



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 29, 2012

**Project# 1003886**  
12DRB-70056 EXT OF SIA FOR TEMP DEFR SDWK CONST

HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of **SILVER LEAF** zoned R-3, located on LOMAS BETWEEN WYOMING AND EUBANK (J-20)

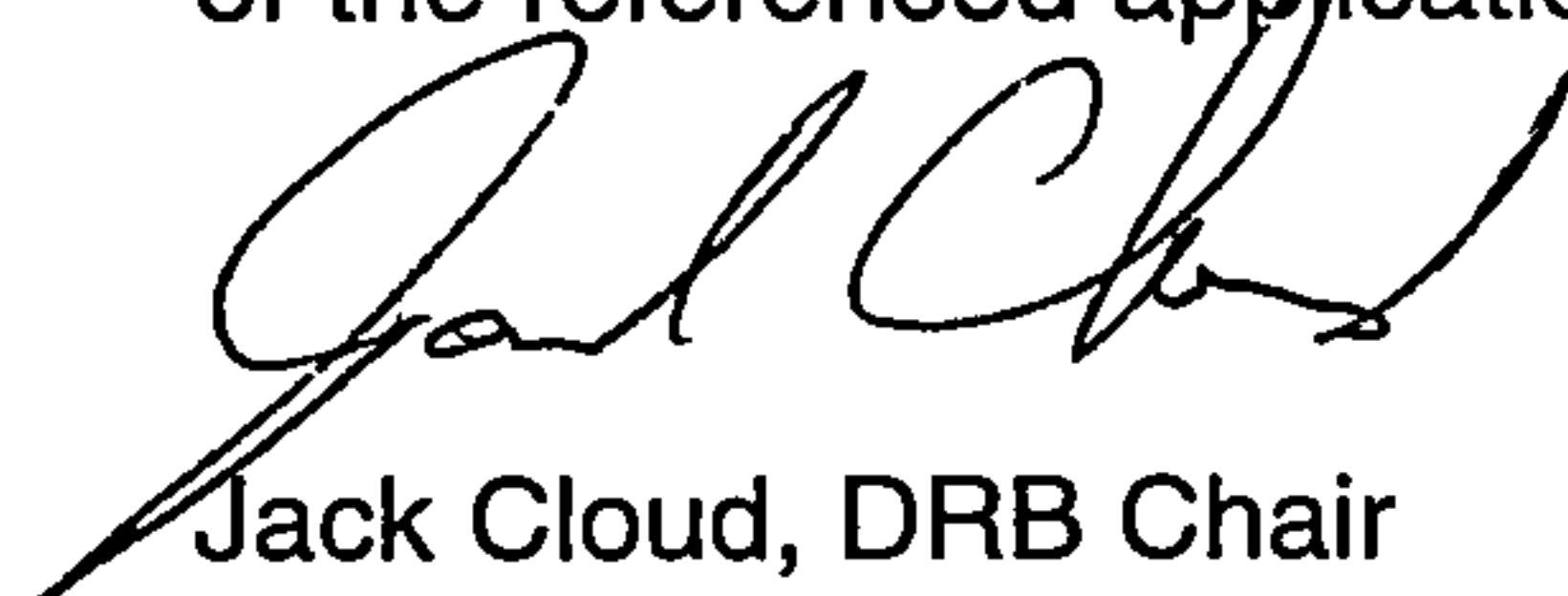
At the February 29, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by March 15, 2012, in the manner described below.

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



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

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

  
Jack Cloud, DRB Chair

Cc: Homesite Five LTD  
Marilyn Maldonado  
file

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

10. **Project# 1003004**  
12DRB-70057 EXT OF SIA FOR TEMP  
DEFER SDWK CONST  HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of **STINSON PARK** zoned R-D 6 DU/AC, located on TOWER BETWEEN UNSER AND COORS (L-10) **A TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION WAS APPROVED.**
11. **Project# 1003886**  
12DRB-70056 EXT OF SIA FOR TEMP  
DEFER SDWK CONST HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of **SILVER LEAF** zoned R-3, located on LOMAS BETWEEN WYOMING AND EUBANK (J-20) **A TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION WAS APPROVED.**
12. **Project# 1007139**   
12DRB-70052 AMENDMENT TO  
PRELIMINARY PLAT MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, **JUAN TABO HILLS** zoned RD SU-1, located on JUAN TABO BLVD SE GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 71.5424 acre(s). (M-22) **DEFERRED TO 3/7/12 AT THE AGENT'S REQUEST.**
13. **Project# 1007140**  
12DRB-70051 AMENDMENT TO  
PRELIMINARY PLAT MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 2A, **JUAN TABO HILLS UNIT 1** zoned RD/SU-1, located on JUAN TABO BETWEEN MONACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22) **DEFERRED TO 3/7/12 AT THE AGENT'S REQUEST.**
- NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**
14. **Project# 1009154**  
12DRB-70055 SKETCH PLAT REVIEW  
AND COMMENT TIERRA WEST LLC agent(s) for KIEWIT CORPORATION request(s) the above action(s) for all or a portion of **UNPLATTED LANDS** zoned M-1, located on CANDELARIA BETWEEN I-25 AND UNIVERSITY containing approximately 8.6716 acre(s). (H-15) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
15. **Other Matters: Project # 1002588** – Sidewalk Waiver and Preliminary Final Plat.  
Final Plat was approved.
16. Approval of the Development Review Board Minutes for October 2011  
ADJOURNED:10:15





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 3, 2010

**Project# 1003886**

10DRB-70061 EXT OF SIA FOR TEMP DEFR SDWK CONST

HOMESITE FIRE LTD agent(s) for HOMESITE FIRE LTD request(s) the above action(s) for all or a portion of **SILVER LEAF** zoned RD-3, located on LOMAS BLVD NE BETWEEN WYOMING NE AND EUBANK NE containing approximately 5.4588 acre(s). (J-20)

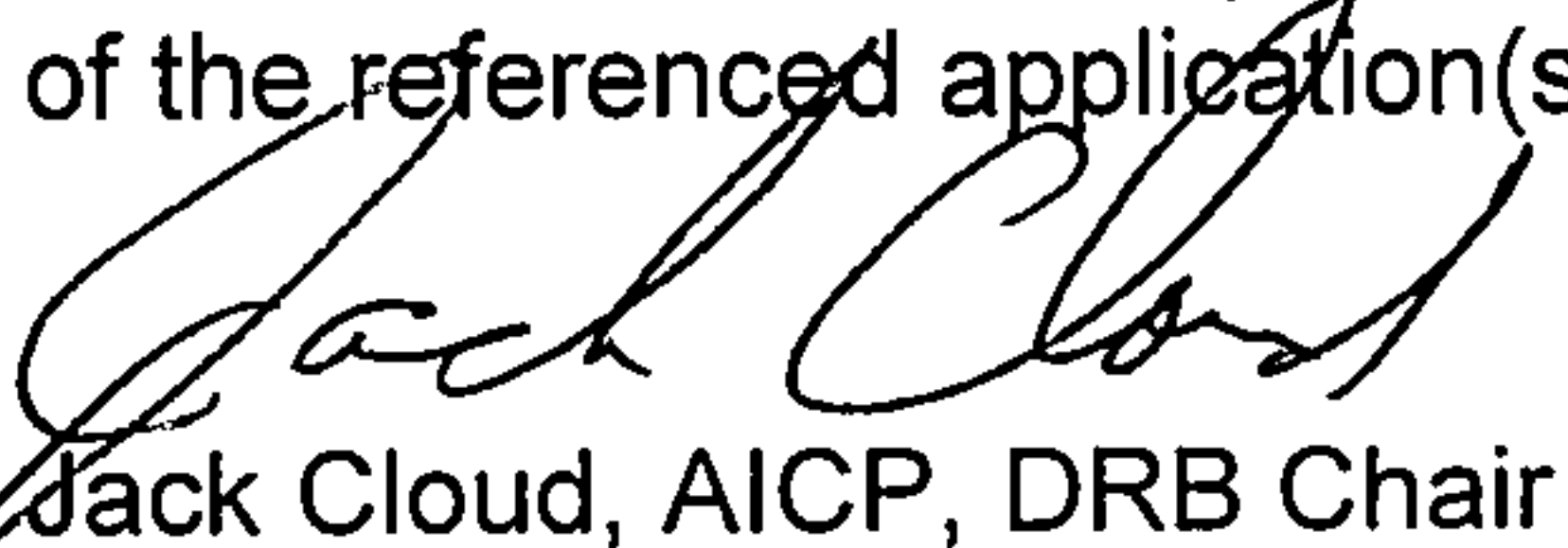
At the March 3, 2010 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by March 18, 2010 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.

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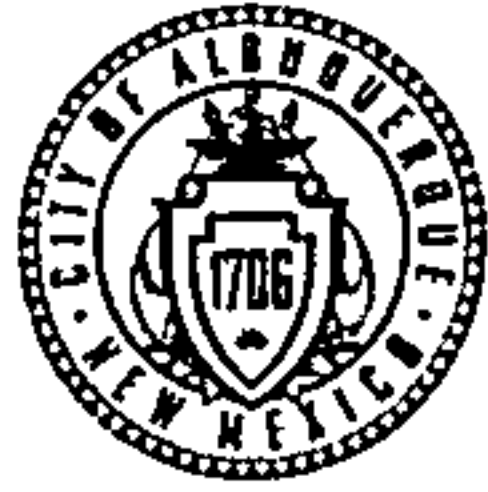
  
Jack Cloud, AICP, DRB Chair

Cc: Homesite Fire LTD – 8801 Jefferson St. NE Bldg. A – Albuquerque, NM 87113  
Marilyn Maldonado  
File

HEARING DATE 3-3-10 (ES/A)



#10



# DRB CASE ACTION LOG (FINAL PLAT)

Comp # 10/16/06

REVISED 9/28/05

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

DRB Application No.: 06DRB-01387 (FP)  
Project Name SILVER LEAF SUBDIVISION  
Agent: Mark Goodwin & Associates

Project # 1003886  
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/4/06 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

UTILITIES: Water and Sewer easements  
\_\_\_\_\_  
\_\_\_\_\_

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

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

PLANNING (Last to sign): Real Property signature  
Record the Plat.  
Public Water and Sewer easements are dedicated to the City of Albuquerque. dedication ok

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

called agent. 10/16/06

Project Number  
1003886

#10



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

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Project Name SILVER LEAF SUBDIVISION  
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Project # 1003886  
Phone No.: 828-2200

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number

1003886

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: Water and Sewer easements

\_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
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  - 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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 4, 2006

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:10 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1002473**  
06DRB-01329 Major-Two Year SIA

D. R. HORTON HOMES request(s) the above action(s) for **DESERT VISTA SUBDIVISION**, zoned RD (6DU/AC), located on VENTURA ST NE, between CORONA AVE NE and SIGNAL AVE NE containing approximately 16 acre(s).[REF: 05DRB-01472] (C-20) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**



2. **Project # 1005029**  
06DRB-01234 Major-Preliminary Plat  
Approval  
06DRB-01235 Major-Vacation of Public  
Easements  
06DRB-01236 Minor-Temp Defer SDWK

06DRB-01398 Minor-Subd Design (DPM)  
Variance

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISION UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 9/20/06 & 10/4/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISION UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 10/4/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

3. **Project # 1004091**  
06DRB-00942 Major-Preliminary Plat  
approval  
06DRB-00943 Minor- Temp Deferral of  
Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06]* (A-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/28/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: TRACT A MUST HAVE LEGAL ACCESS. P-1 LOT DESIGNATIONS, MAINTENANCE AND BENEFICIARIES OF ALL EASEMENTS, PUBLIC WATER AND SEWER EASEMENTS SHALL BE DEDICATED TO THE CITY OF ALBUQUERQUE, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS).**

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

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

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

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

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

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

5. **Project # 1004428**  
06DRB-01121 Major-Vacation of Public Easements  
06DRB-01119 Major-Preliminary Plat Approval  
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/18/06.**



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

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

6. **Project # 1004167**  
06DRB-01367 Minor-SiteDev Plan  
Subd/EPC
- 06DRB-01357 Minor-Prelim&Final Plat  
Approval  
06DRB-01358 Minor-Vacation of Private  
Easements
- CONSENSUS PLANNING agent(s) for LA ORILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 12 acre(s). [REF: 06EPC-01357, 06EPC-01358] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 9/27/06*](E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
- SURV-TEK INC agent(s) for LA ORILLA GROUP, JIM & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 10-B, **BOSQUE PLAZA**, zoned C-1 (SC) neighborhood commercial zone, located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 3 acre(s). [REF: 05DRB-00821, 05DRB-01042, 06DRB-01367] [*Deferred from 9/27/06*] (E-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
7. **Project # 1002580**  
06DRB-01370 Minor-Amnd SiteDev Plan  
BldPermit
- DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as **TRACT A, NORTH ALBUQUERQUE ACRES**) zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] [*Deferred from 9/27/06 & 10/4/06*] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**



8. **Project # 1004644**  
06DRB-01189 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [*Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

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

9. **Project # 1005106**  
06DRB-01392 Minor-Sidewalk Waiver

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251] [*Deferred from 10/4/06*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

10. ~~**Project # 1003886**~~  
06DRB-01387 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3 residential zone, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: 06DRB-00861] (J-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, TO CHANGE THE PUBLIC WATER AND SEWER EASEMENTS TO CITY OF ALBUQUERQUE DEDICATION AND TO RECORD THE PLAT.**

11. **Project # 1004940**  
06DRB-00794 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). [*Was Indef deferred from 6/14/06, was Indef deferred from 7/19/06*] (J-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR OPEN SPACE NOTE, CERTIFICATION OF GRADING PLAN, GREEN TAGS FOR SIDEWALK AND TO PLANNING TO RECORD.**

12. **Project # 1004465**  
06DRB-01397 Minor-Prelim&Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES**, zoned R-1, located on MAJOR AVE NW, between 12<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 05DRB-01541] (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1001182**  
06DRB-01388 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES OF NM request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, (to be known as **LOTS 29-A P-1 & 30-A P-1, BLUEWATER POINTE SUBDIVISION**), zoned RD-RLT, located on BLUEWATER RD NW, between EL SHADDAI ST NW and KETCH DR NW containing approximately 1 acre(s). [REF: 05DRB-01069] (K-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005167**  
06DRB-01391 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for ELFEGO & DELORES VALDEZ request(s) the above action(s) for all or a portion of Lot(s) 15, **RICE DURANES ADDITION #1**, zoned R-2, located on DURANES RD NW, between RICE AVE NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: DRB-94-113] (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO WORK ON WATER AND SEWER ACCOUNT ISSUES.**

15. **Project # 1005064**  
06DRB-01390 Minor-Prelim&Final Plat  
Approval

ALPHA PROFESSIONAL SURVEYING agent(s) for STEVEN RESTAINO request(s) the above action(s) for all or a portion of Lot(s) 38-A-2, M.R.G.C.D. MAP #32, **LANDS OF STEVEN RESTAINO**, zoned R-1, located on GUADALUPE TRAIL NW, between SANDIA RD NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1005172**  
06DRB-01399 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for UBALDO MENDOZA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 3, **FAIRGROUND ADDITION**, zoned C-3, located on FLORIDA ST SE, between CENTRAL AVE SE and COCHITI RD SE containing approximately 1 acre(s). (K-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADIUS DEDICATION AT THE CORNER OF FLORIDA AND COCHITI AND TO PLANNING TO RECORD.**



17. **Project # 1004901**  
06DRB-00689 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as HUNING CASTLE TOWNHOMES) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06]* (K-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/4/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE GRADING AND DRAINAGE PLAN SHALL BE APPROVED, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1004606**  
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as VALLE VISTA AT THE TRAILS, UNIT 2) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06 & 10/4/06]* (C-9) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

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

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

19. **Project # 1005170**  
06DRB-01395 Minor-Sketch Plat or Plan

JOHN & ANITA MCDONOUGH request(s) the above action(s) for all or a portion of Lot(s) 30-A, THOMAS VILLAGE ESTATES, PHASE II, zoned RA-2, located on LA MANCHA NW, between DON QUIXOTE NW and CALLE DE DEBORAH NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED**

**AND COMMENTS WERE GIVEN.**

- 20. Project # 1005168**  
06DRB-01393 Minor-Sketch Plat or Plan

DIANNE COHEN request(s) the above action(s) for all or a portion of Lot(s) 12A & 13A, Block(s) 20, **PARKLAND HILLS ADDITION**, zoned R-1, located on PERSHING BLVD SE, between RIDGECREST SE and ALISO DR SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 21. Project # 1005169**  
06DRB-01394 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for UNM REAL ESTATE DEPARTMENT request(s) the above action(s) for portions of SECTIONS 10 & 11, T9NA3E, **UNM AIRPORT PARCEL**, zoned M-2, located on IRA SPRECHER RD SE, between LOS PICAROS SE and the ALBUQUERQUE INTERNATIONAL AIRPORT containing approximately 447 acre(s). (P-16, P-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 22. Project # 1005171**  
06DRB-01396 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for PARCEL D, WESTLAND NORTH (to be known as **GRASSLANDS**) zoned SU-2, R-2, located on ARROYO VISTA BLVD NW, between LADERA DR NW and TIERRA PINTADA BLVD NW containing approximately 63 acre(s). (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 27, 2006. **THE DRB MINUTES FOR SEPTEMBER 27, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003866**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

**RESOLUTION:**

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

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

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

**DATE:** OCTOBER 4, 2006





# 10  
# 1003886  
10-04-2006

J20

WAC ORD 95- 972  
R-3

ORD 95-1972

R-3

42 ELY PORTION OF

42 NELY PORTION OF

C-2

1A

LOMAS

LOMAS BLVD +

UNPLATTED  
R-1

UNPLA

K20

BOUND  
STBOUND



**3886**

### DXF Electronic Approval Form

DRB Project Case #: 1003886

Subdivision Name: SILVER LEAF

Surveyor: WILL PLOTNER JR

Contact Person: RICHARD QUINTANA

Contact Information: 828-2200

DXF Received: 9/25/2006

Hard Copy Received: 9/25/2006

Coordinate System: NMSP Grid (NAD 83)

  
Approved

09-27-2006  
Date

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

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#### AGIS Use Only

Copied fc **3886** to agiscov on **9/27/2006** Contact person notified on **9/27/2006**



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Homesite Five LTD PHONE: 858-1800

ADDRESS: 8801 Jefferson Bldg-A FAX: 858-1811

CITY: Alb. STATE NM ZIP 87113 E-MAIL: ckelsey@stillbrooke.com

Proprietary interest in site: owner/developer List all owners: Homesite Five LTD

DESCRIPTION OF REQUEST: requesting one-year extension to sidewalk deferral agreement

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

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

Lot or Tract No. see attached Plat Block: N/A Unit: N/A

Subdiv/Addn/TBKA: Silver Leaf

Existing Zoning: R-3 Proposed zoning: no change MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): J-70 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 759682

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO

No. of existing lots: 58 No. of proposed lots: N/C Total site area (acres): \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Lomas

Between: Wyoming and Eubank

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

(Print Name) \_\_\_\_\_ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

INTERNAL ROUTING

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

Application case numbers

12DRB-70056

Action

ESIA

CMF

S.F.

