknowledged before me, a Notary Public on this 11th day of July, 1973, by C. D. Hill, Vice President of H. T. L. Land Development Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day last written above.

My commission expires 6-1-75

Kathy K. Bishop  
 Notary Public

REGISTERED LAND SURVEYOR  
 1903 E. San Mateo Blvd. N.E.  
 Albuquerque, New Mexico  
 505-271-5774

B8-123

921-88

B8-122

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

**ITEM # 17**

**PROJECT # 1003886**

**APPLICATION # 05-00060**

**RE: Tracts C & 42, Mesa Village/sketch**

**Walls**

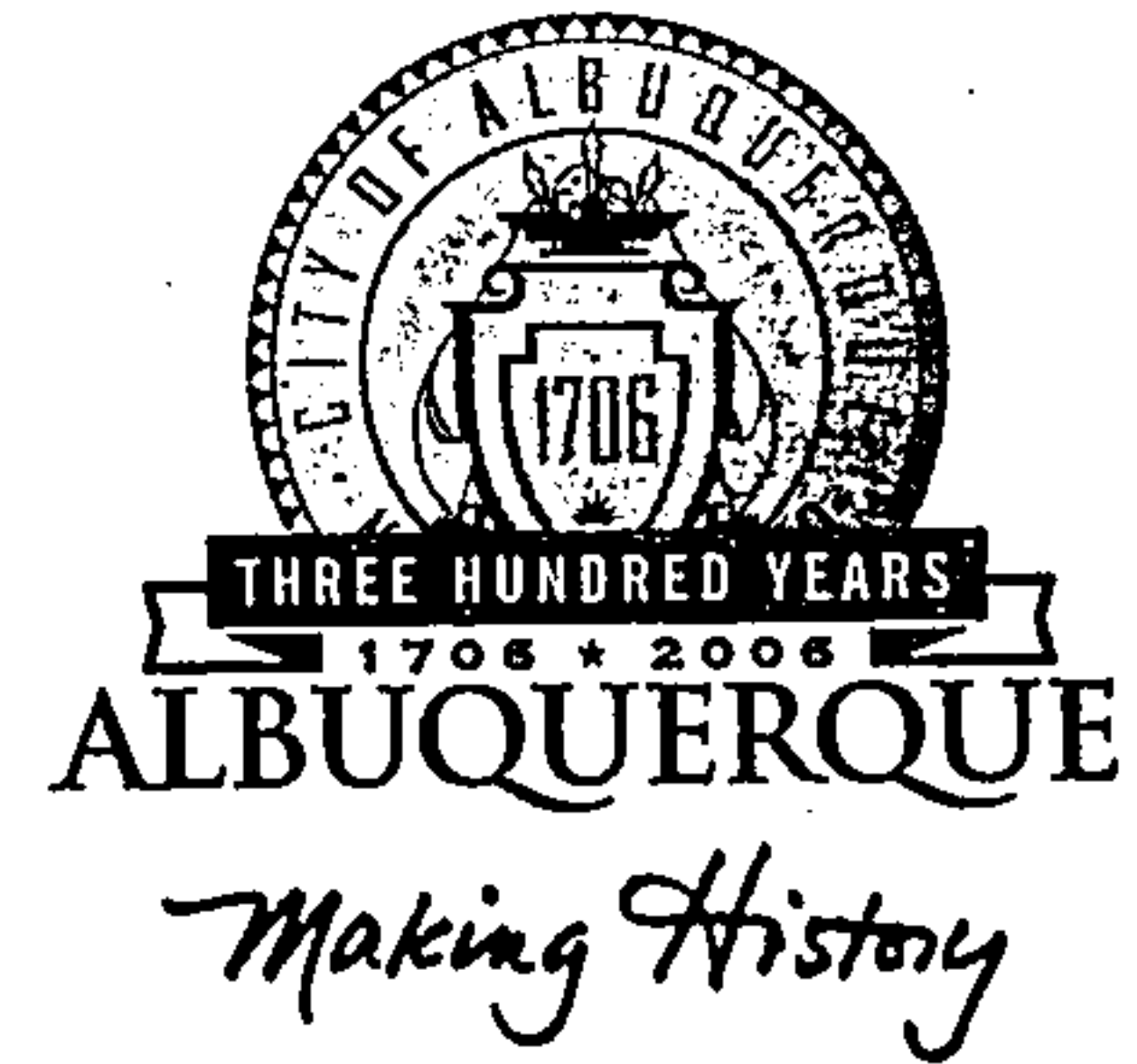
**Minimum lot sizes and setbacks**

**Zone Atlas shows NE section is part of lot zoned C-2?**

**One d/u appears to be stand alone?**

*Need re-zoning before any  
apps. come to DRB. Need approval  
in application. <sup>copy</sup>*

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003886

AGENDA ITEM NO: 17

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:()

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

DRB-1003886

Item No. 17

Zone Atlas J-20

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) How many units are existing?
- 2) Assuming the lots will be labeled P1.
- 3) Standard infrastructure required per DPM.
- 4) Need to provide sketch of relation of curb face, sidewalk in relation to existing property line and vacation request.
- 5) What are conditions and widths of sidewalks?
- 6) Are there any existing drives to the north of Marron Circle?  
How do they line up with the proposed streets?

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



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

Development Review Board Comments

**Project Number:** 1003886  
**Application Number:** 05DRB-00060

**DRB Date:** 1/19/05  
**Item Number:** 17

**Subdivision:**

Tract C & 42, Mesa Village Subdivision

**Zoning:** R-3

**Zone Page:** J-20

**New Lots (or units) :** 50

**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:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 50 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

**Signed:** CS

Christina Sandoval, (DMD)

Phone: 768-3808



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input 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"/> 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: Evergreen Development, LLC PHONE: 338-2285  
 ADDRESS: 400 Gold SW, Suite 750 FAX: 338-0200  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200  
 ADDRESS: P.O BOX 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Mesa Village Subdivision: Application for Sketch Plat Review

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

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

Lot or Tract No. Tract C & Tract 42 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Mesa Village Subdivision  
 Current Zoning: R-3 Proposed zoning: Same  
 Zone Atlas page(s): J-20 No. of existing lots: 2 No. of proposed lots: 50  
 Total area of site (acres): 52 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. 102005831003530204; 102005823003330202, 102005828603730203 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Boulevard  
 Between: Sellars Drive and Easterday Drive

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): Z 17-73-44  
2-77-53

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

SIGNATURE J. Scott Davis DATE 1-11-05  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-00060</u>	<u>SK</u>	<u>563</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total \$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date 1-19-05

J. Scott Davis 1-11-05

Project # 1003886

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

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

J. Scott Davis

*J. Scott Davis*

Applicant name (print)

1-11-05  
Applicant signature / date

Form-revised 11/04



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

Application case numbers	
05 DRB	-00060
-	-
-	-

*[Signature]* 1-11-05  
Planner signature / date

**Project # 1003886**





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

January 11, 2005

Ms. Sheran Matson, Chair  
Design Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Tract C and Tract 42, Mesa Village Subdivision**

Dear Ms. Matson:

*This is a request for Sketch Plat on the referenced property. The site is located adjacent to Lomas Boulevard between Sellers and Easterday. Drainage will be directed into the adjoining Marron Drive along with traffic and utilities. Streets and utilities will be public, while water lines will have to be looped.*

*Proposed housing units are to be town homes, which are permissive in the underlying R-3 zone.*

*Please contact me if I can be of further assistance.*

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

J. Scott Davis  
Project Engineer

JSD/bg