Fees

\$ 50.00

\$ 20.00

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

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

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

Total

\$ 70.00

Hearing date Feb. 29, 2012

2-21-12  
Staff signature & Date

Project # 1003886



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the request
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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


  
 \_\_\_\_\_  
 Applicant name (print)  
 2-20-12  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
 12 - DRB - 70056  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1003886

2-21-12

# Homesite Five, LTD

8801 Jefferson NE Bldg A  
Albuquerque, NM 87113  
Tel: 505-858-1800

February 15, 2012

City of Albuquerque  
Development Review Board

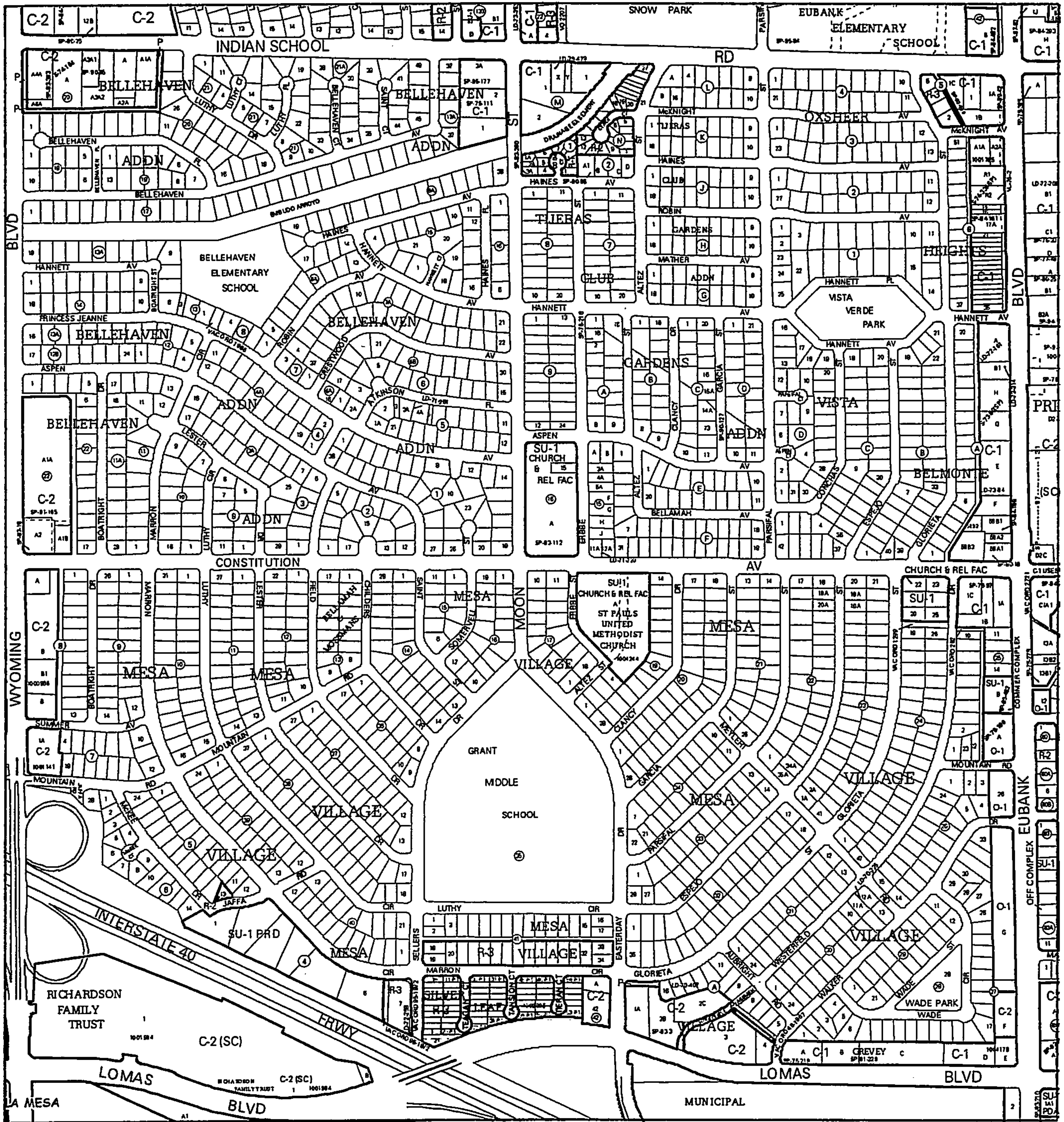
Dear Sir or Madam:

Homesite Five LTD is requesting an extension to the Sidewalk Deferral Agreement for Silver Leaf Subdivision, Project No: 759682. Lots 1, 2, 6-8, 17-20, 41, 40, 50, 51, 53, and 54. Approximately 2,156 square feet (see attached). Due to market conditions and slow abortion rates, Homesite Five LTD has not yet completed referenced sidewalks and is requesting a one-year extension to the agreement.

Sincerely,

Scott Henry  
Clearbrook Investments Inc.  
Managing Member, Homesite Five LTD





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

City of ALBUQUERQUE  
**AGIS**  
Albuquerque Geographic Information System

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

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

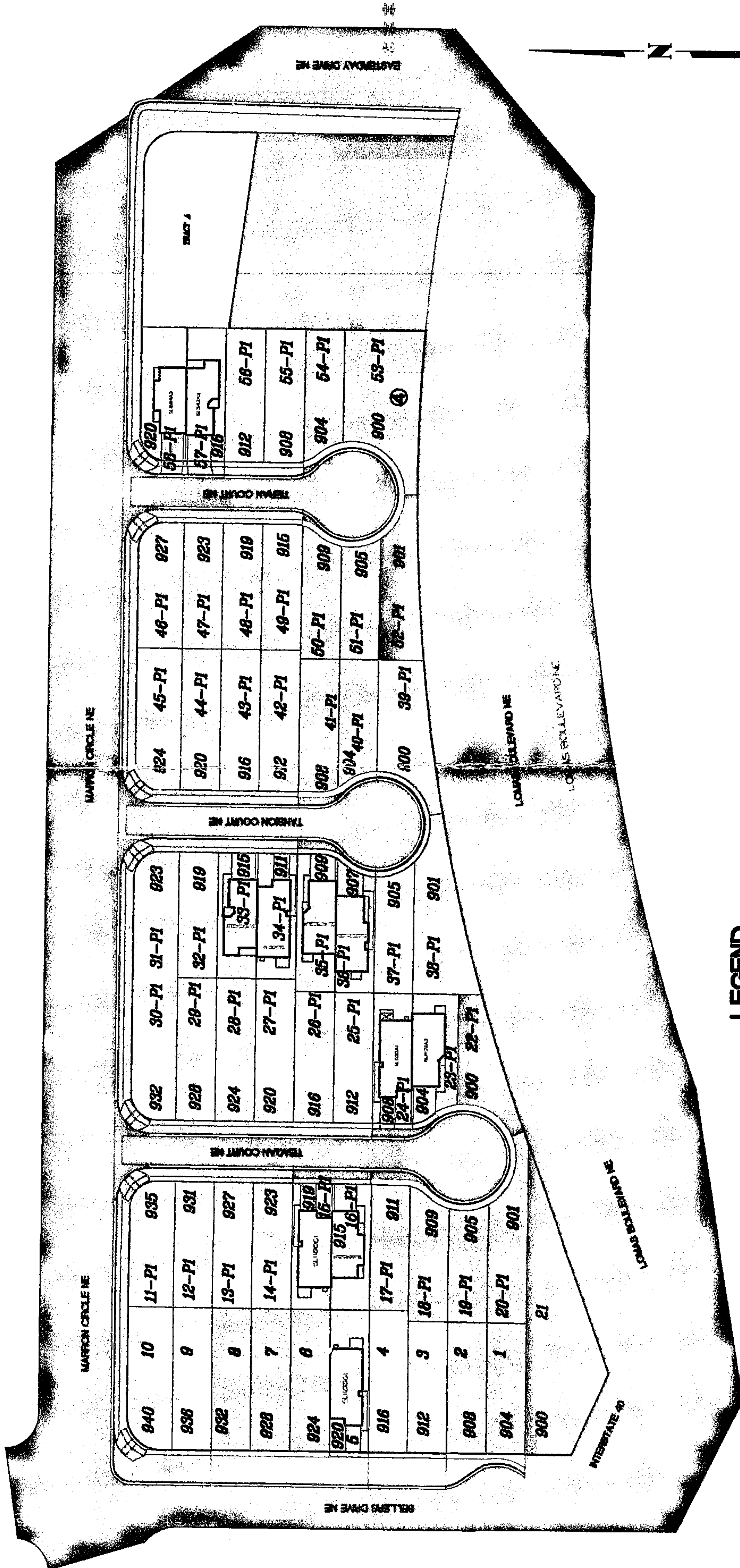
Selected Symbols

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

0 750 1,500 Feet



# SILVER LEAF



## LEGEND

- VACANT LOTS (NO CONSTRUCTION STARTED)
- EXISTING OR FINISHED CONSTRUCTION
- EXISTING SIDEWALK
- NO SIDEWALK 2,156 SQ. FT. (LOTS: 1, 2, 6-8, 17-20, 40, 41, 50-54)



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<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>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<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"/> Administrative Amendment (AA)	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	<b>L A APPEAL / PROTEST of...</b>
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<b>STORM DRAINAGE (Form D)</b>	
<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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): N/A PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Homesite Five LTD PHONE: 858-1800  
 ADDRESS: 8801 Jefferson St. NE. Bldg-A FAX: 858-1811  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: ckelsey@stillbrooke.com  
 Proprietary interest in site: Owner/Developer List all owners: Homesite Five LTD

DESCRIPTION OF REQUEST: Requesting a one-year extension to sidewalk deferral agreement.

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

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

Lot or Tract No. See attached plat Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: Silver Leaf  
 Existing Zoning: R-3 Proposed zoning: No change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): J-20 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
Project Number: 759682 3886

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 58 No. of proposed lots: No change Total area of site (acres): 5.4588  
 LOCATION OF PROPERTY BY STREETS: On or Near: Lomas  
 Between: Wyoming and Eubank

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

SIGNATURE Chris Kelsey DATE 2/22/2010  
 (Print) Chris Kelsey Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers

102EB - 70061  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action

ESIA  
CMT

Form revised 4/07

S.F.	Fees
<input checked="" type="checkbox"/>	\$ <u>50.00</u>
_____	\$ <u>70.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total	\$ <u>70.00</u>

Hearing date 03/03/10

Sandy Handley 02/23/10  
 Planner signature / date

Project # 1003886



FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

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

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
  - \_\_\_ List any original and/or related file numbers on the cover application

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

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

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

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

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

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

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

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

Paul Lamb  
 Applicant name (print)  
[Signature] 2/23/10  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
 10DRB - 70061

Sandy Handley  
 Planner signature / date  
 Project # 1003886

# Homesite Five, LTD

8801 Jefferson NE Bldg A  
Albuquerque, NM 87113  
Tel: 505-858-1800

February 22, 2010

City of Albuquerque  
Development Review Board

Dear Sir or Madam:

Homesite Five LTD is requesting an extension to the Sidewalk Deferral Agreement for Silver Leaf Subdivision, Project No: 759682. Lots 1-2, 5-8, 15-20, 23-24, 35-36, 40-41, 50-51, 53-54, and 57-58. Approximately 3,258 square feet (See attached). Due to market conditions and slow absorption rates, Homesite Five LTD has not yet completed referenced sidewalks and is requesting a one-year extension to the agreement.

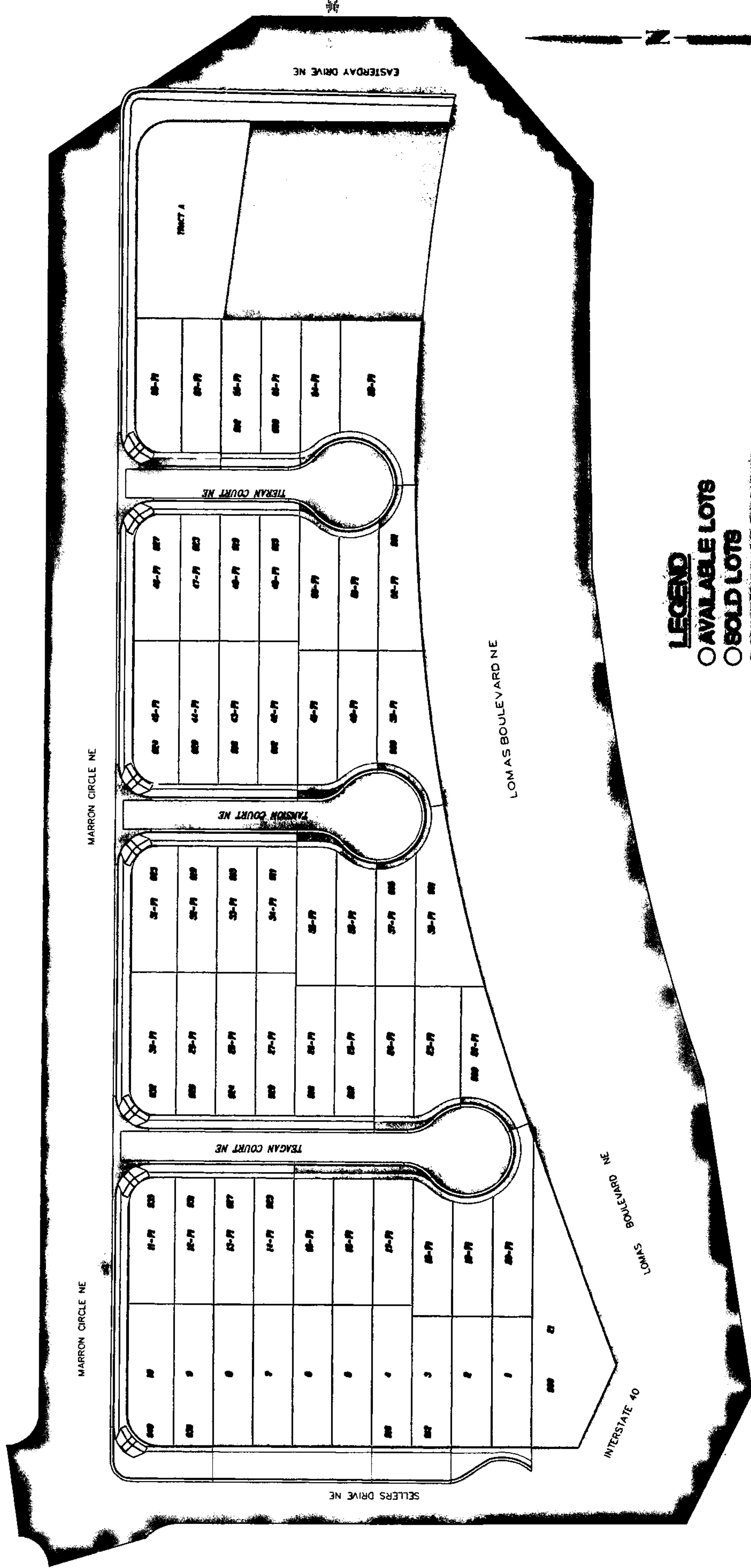
Sincerely,



Clearbrook Investments Inc  
Managing Member, Homesite Five LTD



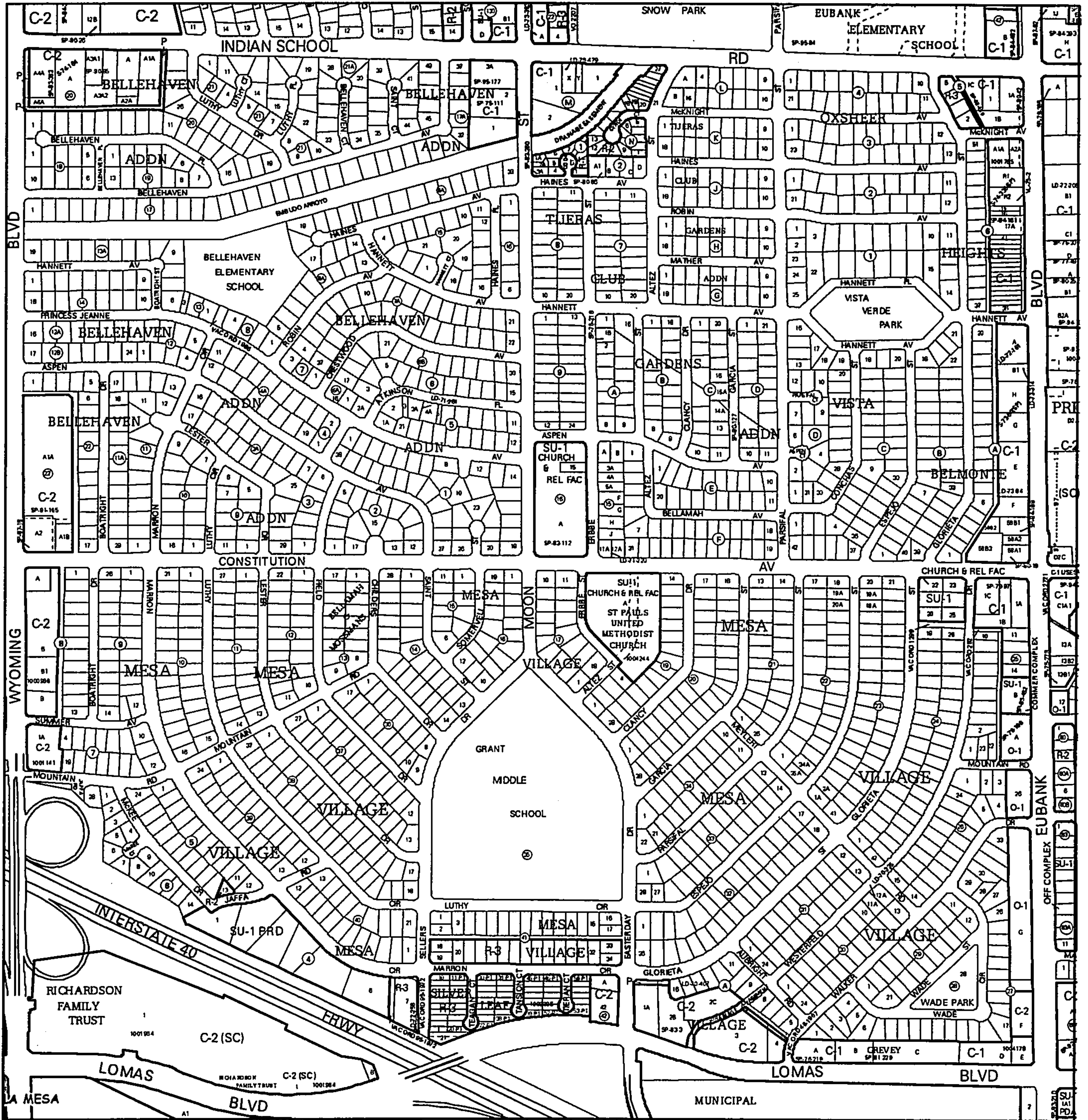
# SILVER LEAF



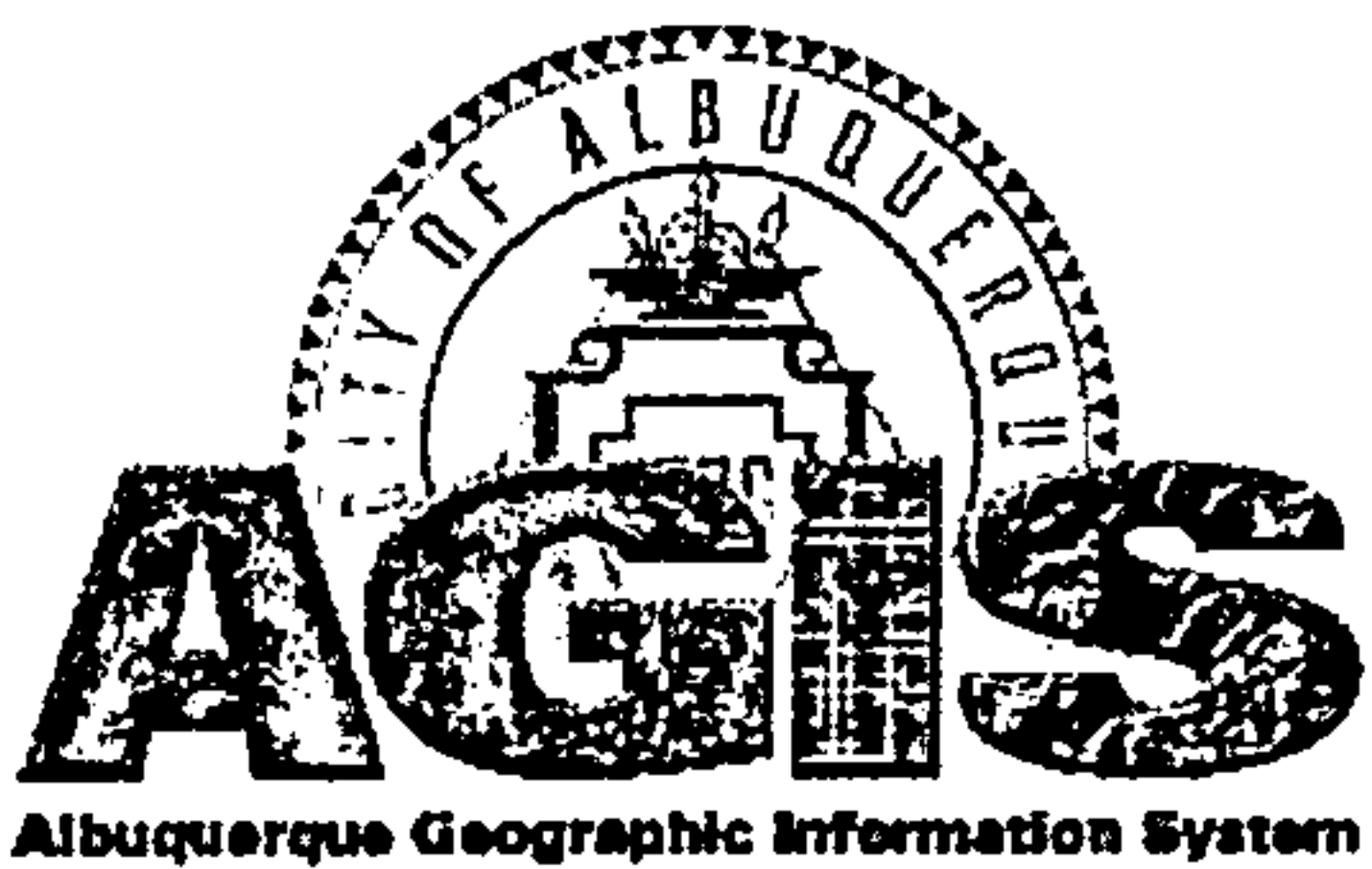
## LEGEND

- AVAILABLE LOTS
- SOLD LOTS
- EXISTING SIDEWALK
- NO SIDEWALK 3250 SQ. FT.

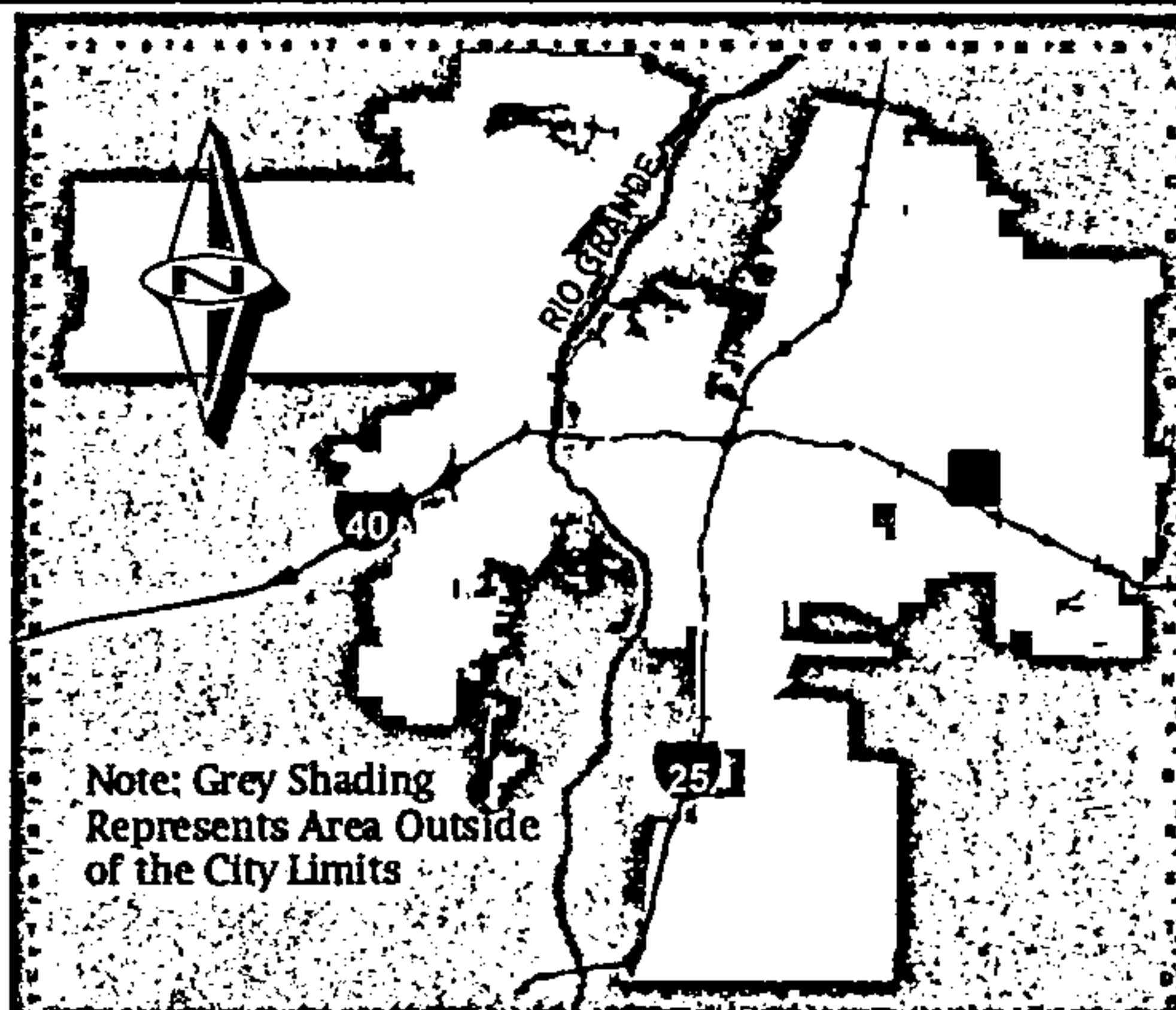




For more current information and more details visit <http://www.cabq.gov/gis>



Map amended through: 2/18/2007

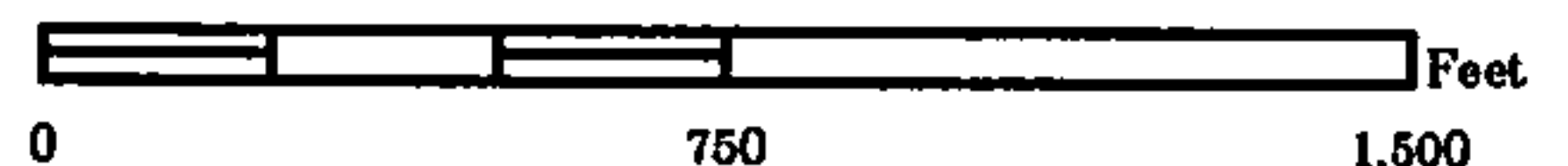


Zone Atlas Page:

**J-20-Z**

Selected Symbols

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





# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<b>V</b>		<input type="checkbox"/> EPC Submittal
			<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: Homesite Five Ltd. PHONE: 505-858-1800  
 ADDRESS: 8801 Jefferson NE FAX: 505-858-1811  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 505-828-2200  
 ADDRESS: P.O. Box 90606 FAX: 505-797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Silver Leaf; 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. Tract C & Tract 42 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Mesa Village Subdivision TBK: SILVER LEAF  
 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. 102005823003330202, 102005828603730203 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd. NE  
 Between: Sellers Drive NE and Easterday Drive NE

**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,  
7-77-53, DRB Project # 1003886 06DRB-008ce1

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

SIGNATURE John Mackenzie DATE 9-25-06  
 (Print) John M. Mackenzie \_\_\_\_\_ 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>06DRB-01387</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
Hearing date <u>10/04/06</u>			Total <u>\$ 20.00</u>

Sandy & Sandley 09/25/06

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.

John M. Machenzie Applicant name (print)  
John M. Machenzie 9.25.06 Applicant signature / date



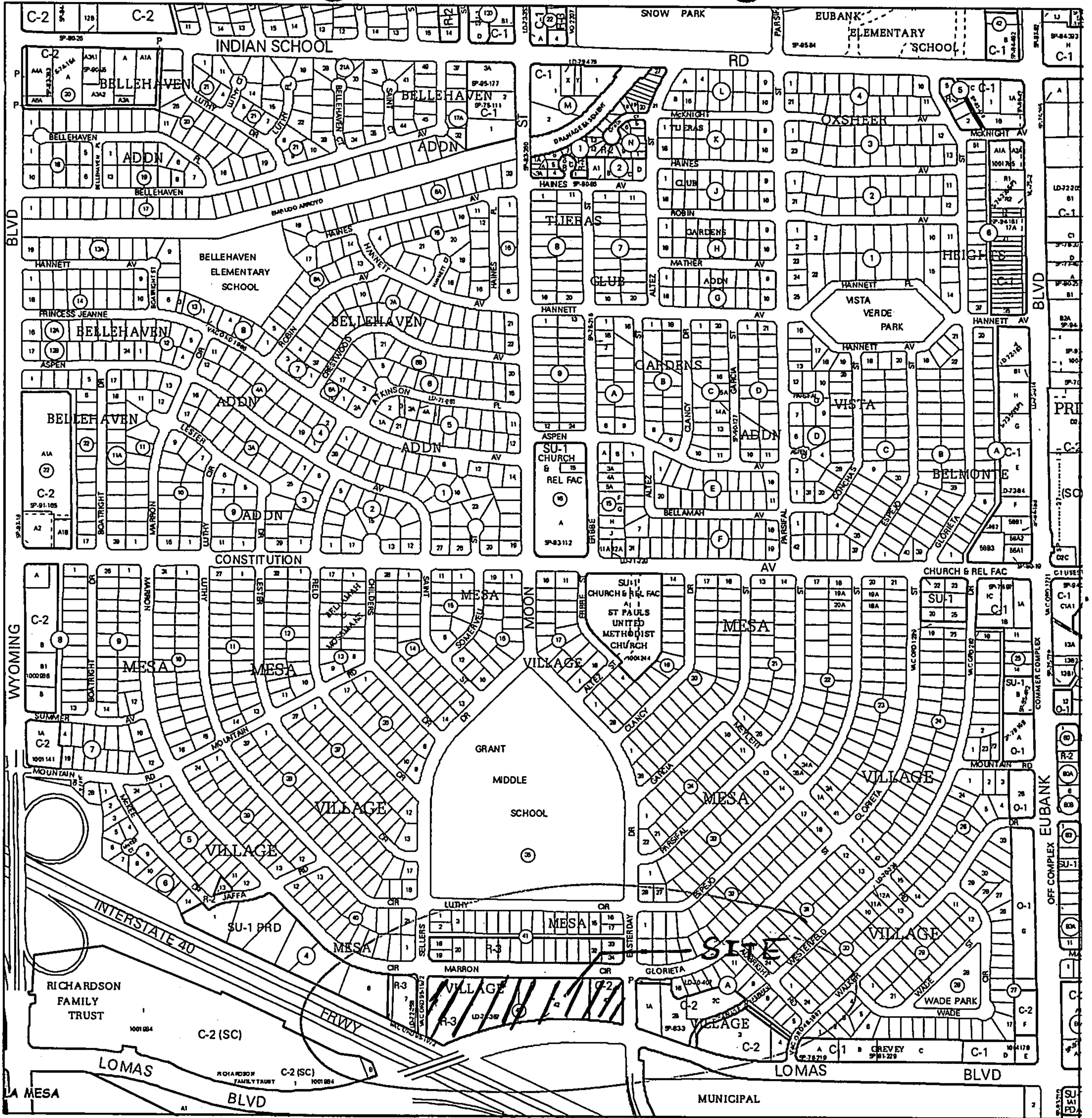
Form revised 11/04

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

Application case numbers  
 06DRB - 01387

Sandy Handley 09/25/06 Planner signature / date  
**Project # 1003886**





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

Map amended through: Aug 08, 2006

Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0 750 1,500 Feet



No. of Lots:  
Nearest Major Streets

FIGURE 12

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

Silver Leaf Subdivision

CPN 759682

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 15<sup>th</sup> day of September, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Homesite Five Ltd. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited partnership, whose address is 8801 Jefferson NE, Albuquerque, NM 87113 whose telephone number is 858-1800, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

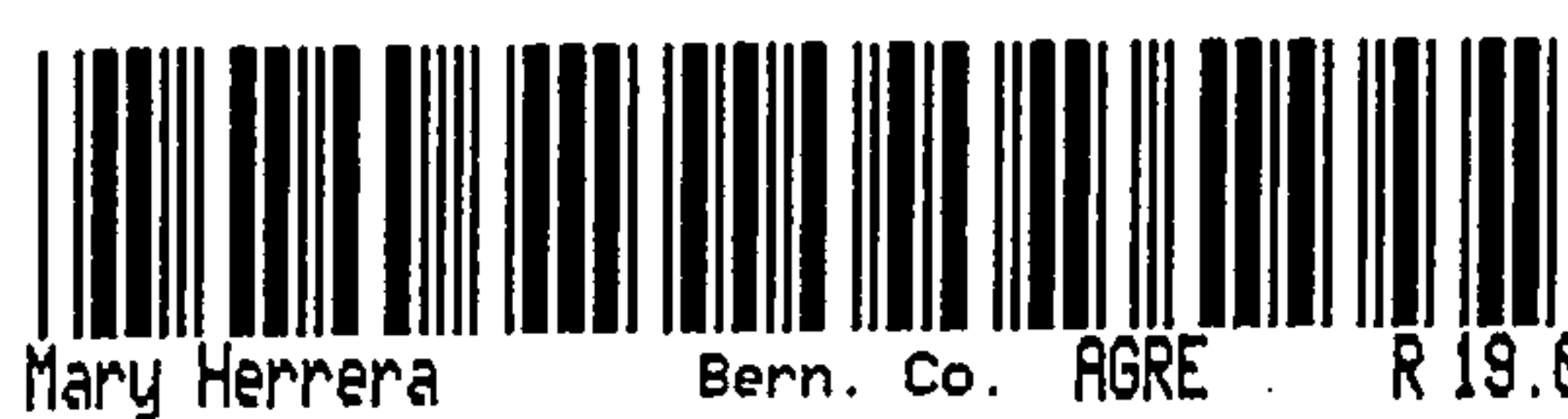
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] SEE ATTACHED, recorded on \_\_\_\_\_ in the records of the Bernalillo County Clerk at Book \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_ (the "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:] Homesite Five Ltd. ("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.

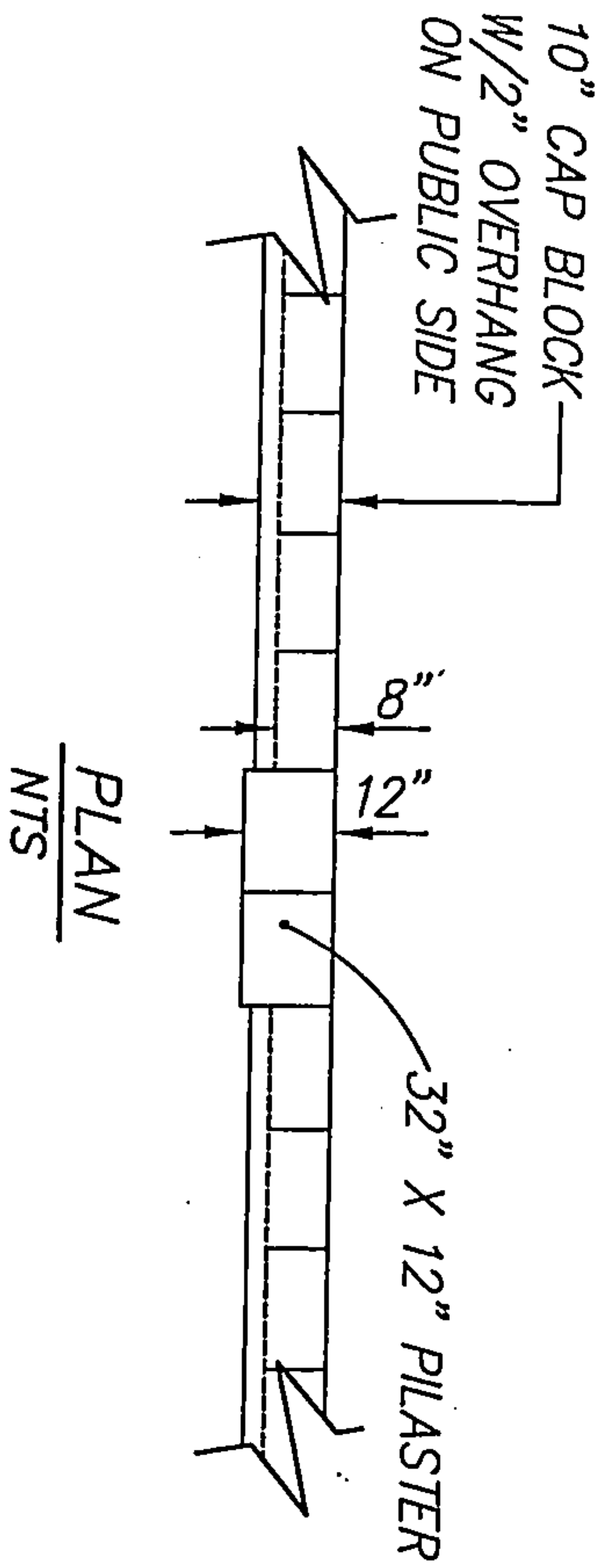
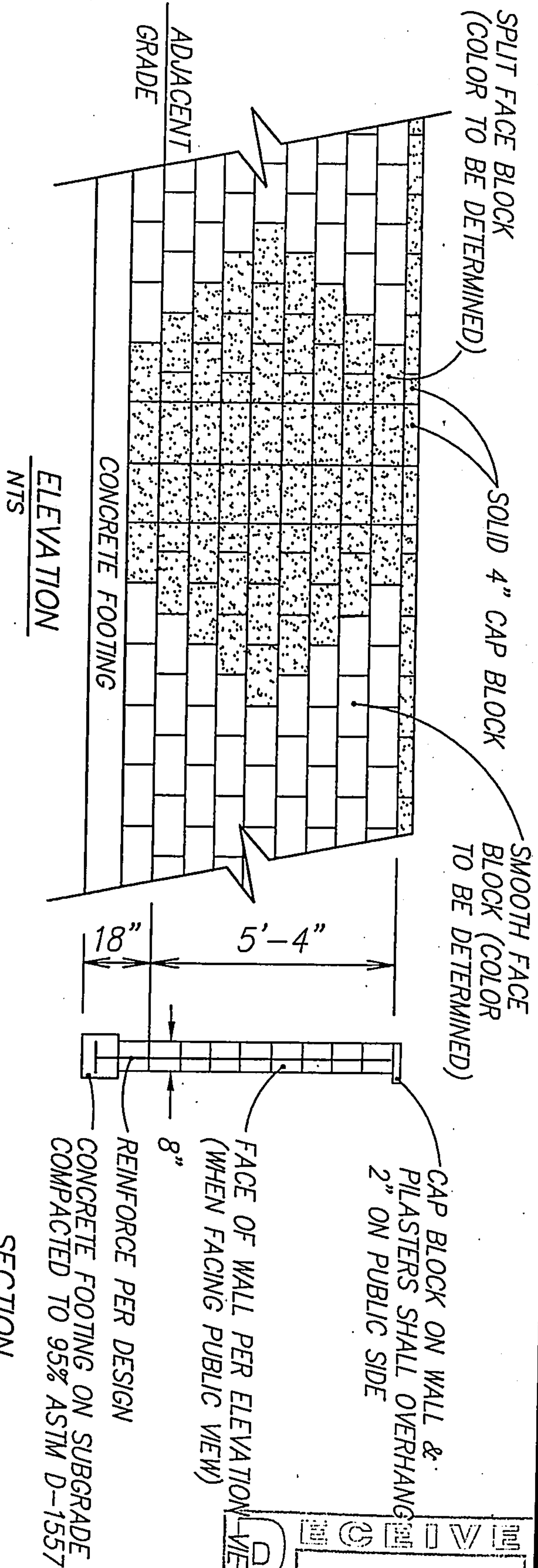
2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 5<sup>th</sup> of March 2008 ("Construction Completion 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. 759682.

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



2006142352  
6529916  
Page: 1 of 6  
09/19/2006 10:52A  
Bk-A124 Pg-1971





- 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

PLAN NTS

**CLOSEST INTERSECTION**

*Easterday Dr & Marston Circle NE*

Perimeter Wall Approved

*[Signature]*  
DRB Chair

*[Signature]*  
MARK GOODMAN & ASSOCIATES, P.A.  
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**

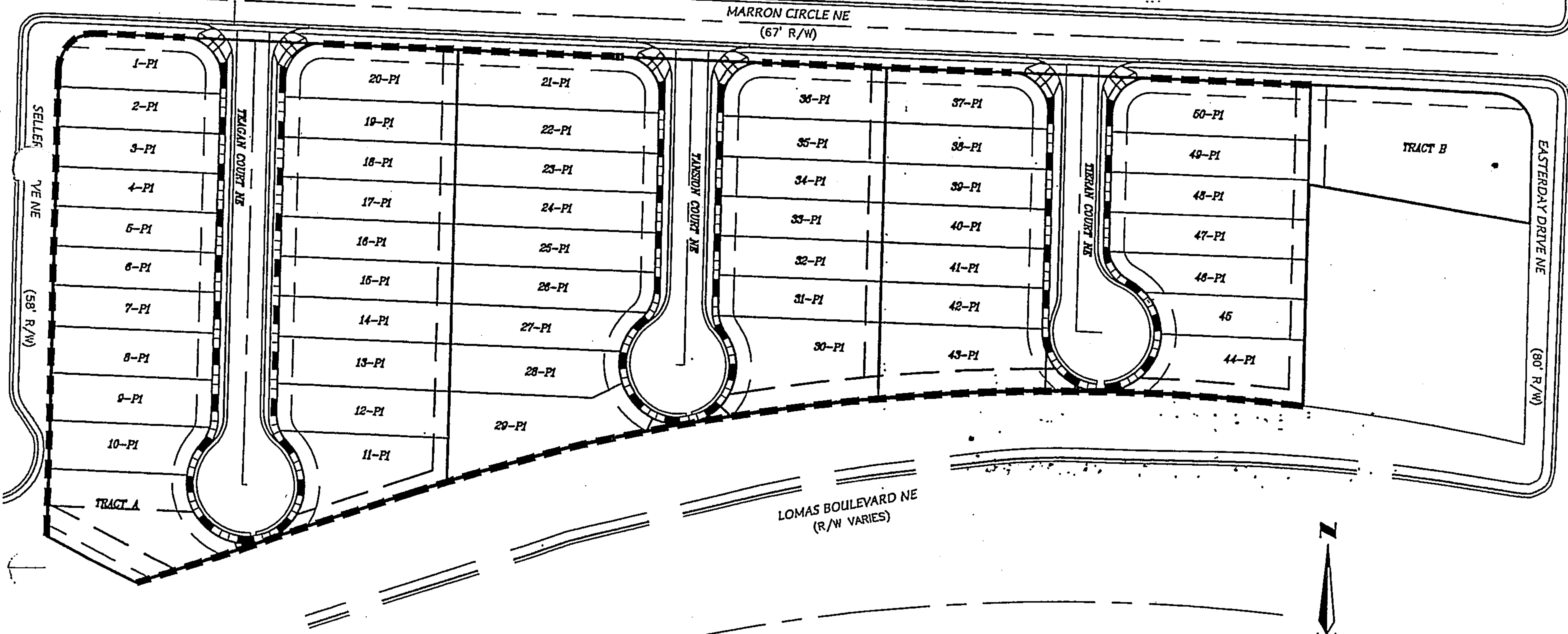
HYDROLOGY SECTION

APR 22 2005

1003886

APR 22 2005

SILVER LEAF  
~~DEFERRED SIDEWALK & PERIMETER WALL EXHIBIT~~



**LEGEND**

— — — PERIMETER WALL

— — — DEFERRED SIDEWALK

N

SCALE: 1" = 100'



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

PAID RECEIPT

APPLICANT NAME HOMESITE FINE LTD.  
AGENT MARK GOODWIN & ASSOCIATES, PA  
ADDRESS P.O. BOX 90606  
PROJECT & APP # 1003886/06 PRB 01387  
PROJECT NAME SILVER LEAF SUBDIVISION

\$ 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

DATE Sept 25, 2006

PAY TO THE ORDER OF City of Albuquerque

Twenty No/100

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

FOR Silver Leaf

City of Albuquerque  
Treasury Division

Account: 441032  
Activity: 3424000  
Trans Amt: J24 H350

9/25/2006

20.00 DOLLARS

Rosen Kasner

004894 1070068131 2830070031

Thank You





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 12, 2006

### 8. Project # 1003886

06DRB-00861 Major-Preliminary Plat Approval  
06DRB-00862 Major-Vacation of Pub Right-of-Way  
06DRB-00864 Major-Vacation of Public Easements  
06DRB-00863 Minor-Vacation of Private Easements  
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE 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 NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

At the July 12, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 7/12/06 and approval of the grading plan engineer stamp dated 11/9/05 the preliminary plat was approved with the following condition of final plat:

If the final plat is approved after 10/31/06, the subdivider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS).

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.

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





## OFFICIAL NOTICE OF DECISION

### PAGE 2

If you wish to appeal this decision, you must do so by July 27, 2006, in the manner described below.

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

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

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

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.)

A handwritten signature in cursive script, reading "Sheran Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

Cc:Homesite Five, 8801 Jefferson NE, 87104  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
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#: 8 DATE: 7-12-06

1. Name: John McKenna Address: Ma & Astor Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004974 AGENDA#: 9 DATE: 7.12.06

1. Name: Jon Niski Address: Tierra West  
8509 Jefferson Zip: 87113
2. Name: MARIA ORELL Address: 2101 Mountain Zip: 87104
3. Name: DANIEL RYZAK Address: Studio SW Architects  
2101 Mountain Zip: 87104
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: \_\_\_\_\_



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

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

**AGENDA ITEM NO: 8**

**SUBJECT:**

Vacation  
Sidewalk Deferral  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 11-9-05 is on file for Preliminary Plat approval.  
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED  *signed I.L.*; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

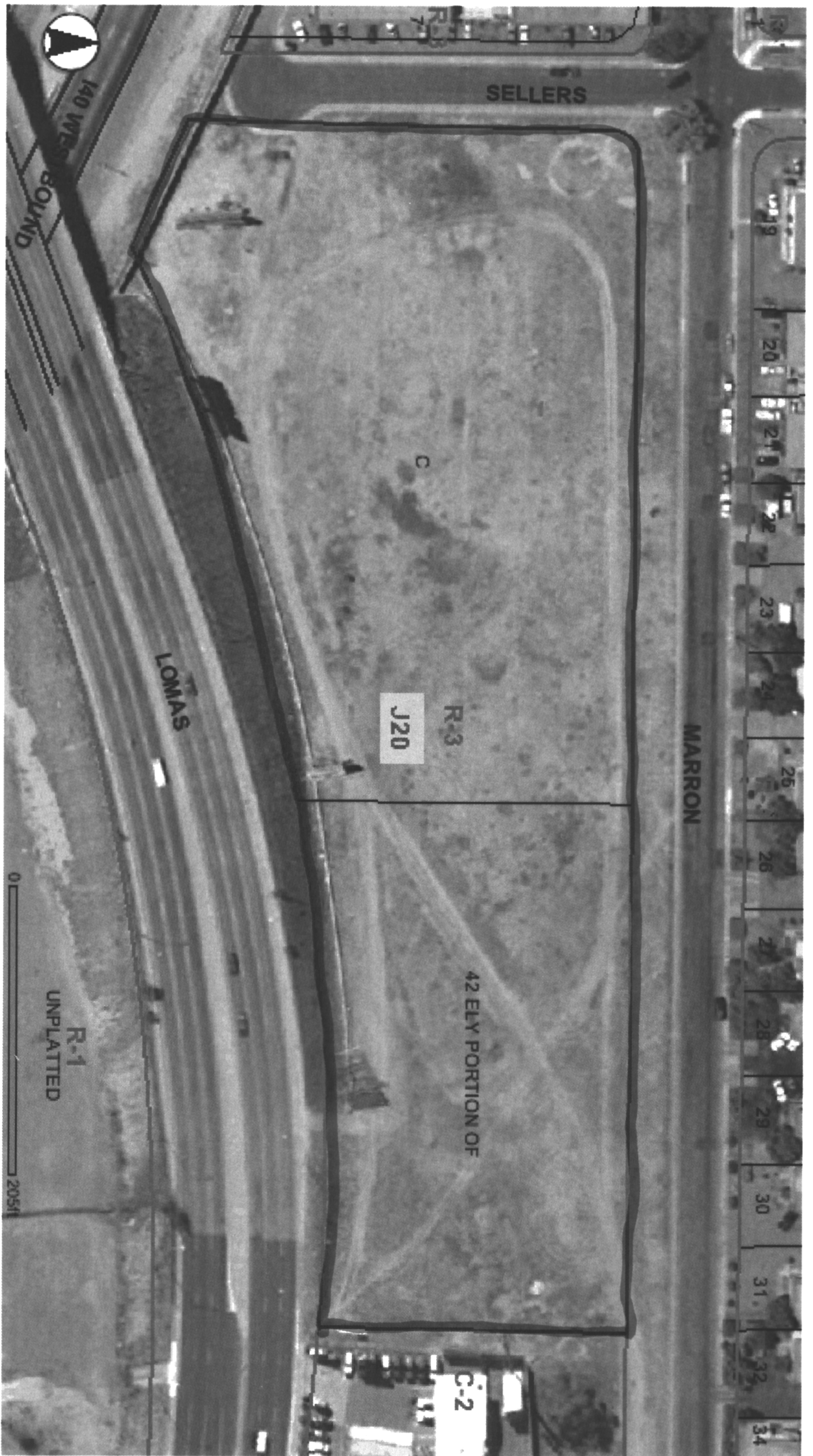
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

**DATE:** July 12, 2006





#8

#1003886  
7/12/04





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 12, 2006

**Project # 1003886**

06DRB-00861 Major-Preliminary Plat Approval  
06DRB-00862 Major-Vacation of Pub Right-of-Way  
06DRB-00864 Major-Vacation of Public Easements  
06DRB-00863 Minor-Vacation of Private Easements  
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE 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 NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

AMAFCA

No adverse comments.

COG For information, Marron Circle is identifies as a Bike Route on the Long Range Bikeways System.

Transit

If possible given the slopes, Transit suggests providing or at least allowing a pedestrian connection between the cul-de-sacs and Lomas Blvd.

No objection to the requests.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

**Mesa Village NA - they should have only received a "Courtesy Notification Only" – lost "Recognized" status on 2/1/06. siw**

APS **Silver Leaf Subdivision** will consist of 52 townhouses. The proposed subdivision is located within the following school attendance areas: Bellehaven Elementary School, Grant Middle School, and Sandia High School. All three schools have capacity to support student growth generated from the new development. While these schools appear to be nearing capacity, a significant portion of the student population is due to students transferring in to these schools.





## Planning Department

The preliminary plat was originally approved on 3/23/06. It has expired after one year. This is a re-submittal of the already approved preliminary plat as later amended.

The requested vacations were also previously approved as was the temporary deferral of sidewalks.

The previously approved perimeter wall design is still valid.

Planning has no objection to any of the requested actions.

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website: [www.cabq.gov/citycouncil](http://www.cabq.gov/citycouncil).

## Impact Fee Administrator

The request for Preliminary Plat Approval and the vacation of Public Easements will not require impact fees. However, Impact Fees will be required at the time of building permit for each home in this subdivision. Using an average of 2000sf of heated area, the estimated impact fees for each home are as follows:

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Trails, Open Space for Foothills SE: \$1040.00

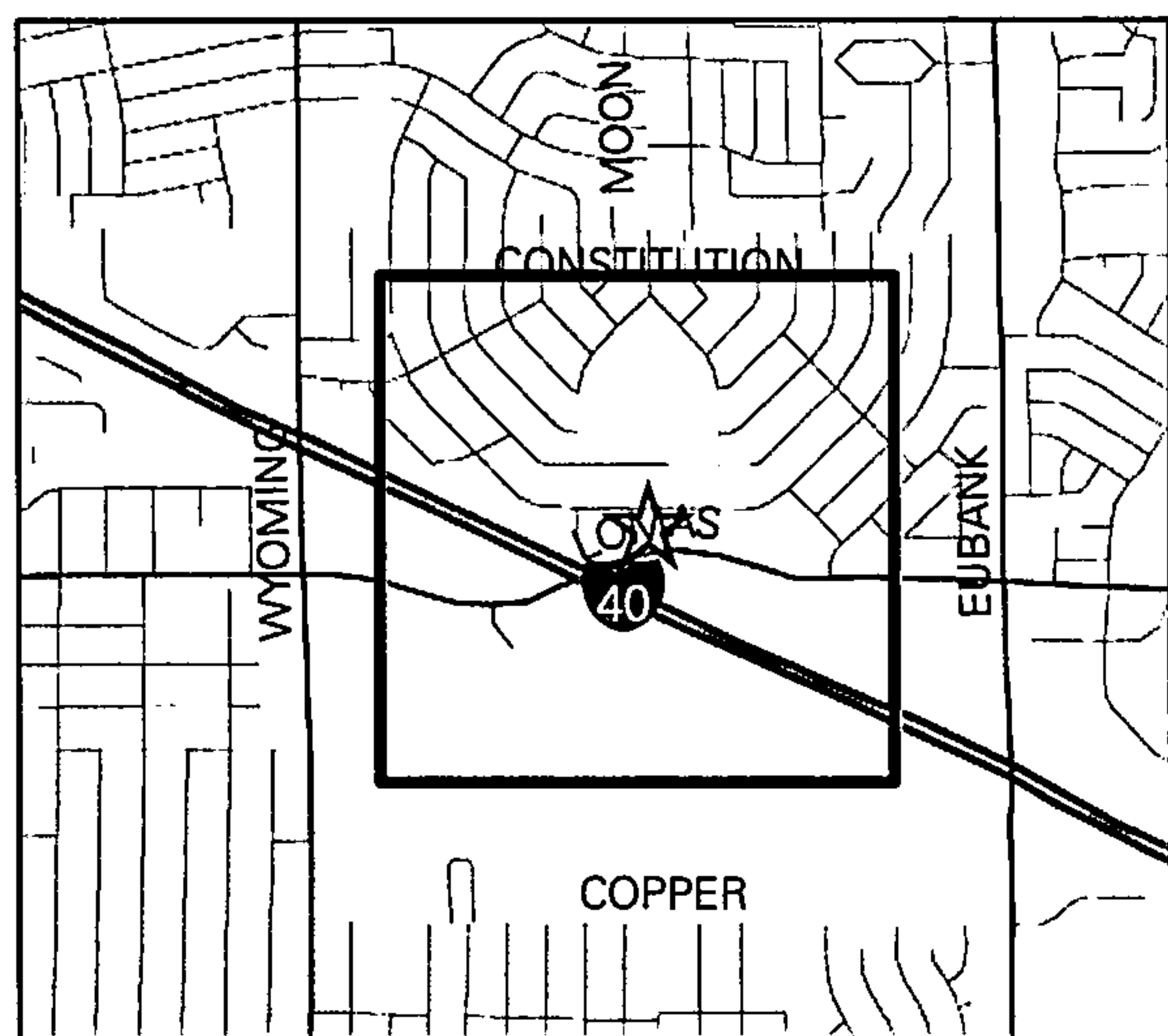
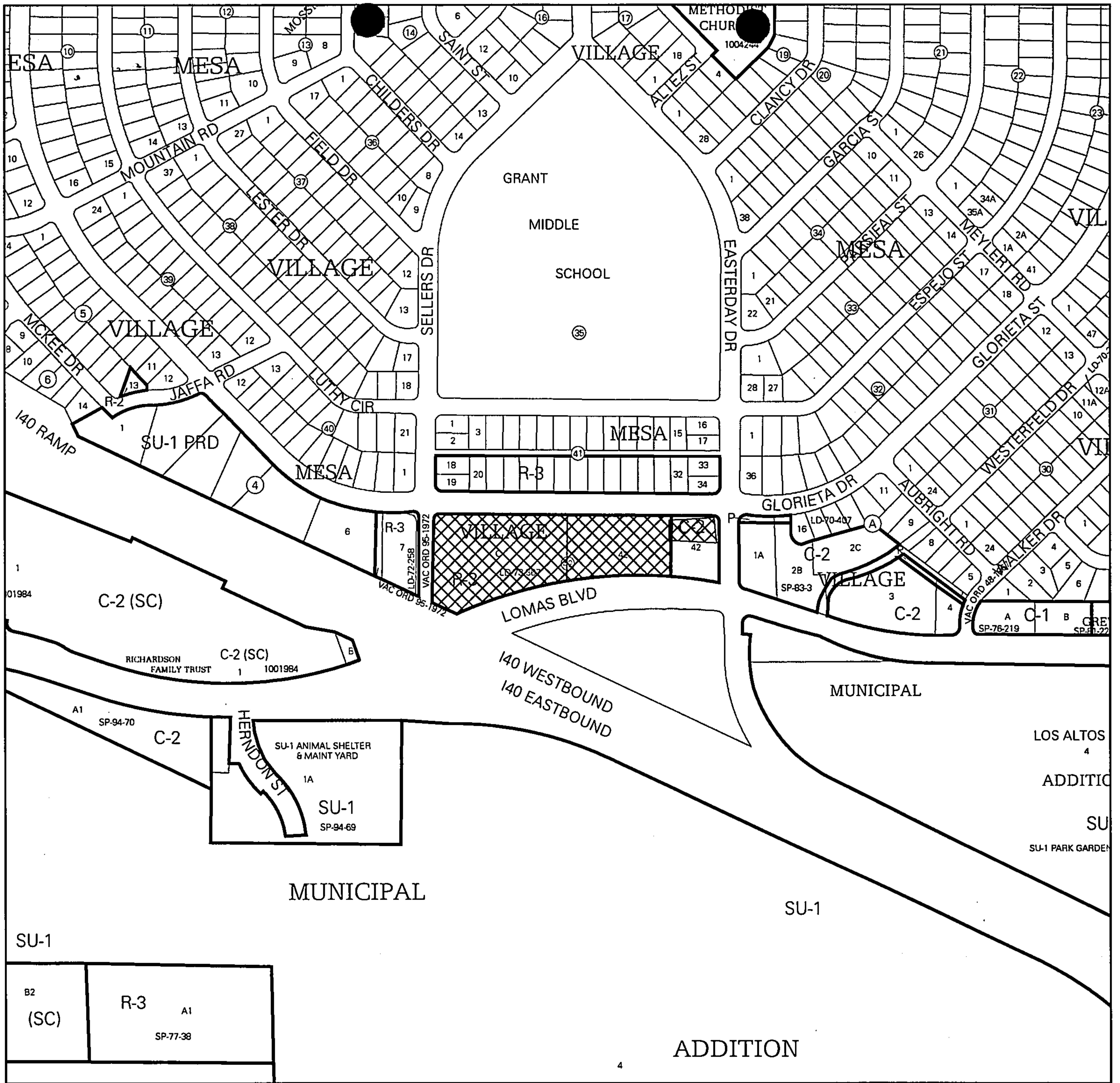
Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

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

cc:Homesite Five, 8801 Jefferson NE, 87104

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





# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1003886

Hearing Date:

7/12/06

Zone Map Page:

J-20

Additional Case Numbers:

06DRB-00861 06DRB-00862

06DRB-00863 06DRB-00864

06DRB-00867



**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, July 12, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1004355**

06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

**Project # 1003102**

06DRB-00832 Major-Preliminary Plat Approval  
06DRB-00837 Minor-Sidewalk Waiver  
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for 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 **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

**Project # 1004184**

06DRB-00819 Major-Bulk Land Variance  
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98<sup>TH</sup> ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

**Project # 1004715**

06DRB-00813 Major-Preliminary Plat Approval  
06DRB-00814 Major-Vacation of Public Easements  
06DRB-00815 Minor-Subd Design (DPM) Variance  
06DRB-00816 Minor-Sidewalk Waiver  
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

**SEE PAGE 2 . . .**





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

**PAGE 2**

**Project # 1003613**

06DRB-00854 Major-Preliminary Plat Approval  
06DRB-00855 Major-Vacation of Public  
Easements  
06DRB-00859 Minor-SiteDev Plan Subd/EPC  
06DRB-00856 Minor-Sidewalk Waiver  
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

**Project # 1003247**

06DRB-00874 Major-Preliminary Plat Approval  
06DRB-00876 Major-Final Plat approval  
06DRB-00875 Minor- Minor-Temp Defer  
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

**Project # 1003469**

06DRB-00882 Major-Vacation of Public  
Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS**, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

**Project # 1003886**

06DRB-00861 Major-Preliminary Plat Approval  
06DRB-00862 Major-Vacation of Pub Right-of-  
Way  
06DRB-00864 Major-Vacation of Public  
Easements  
06DRB-00863 Minor-Vacation of Private  
Easements  
06DRB-00867 Minor-Temp Defer SDWK

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**SEE PAGE 3 . . .**



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 3

**Project # 1004974**

06DRB-00884 Major-SiteDev Plan Subd  
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres. [REF:AX-84-9,Z-84-41] (C-18)

**Project # 1003703**

06DRB-00886 Major-Preliminary Plat Approval  
06DRB-00887 Major-Vacation of Public Right-of-Way  
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

**Project # 1004240**

06DRB-00890 Major-Preliminary Plat Approval  
06DRB-00891 Minor-Sidewalk Waiver  
06DRB-00892 Minor-Temp Defer SDWK  
06DRB-00893 Minor-Vacation of Private Easements

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06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, JUNE 26, 2006.**





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8

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

**PAGE 2**

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

**PAGE 3**

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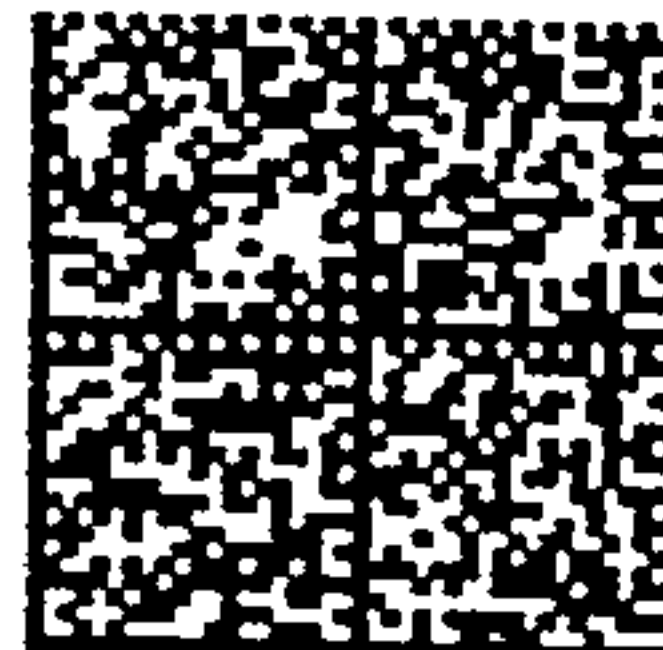
  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 26, 2006.**

# CITY OF ALBUQUERQUE



● Planning Department

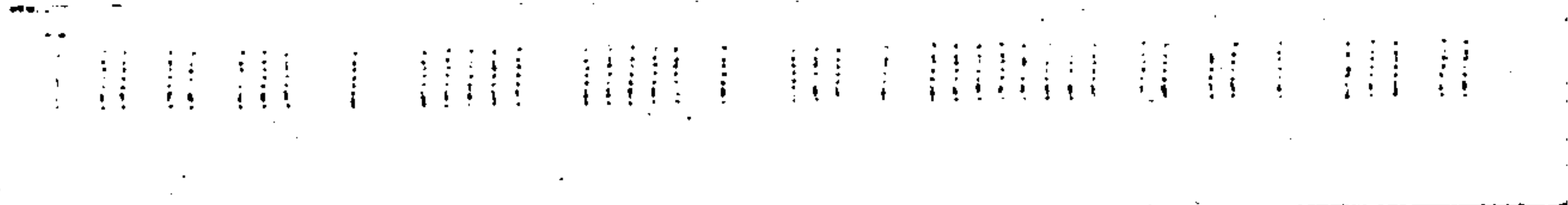


02 1A \$ 00.39<sup>0</sup>  
0004329277 JUN 23 2006  
MAILED FROM ZIP CODE 87102

102005823206330302

HINDS GORDON M & PATRICIA BOU  
9211 MARRON CINE  
ALBUQUERQUE.NM 87112

DRB





P O Box 1293 Albuquerque, New Mexico 87103

NOT DELIVERABLE  
AS ADDRESSED,  
UNABLE TO FORWARD

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

**Meeting Date:** JULY 12, 2006  
**Zone Atlas Page:** J-20-Z  
**Notification Radius:** 100 Ft.

**Project# 1003886**  
**App#06DRB-00861**  
**App#06DRB-00862**  
**App#06DRB-00863**  
**App#06DRB-00864**  
**App#06DRB-00867**

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

**Applicant:** HOMESITE FIVE  
**Address:** 8801 JEFFERSON NE  
ALBUQUERQUE, NM 87104

**Agent:** MARK GOODWIN & ASSOCIATES, PA  
PO BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

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

**Date Mailed:** JUNE 23, 2006  
**Signature:** YVONNE SAAVEDRA



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

PROJECT # 1003886  
APPLICATION # \_\_\_\_\_

PAGE 1 OF 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
5-20	1020058	230-033	302-02	✓ Dup
		286-037	03	✓ Dup <sup>2</sup>
		310-035	04	✓
		224-064	303-01	✓
		232-063	02	✓ <del>Dup</del>
		238-063	03	✓
		244-063	04	✓
		250-063	05	✓
		256-063	06	✓
		262-063	07	✓
		269-063	08	✓
		274-063	09	✓
		280-063	10	✓
		286-063	11	✓
		292-063	12	✓
		298-063	13	✓

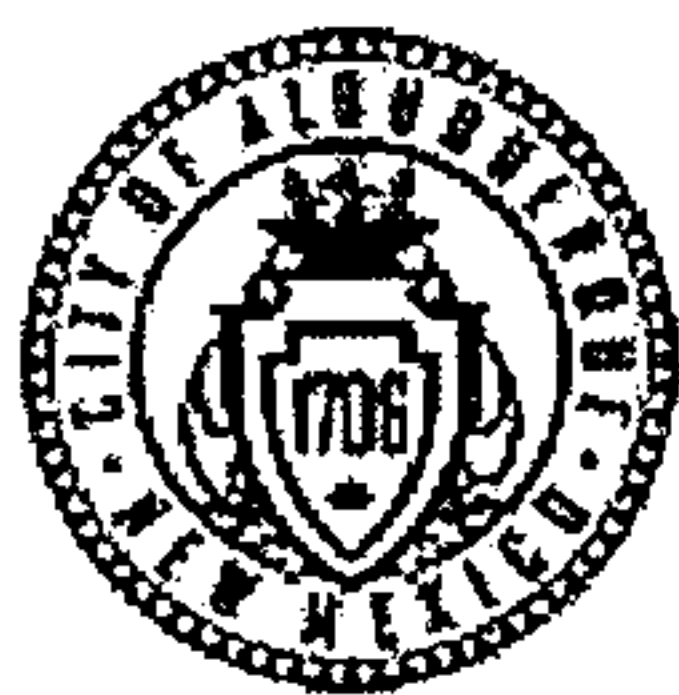
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1003886  
APPLICATION # \_\_\_\_\_

PAGE 2 OF 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
F20	1020058	303-063	303-14	✓
		312-067	16	✓
		312-060	15	✓
		330-062	407-01	✓
		336-062	02	✓
		330-035	401-02	✓
		344-030	03	✓
	1020057	449-486	102-15	✓
		185-526	203-20	✓
		205-036	304-22	✓
		207-064	306-12	✓
		281-390	101-30	✓ (CA)





mainframe@coa1mp3.ca

bq.gov

06/23/2006 01:13 PM

To

cc

bcc

Subject

1 R E C O R D S W I T H L A B E L S 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: HARVEST TOWNHOMES LLC  
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  
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 2004 FREDER  
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: HINDS GORDON M & PATRICIA BOUI  
OWNER ADDR: 09211 MARRON CI 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: HINDS GORDON M & PATRICIA BOUI  
OWNER ADDR: 09215 MARRON CI 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







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

102005744948610215

LEGAL: TRACT 4 MUNICIPAL ADDN NO 2 CO NT 31.84 AC  
PROPERTY ADDR: 10120 LOMAS BLVD NE

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

102005720503630422

LEGAL: \*0007 MARRON PARK ADDN & VAC 2 2FT SELLERS DR  
PROPERTY ADDR: 1001 MARRON CIR NE

OWNERS NAME: GILES GLYN M  
OWNERS ADDR: 1608 SAGEBRUSH CT SE  
ALBUQUERQUE, NM 87106

102005720706430612

LEGAL: \*001 040 MESA VILLAGE  
PROPERTY ADDR: 10007 MARRON CIR NE

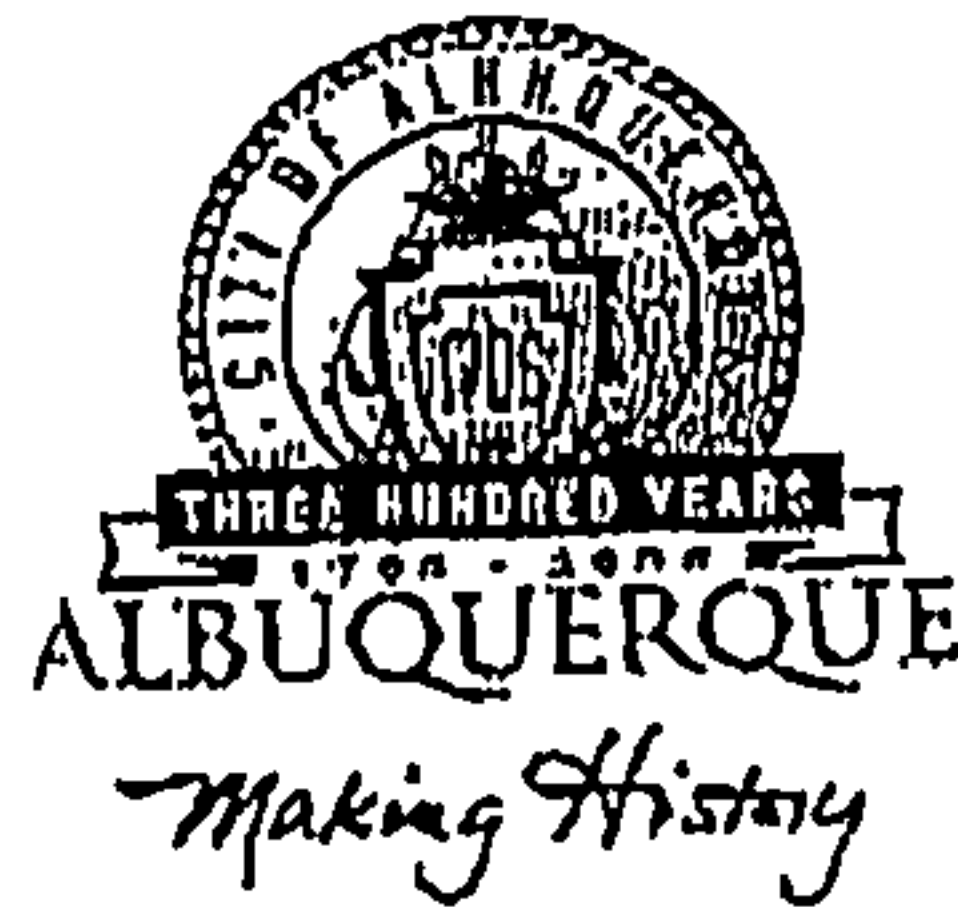
OWNERS NAME: GALLEGOS ROSAURO JOE JR ETUX  
OWNERS ADDR: 1000 MARRON CIR NE  
ALBUQUERQUE, NM 87112

102005728139010130

LEGAL: TR 4 MUNICIPAL ADDN #2 EXC THO SE PORT OUT TO E NWLY PORT  
SOLD CO  
PROPERTY ADDR: 9717 COPPER NE

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





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

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

May 24, 2006

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

Dear Lisa:

Thank you for your inquiry of May 24, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **BLOCK 42, MESA VILLAGE SUBDIVISION, LOT C, BLOCK 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)**

**\*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(10/06/05)

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

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Silver Leaf Subd.

AGIS MAP # J-20

LEGAL DESCRIPTIONS: Tract Block 42 & Portion  
of Block 42, Mesa Village  
Subd.

**X DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on 11-10-05 (date).

John Mackenzie  
Applicant/Agent

6-9-06  
Date

Bradley J. Byrnes  
Hydrology Division Representative

6-9-06  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on 6-9-06 (date).

John Mackenzie  
Applicant/Agent

6/9/06  
Date

William G. Bales  
Utilities Division Representative

6/9/2006  
Date

PROJECT # \_\_\_\_\_



Project # 1003886

HOMESITE FIVE  
8801 JEFFERSON NE  
ALBUQUERQUE, NM 87112

Project # 1003886

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

102005822406430301

LA PUERTA AZUL LLC 2004 FREDE  
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

102005829806330313

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

102005833606240702

MARTINEZ ANDY & EILEEN E  
3979 MARTINEZ RD  
EDGEWOOD NM 87015

102005718552620320

ELLER MEDIA COMPANY  
2850 E CAMELBACK RD  
PHOENIX AZ 85016

Project # 1003886

MARK GOODWIN & ASSOCIATES, PA  
PO BOX 90606  
ALBUQUERQUE, NM 87199

102005823003330202

HARVEST TOWNHOMES LLC  
1015 TIJERAS NW  
ALBUQUERQUE NM 87102

102005823206330302

HINDS GORDON M & PATRICIA BOU  
9211 MARRON CI 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

102005830306330314

LI JIAN & LEE KITTY F  
1001 EASTERDAY NE  
ALBUQUERQUE NM 87112

102005833003540102

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

102005720503630422

GILES GLYN M  
1608 SAGEBRUSHE CT SE  
ALBUQUERQUE, NM 87103

Project # 1003886

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

102005831003530204

PAHLEVAN ZOHRE  
5 LA VILLITA CT NE  
ALBUQUERQUE NM 87112

102005824406330304

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

102005826206330307

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

102005829206330312

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

102005833006240701

OFARRELL DALE E  
1001 GLORIETA NE  
ALBUQUERQUE NM 87123

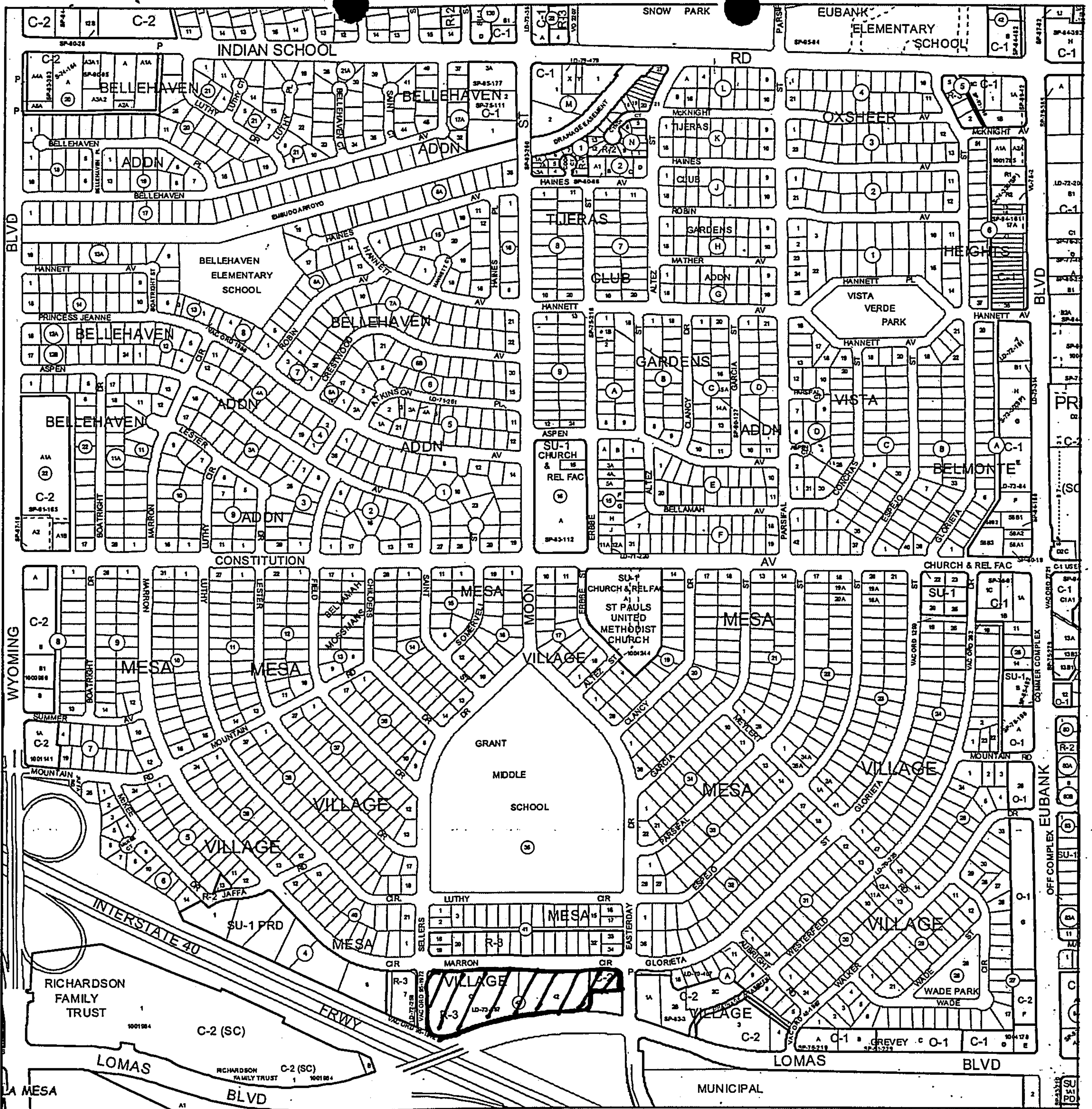
102005834403040103

ALCON ELUCID E  
9601 LOMAS BL NE  
ALBUQUERQUE NM 87112

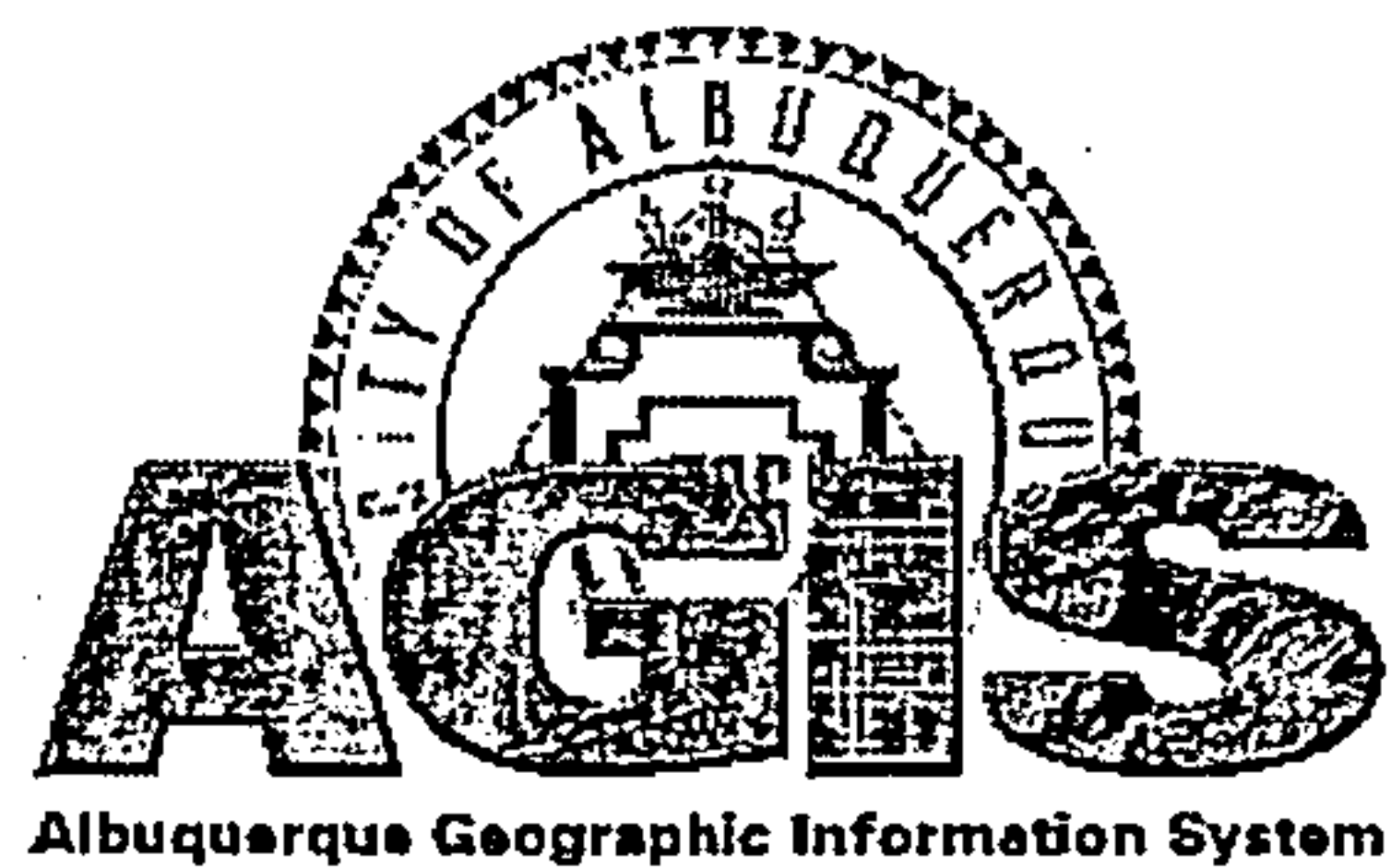
102005720706430612

GALLEGOS ROSAURO JOE JR ETUX  
1000 MARRON CIR NE  
ALBUQUERQUE, NM 87112

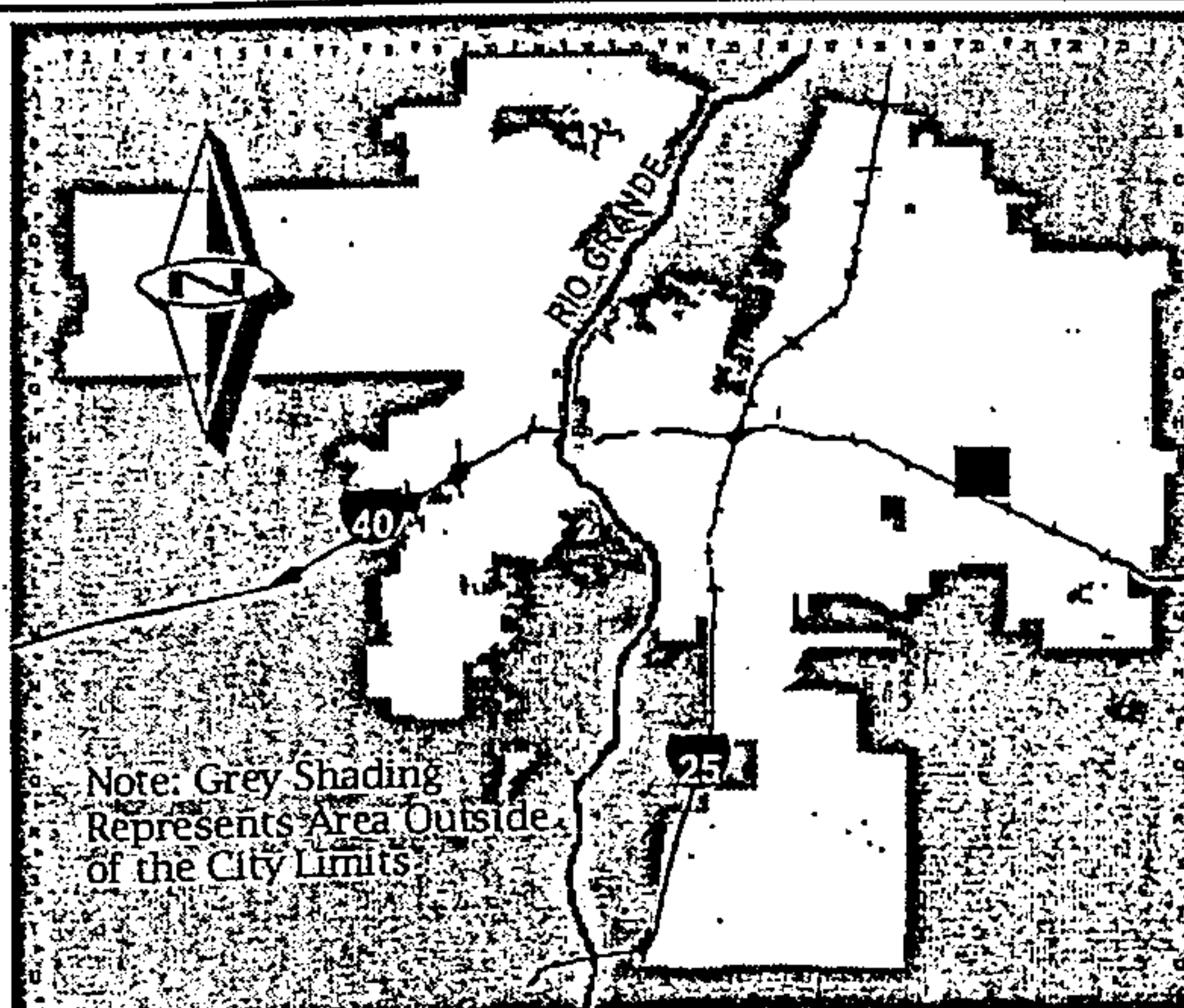




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/1/2006



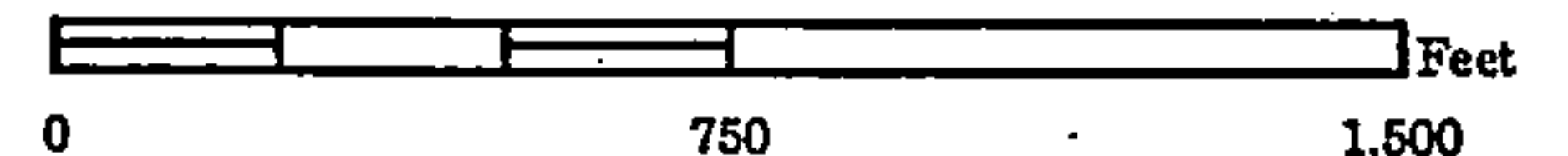
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

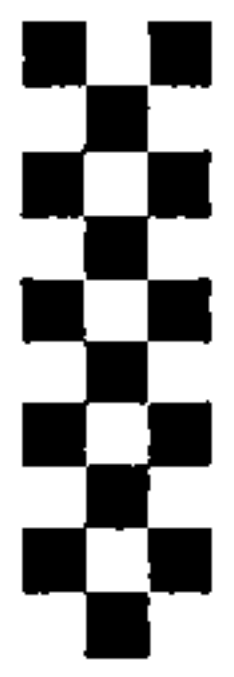
**J-20-Z**

Selected Symbols

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







Timothy S. McNaney

Sincerely,

Please contact our office if you have any questions.

Please be advised that Mark Goodwin & Associates is hereby authorized to act on behalf of T.S. McNaney, for the Vacation of Easement for the referenced project.

To Whom It May Concern:

Re: Silver Leaf Subdivision

City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

June 8, 2006

**T. S. McNaney & Associates**  
3 Wind Road NW  
Albuquerque, NM 87120  
(505) 338-2286  
(505) 944-1232 fax

# CITY OF ALBUQUERQUE

## F Y I



### NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 23, 2006

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

This letter is a **COURTESY NOTIFICATION** from the City of Albuquerque 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; Minor Vacation of Private Easements and Minor Temporary Deferral of Sidewalks for Silver Leaf Subdivision.

*Proposed by:* D. Mark Goodwin and Associates, PA at 828-2200

*Agent for:* Home Site Five

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

P.O. Box 1293

*The case number(s) assigned is:* 06DRB-00861, 00862, 00864, 00863 & 00867, Project # 1003886.

City Planning accepted application for this request on June 13, 2006.

Albuquerque

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested*. **SINCE YOUR ASSOCIATION LOST YOUR "RECOGNIZED" STATUS ON FEBRUARY 1, 2006, YOUR ASSOCIATION SHOULD HAVE NOT BEEN NOTIFIED OF THIS PROJECT - NOT A RECOGNIZED ASSOCIATION SINCE YOU HAVE NOT HELD YOUR ANNUAL MEETING FOR NOVEMBER 2005 (per O-92) - siw.** *Until we receive paperwork from you - no future notice of projects will be sent to Mesa Village NA by applicants - siw*

New Mexico 87103

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board at 9 a.m. on Wednesday, March 22, 2006 at the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

If you have any questions, please call Stephani Winklepleck at 924-3902 or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

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, July 12, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1004355**

06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

**Project # 1003102**

06DRB-00832 Major-Preliminary Plat Approval  
06DRB-00837 Minor-Sidewalk Waiver  
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for 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 **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

**Project # 1004184**

06DRB-00819 Major-Bulk Land Variance  
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98<sup>TH</sup> ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

**Project # 1004715**

06DRB-00813 Major-Preliminary Plat Approval  
06DRB-00814 Major-Vacation of Public Easements  
06DRB-00815 Minor-Subd Design (DPM) Variance  
06DRB-00816 Minor-Sidewalk Waiver  
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1003613**

06DRB-00854 Major-Preliminary Plat Approval  
06DRB-00855 Major-Vacation of Public  
Easements  
06DRB-00859 Minor-SiteDev Plan Subd/EPC  
06DRB-00856 Minor-Sidewalk Waiver  
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

**Project # 1003247**

06DRB-00874 Major-Preliminary Plat Approval  
06DRB-00876 Major-Final Plat approval  
06DRB-00875 Minor- Minor-Temp Defer  
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

**Project # 1003469**

06DRB-00882 Major-Vacation of Public  
Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS**, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

**Project # 1003886**

06DRB-00861 Major-Preliminary Plat Approval  
06DRB-00862 Major-Vacation of Pub Right-of-  
Way  
06DRB-00864 Major-Vacation of Public  
Easements  
06DRB-00863 Minor-Vacation of Private  
Easements  
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE 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 NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

**SEE PAGE 3 . . .**





PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 3

**Project # 1004974**

06DRB-00884 Major-SiteDev Plan Subd  
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres. [REF: AX-84-9, Z-84-41] (C-18)

**Project # 1003703**

06DRB-00886 Major-Preliminary Plat Approval  
06DRB-00887 Major-Vacation of Public Right-of-Way  
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

**Project # 1004240**

06DRB-00890 Major-Preliminary Plat Approval  
06DRB-00891 Minor-Sidewalk Waiver  
06DRB-00892 Minor-Temp Defer SDWK  
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

**Project # 1004932**

06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, JUNE 26, 2006.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 4, 2006  
DRB Comments**

**ITEM # 10**

**PROJECT # 1003886**

**APPLICATION # 06-01387**

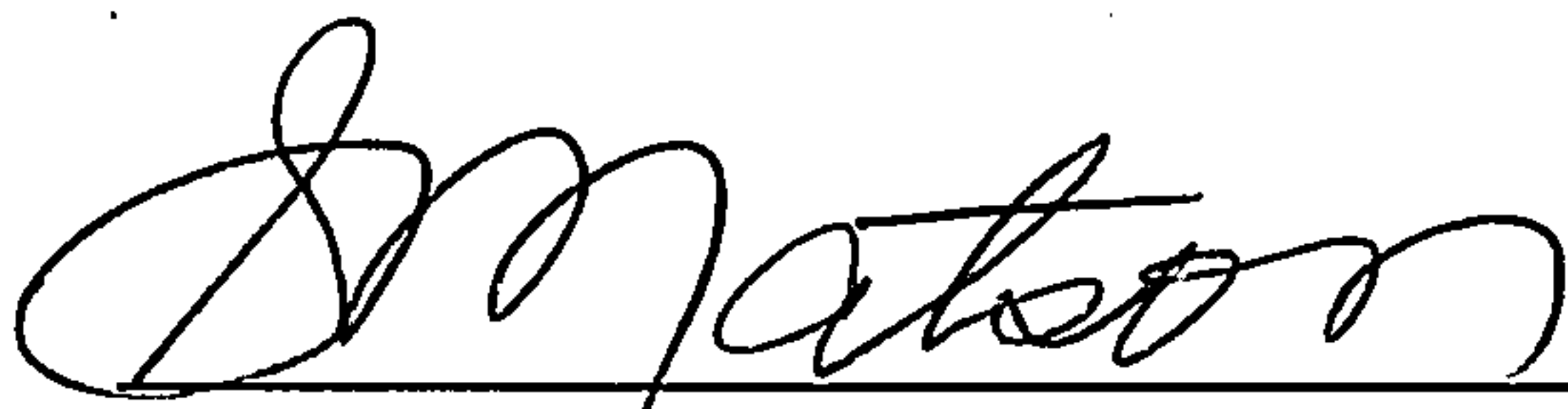
**RE: Silver Leaf Subdivision/final plat**

Are there any changes between the preliminary plat & the final plat?

There are no applicable conditions of final plat.

AGIS dxf is approved. Wall design is approved.

Planning will take delegation to record the plat.



---

Sheran Matson, AICP

DRB Chair

924-3880 fax 914-3864 smatson@cabq.gov



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

**ORIGINAL**

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	/	/	/
		4'	* 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	/	/	/

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.

5 Signage per DRC

AGENT / OWNER

John M. MacKenzie, PE  
NAME (print)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 7/12/06 DRB CHAIR - date  
Christina Sandoval 7/12/06 PARKS & GENERAL SERVICES - date

MARK GOODWIN & ASSOCIATES  
FIRM

John M. MacKenzie  
SIGNATURE - date  
6-9-06  
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

[Signature] 7-12-06 TRANSPORTATION DEVELOPMENT - date  
[Signature] 7/12/06 UTILITY DEVELOPMENT - date  
Bradley J. Bingham 7/12/06 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

<b>SUBDIVISION</b>		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> EPC Submittal
			<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: Homesite Five PHONE: 858-1800  
 ADDRESS: 8801 Jefferson NE FAX: 858-1811  
 CITY: Albuquerque STATE NM ZIP 87104 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 and Vacation of Public Easements & Right-of-Way for Silver Leaf and Temporary deferral of sidewalk  
 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 TRK SILVER LEAF SUBDIVISION  
 Current Zoning: R3 Proposed zoning: same  
 Zone Atlas page(s): J-20 No. of existing lots: 2 No. of proposed lots: 59  
 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. 102005823003330202, 102005828603730203 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd NE  
 Between: Sellers Drive NE and Easterday Drive NE

**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, 2-77-53 Project #1003886 05DRB01831

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

SIGNATURE John M. Mackenzie DATE 6-7-06  
 (Print) John M. Mackenzie, PE Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00861</u>	<u>7P</u>	<u>5(2)</u>	\$ <u>1735.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB - 00862</u>	<u>VRW</u>	<u>1</u>	\$ <u>300.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>06DRB - 00863</u>	<u>UPRE</u>	<u>✓</u>	\$ <u>90.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>06DRB - 00864</u>	<u>VPE</u>	<u>✓</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>06DRB - 00867</u>	<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>06DRB - 7-12-04</u>	<u>ADV</u>	<u>✓</u>	\$ <u>75.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus		<u>TDS</u>		Total <u>2130</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ <u>2,265.00</u>

Kim Sims 6/13/04

Project # 100 3884



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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Signed** Pre-Annexation Agreement if Annexation required.
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)**

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

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

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

John M. Mackenzie, PE Applicant name (print)  
John M. Mackenzie 6-7-06 Applicant signature / date



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

Application case numbers  
06DRB - -00861

Form revised 11/04 and JUNE 05  
Vic Suis 6/13/04 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. **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.

John M. Mackenzie, PE Applicant name (print)  
John M. Mackenzie 6-7-06 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  
 06DRB - 00861  
 06DRB - 00862  
 06DRB - 00867  
 06DRB - 00863

Kim Suis 6/13/06 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

June 9, 2006

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Silver Leaf Subdivision (formerly DRB #1003886)**

Dear Ms. Matson:

Attached hereto is our preliminary plat application for DRB review and approval on the referenced project. The previous preliminary plat, which was approved by DRB on March 5, 2005, expired one year after its approval so it is now being resubmitted. Along with the preliminary plat approval we are requesting reapproval of the vacation of right-of-way and vacation of public and private easements. Also requested is approval for the temporary deferral of sidewalk fronting lots. The temporary deferral is being requested to avoid the damage to sidewalk during home construction. An amended preliminary plat was requested and approved in December of last year. The amendment consisted of a request to reposition lots so that some would front on Sellers Drive, which is an existing street along the west side of the site. Also attached is the official notice of decision on the preliminary plat from last year.

The south 13 feet of Marron Circle is being requested for vacation (Exhibit A) since a street of that classification does not need as much RW as what currently exists. Contained in the application is also a request to vacate a private sign easement (Exhibit D) and two easements associated with the original plat, one of which is a PUE (Exhibit C) and another of which is a planting strip (Exhibit B).

Nothing about the project has changed since the approved preliminary plat and amendment from last year. The 3 original cul de sacs remain and access to and from these cul-de-sacs will still be via Marron Circle. The drainage report approved by City Hydrology last year is still valid.

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

Sincerely,

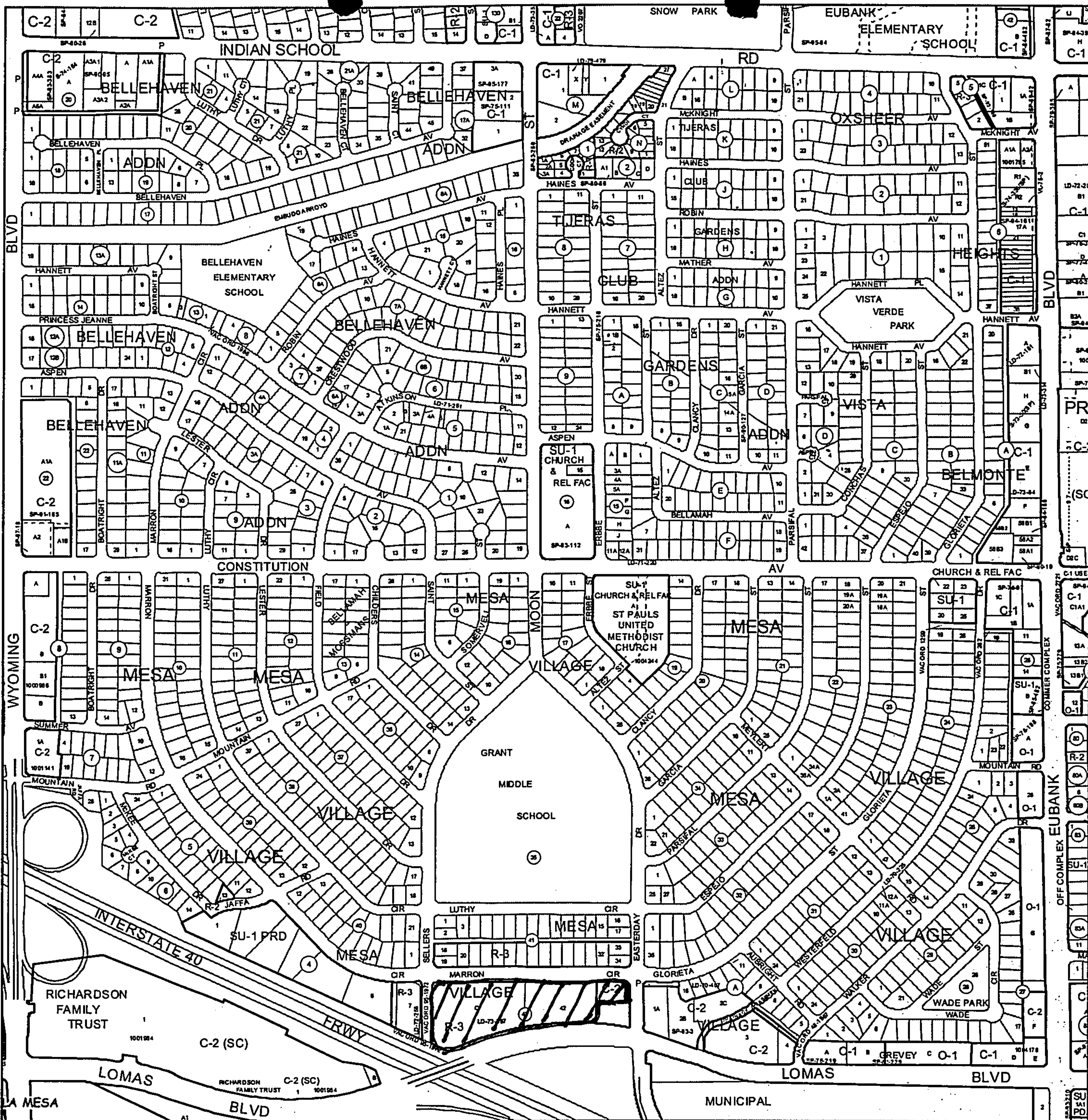
MARK GOODWIN & ASSOCIATES

John M. MacKenzie  
Vice President

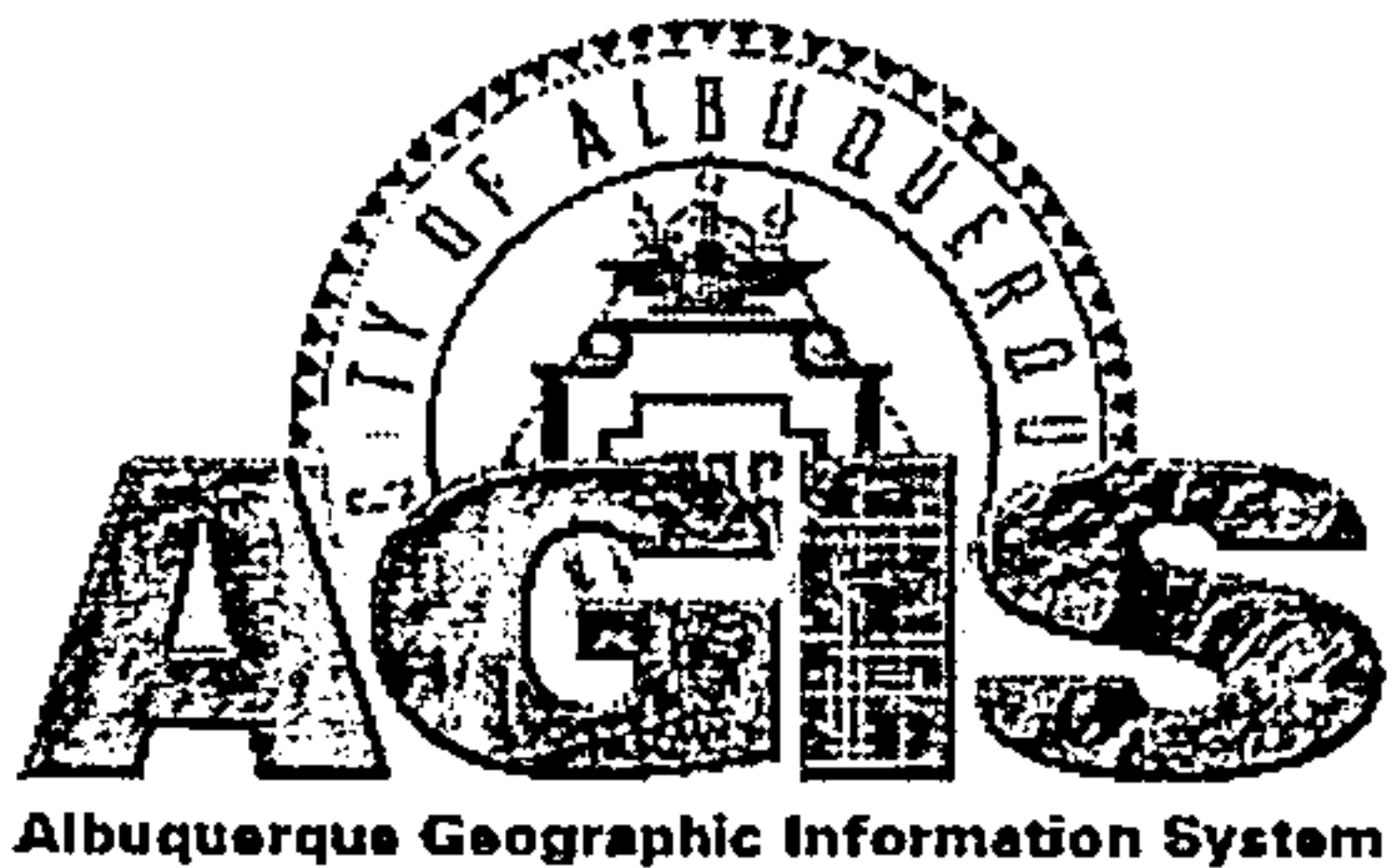
Attachments

JMM/jmm

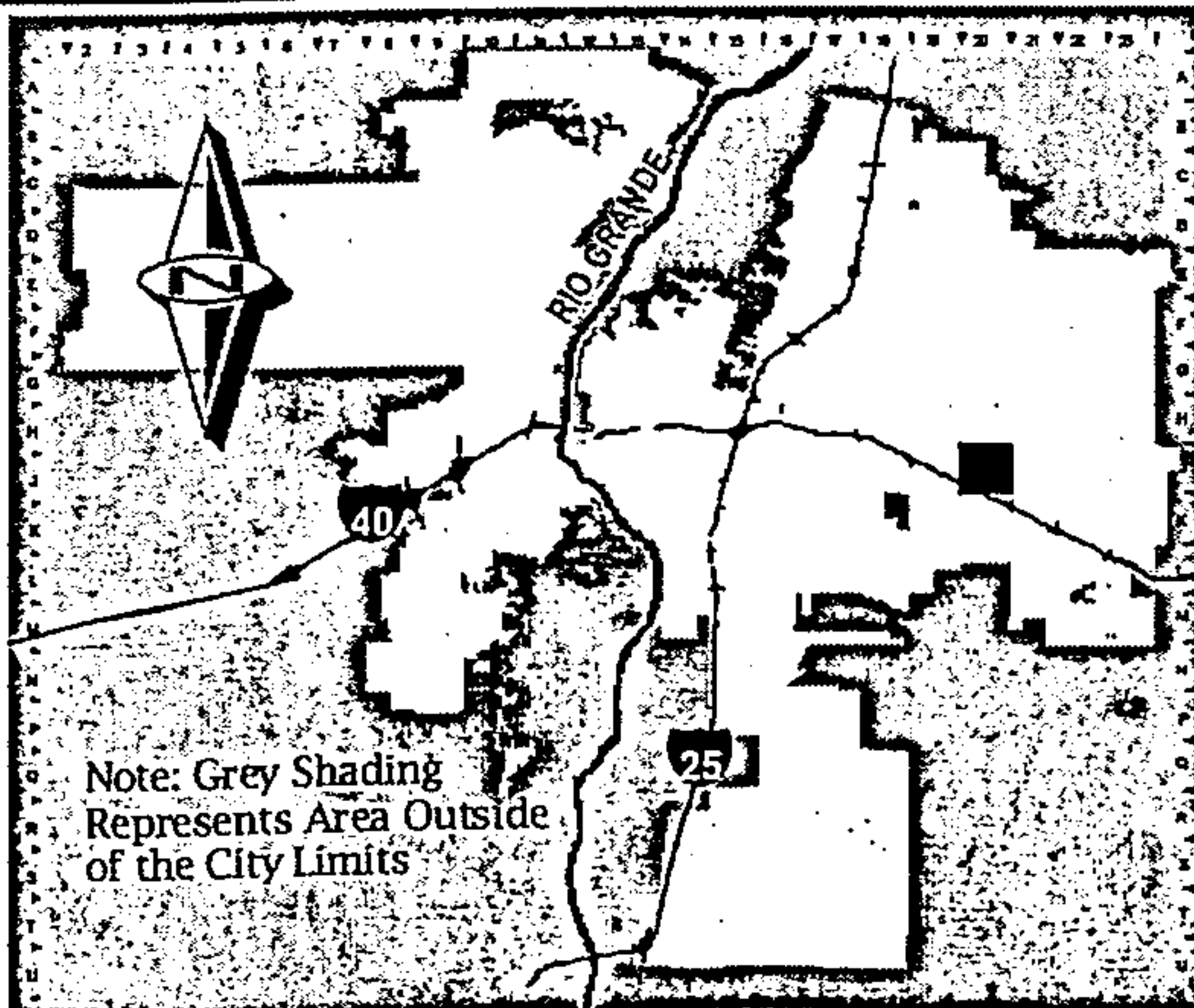




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/1/2006



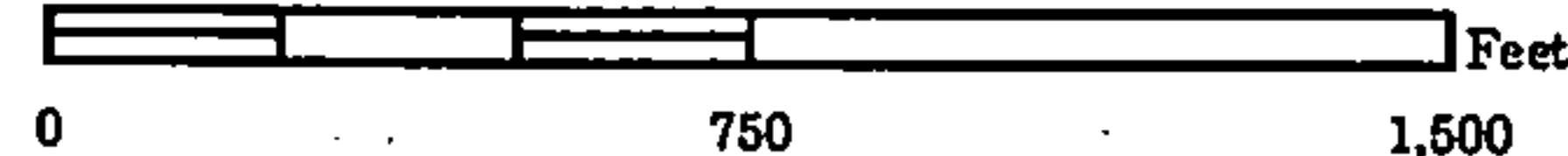
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

# J-20-Z

Selected Symbols

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





**T. S. McNaney & Associates**

3 Wind Road NW  
Albuquerque, NM 87120  
(505) 338-2286  
(505) 944-1232 fax

June 8, 2006

City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Silver Leaf Subdivision**

To Whom It May Concern:

Please be advised that Mark Goodwin & Associates is hereby authorized to act on behalf of T.S. McNaney, for the Vacation of Easement for the referenced project.

Please contact our office if you have any questions.

Sincerely,



Timothy S. McNaney







## 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.

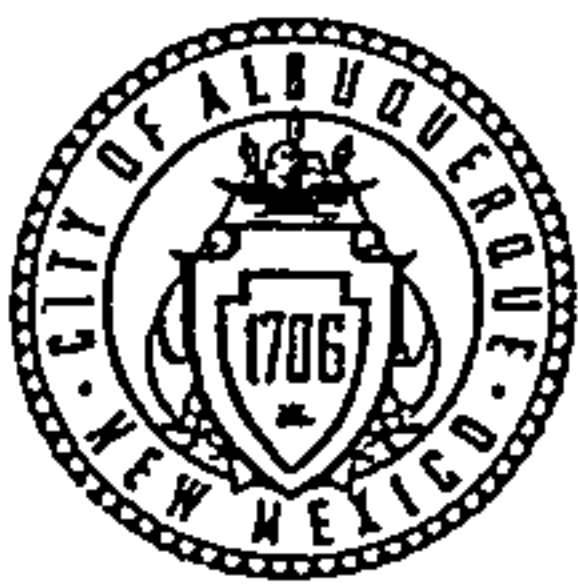
The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

#### 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.



OFFICIAL NOTICE OF DECISION  
PAGE 2

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

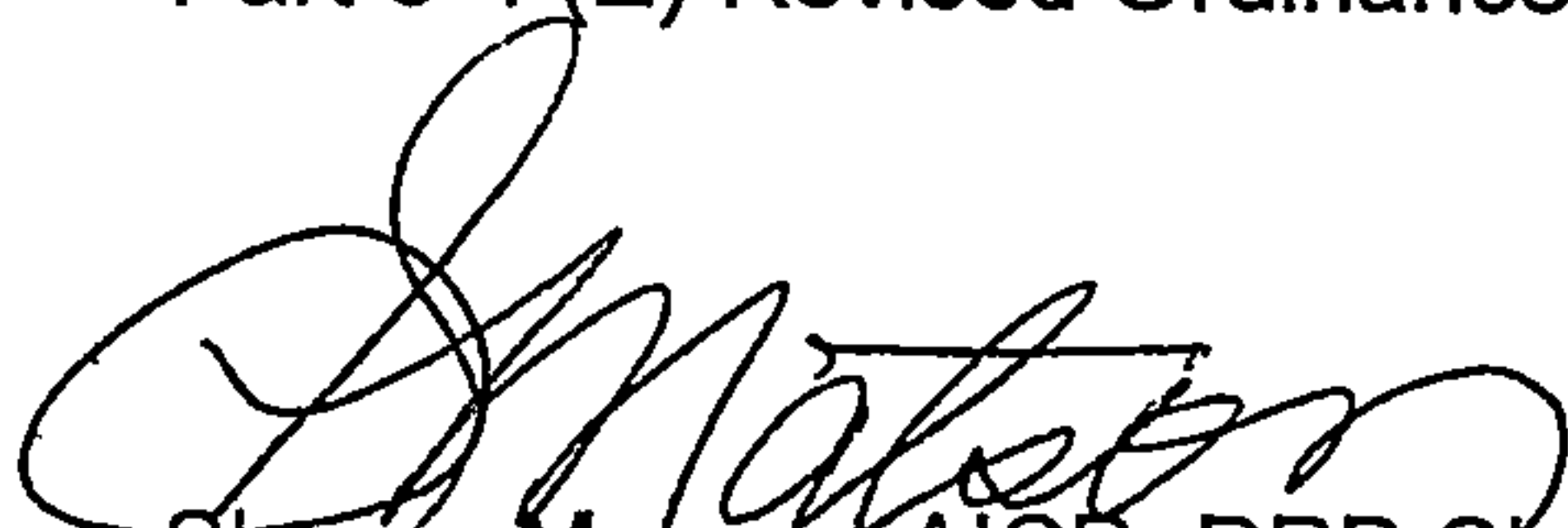
If you wish to appeal this decision, you must do so by April 7, 2005, in the manner described below.

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



FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Silver Leaf Subd.

AGIS MAP # J-20

LEGAL DESCRIPTIONS: Tract Block 42 & Portion  
of Block 42, Mesa Village  
Subd.

**X DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on 11-10-05 (date).

John Mackenzie  
Applicant/Agent

6-9-06  
Date

Bradley L. Bynum  
Hydrology Division Representative

6-9-06  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on 6-9-06 (date).

John Mackenzie  
Applicant/Agent

6/9/06  
Date

William D. Baker  
Utilities Division Representative

6/9/2006  
Date

PROJECT # \_\_\_\_\_



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

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

May 24, 2006

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

Dear Lisa:

Thank you for your inquiry of May 24, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **BLOCK 42, MESA VILLAGE SUBDIVISION, LOT C, BLOCK 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)**

**\*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(10/06/05)

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



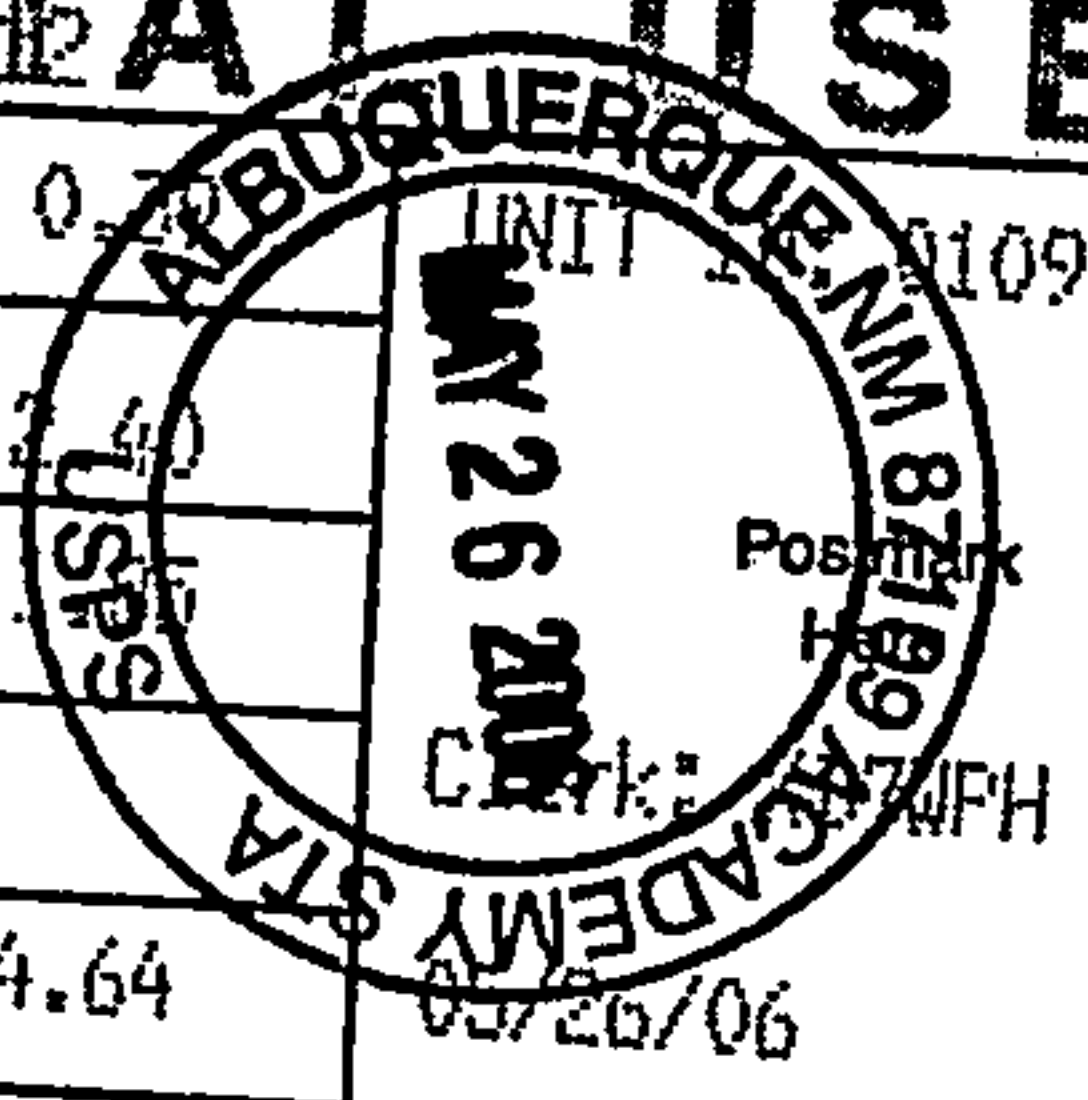
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Postage	\$	0.24	UNIT ID: 0109
Certified Fee		4.40	
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>4.64</b>	



Sent To  
 Nancy Dodge  
 Street, Apt. No.,  
 or PO Box No. 1100 McKee Dr. NE  
 City, State, ZIP+4  
 Albuquerque, NM 87112

PS Form 3800, June 2002 See Reverse for Instructions

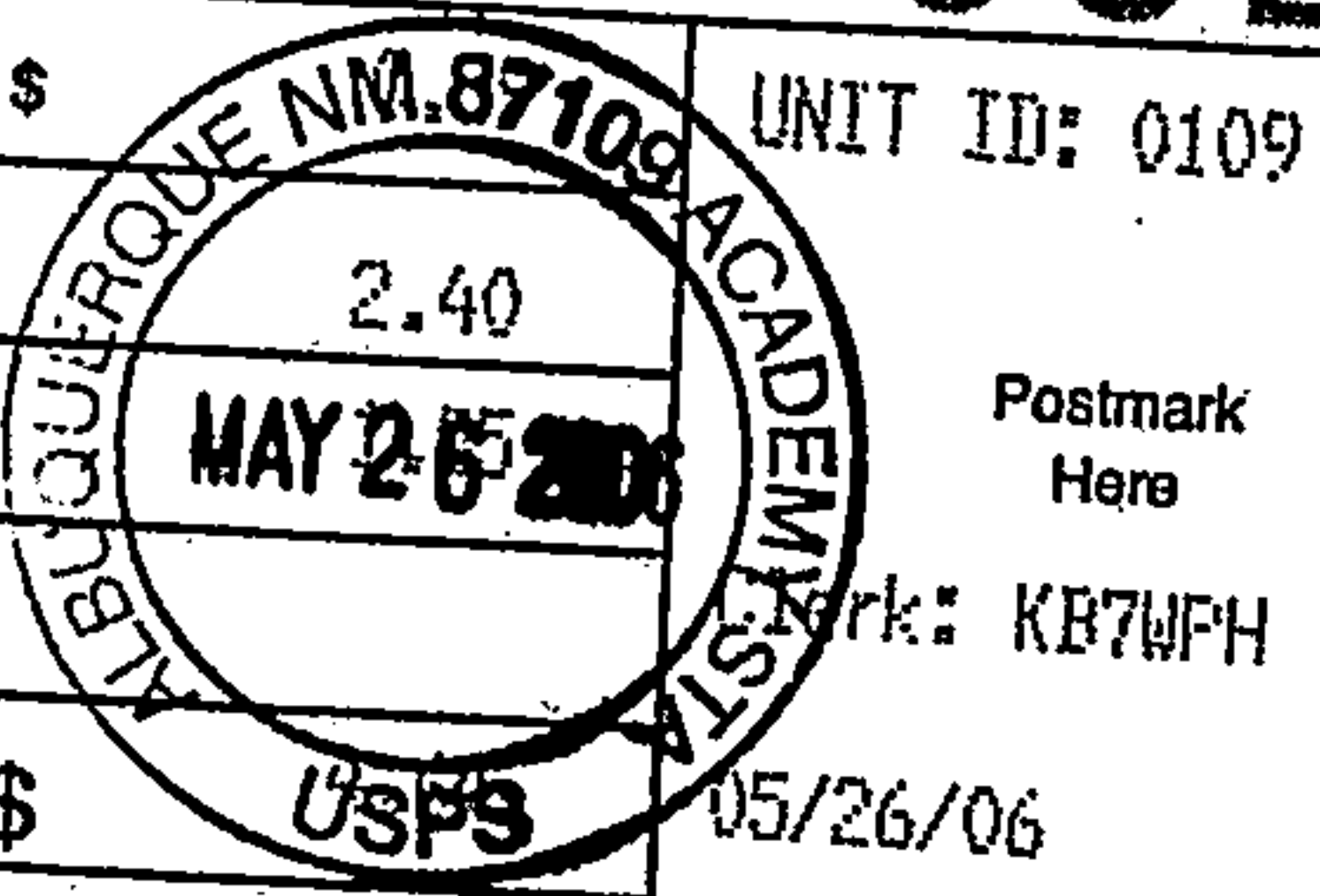
7004 0750 0000 0520 4002

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Postage	\$	0.00	UNIT ID: 0109
Certified Fee		2.40	
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>2.40</b>	



Sent To  
 Kathryn Bretz  
 Street, Apt. No.,  
 or PO Box No. 12116 Luthy Circle NE  
 City, State, ZIP+4  
 Albuquerque, NM 87112

PS Form 3800, June 2002 See Reverse for Instructions

# CITY OF ALBUQUERQUE



THREE HUNDRED YEARS  
1706 \* 2006

ALBUQUERQUE

*Making History*

November 15, 2005

D. Mark Goodwin, P.E.  
Mark Goodwin & Associates  
PO Box 90606  
Albuquerque, NM 87199

**Re: Silver Leaf Subdivision, Marron Circle Tract C & 42  
Grading and Drainage Plan  
Engineer's Stamp dated 11-09-05 (J20-D17)**

Dear Mr. Goodwin,

Based upon the information provided in your submittal received 11-10-05, the above referenced plan is approved for Preliminary Plat Action by DRB. Once the Board has approved the plan, please submit a Mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rudy E. Rael, Associate Engineer  
Planning Department.  
Development and Building Services  
BUS

C: Charles Caruso, DMD Storm Drainage Design  
File





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

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

May 25, 2006

Ms. Kathryn Bretz  
Mesa Village N.A.  
1216 Luthy Circle NE  
Albuquerque, NM 87112

Ms. Nancy Dodge  
Mesa Village N.A.  
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 Approval and Vacation of Public Easement and Right-of-Way for the referenced project. The anticipated date to be heard is June 21, 2006. Please contact John M. MacKenzie of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Lisa Anglada  
Administrative Assistant

/la

Enclosure

# CITY OF ALBUQUERQUE

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

APPLICANT: Homesite Five DATE OF REQUEST: 6/2/06 ZONE ATLAS PAGE(S): 5-20

**CURRENT:**

ZONING R-3

PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_

**LEGAL DESCRIPTION:**

LOT OR TRACT # C BLOCK # 42

SUBDIVISION NAME Mesa Village

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]	SECTOR PLAN [ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN [ ]	ZONE CHANGE [ ]	A) SUBDIVISION [ ]	BUILDING PERMIT [ ]
AMENDMENT [ ]	CONDITIONAL USE [ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
<u>MAJOR SUBDIVISION [X]</u>		C) AMENDMENT [ ]	OTHER [ ]

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]	# OF UNITS: <u>58</u>
NEW CONSTRUCTION [X]	BUILDING SIZE: _____ (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT [ ]	

**GENERAL DESCRIPTION OF ACTION: 1**

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE John McKenzie DATE 6-2-06  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

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

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

Tony Lyle 6-2-06  
TRAFFIC ENGINEER DATE

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

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

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X]

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

John McKenzie 6-2-06  
APPLICANT DATE

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

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



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

**PAID RECEIPT**

APPLICANT NAME HOMESITE FIVE  
 AGENT MARK GOODWIN & ASSOC.  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 1003806 / 06DRB 00861, 00863, 00865  
 PROJECT NAME SILVER LEAF SUBDIVISION

City Of Albuquerque  
Treasury Division

6/13/2006 11:19AM LDC: ANMX  
 RECEIPT# 00061957 WSH 006 TRANSH 0025  
 ACCOUNT# 441006 Fund 0110  
 ACTIVITY# 4983000 TRSEJA  
 TRANSAMT \$2,265.00  
 J24 MISC 00867  
 \$2,170.00  
 Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 2170.00 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ \_\_\_\_\_ 441018/4971000 Public Notification
- \$ 75.00 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
- \$ 2,265.00 TOTAL AMOUNT DUE

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

**CLEARBROOK INVESTMENTS INC.**  
 8901 ADAMS ST. NE, SUITE A  
 ALBUQUERQUE, NM 87113  
 (505) 858-1800

**BANK OF ALBUQUERQUE, NA**  
 ALBUQUERQUE, NM 87105  
 95-660/1070

3284

6/9/2006

PAY TO THE ORDER OF City of Albuquerque **\$ 2,265.00**

Two Thousand Two Hundred Sixty-Five and 00/100

City of Albuquerque  
Treasury Division

DOLLARS

6/13/2006 11:19AM LDC: ANMX  
 RECEIPT# 00061956 WSH 006 TRANSH 0025  
 Account# 441032 Fund 0110  
 Activity# 3424000 TRSEJA  
 Trans Amt \$2,265.00  
 J24 MISC

MEMO DRC fees Silver Leaf

Thank You

⑈003284⑈ ⑆107006606⑆ 7827208678⑈



# 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 6-27-04 To 7-12-04

#### 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.

Christina Garcia MGA  
(Applicant or Agent)

6/13/06  
(Date)

I issued 4 signs for this application, 6-13-04 (Date) KE S's (Staff Member)

DRB PROJECT NUMBER: 1003886





**CERTIFICATE OF SURVEYOR**  
 This is to certify that I am a registered professional engineer and land surveyor, that the map upon which this certificate appears was prepared from field notes of actual surveys made by me and under my direction and that the representations thereon are true and correct to the best of my knowledge and belief.

**MESA VILLAGE**  
 A SUBDIVISION  
 ALBUQUERQUE, NEW MEXICO

SCALE: 1 IN. = 100 FT.

ROSS-BEYER ENGINEERING OFFICE  
 AUG.-OCT., 1950 ER-MCM-EM-NEF-REA-NVA

Approved Sept. 20, 1950  
 City Planning Commission  
 Albuquerque, New Mexico.

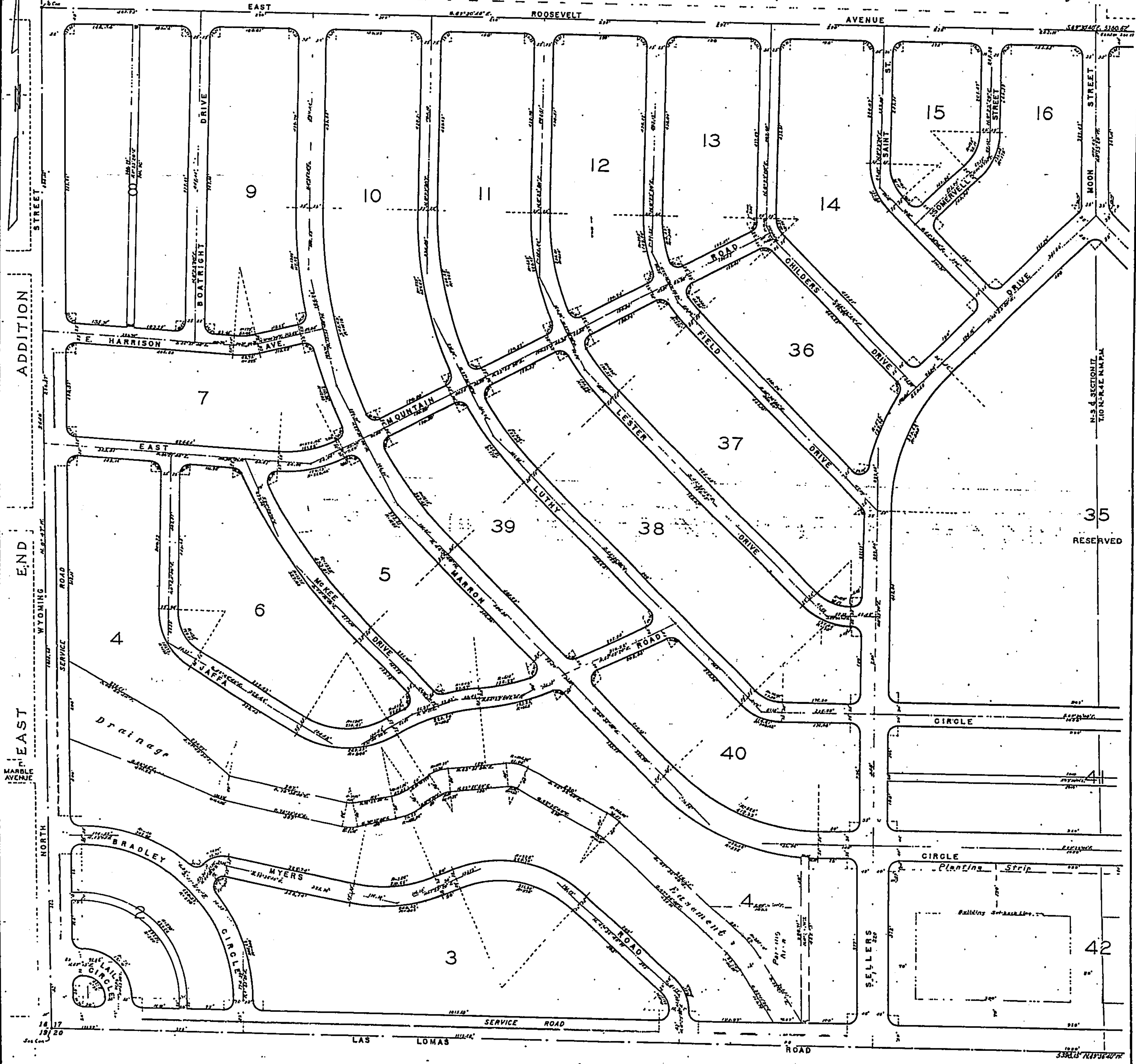
NO. 227

*[Signature]*  
 Secretary

Approved Oct. 20, 1950  
 City Planning Commission  
 Albuquerque, New Mexico.

D-102

D-102



All dimensions indicated on Curved Lines are measured along arcs  
 lengths of the arcs indicated, all curves at block corners have  
 radii of 200', and 300' radii.



CERTIFICATE OF SURVEY

This is to certify that I am a registered professional engineer and that I have surveyed the above described lots and streets and that the same are as shown on the attached plan and that the same are as shown on the attached plan and that the same are as shown on the attached plan.

# MESA VILLAGE

A SUBDIVISION  
ALBUQUERQUE, NEW MEXICO

SCALE: 1 IN. = 100 FT.

ROSS-BEYER ENGINEERING OFFICE  
AUG-OCT, 1950 ER-MCM-EPR-WEP-REJ-HVA

NO. 227

Approved for the City Planning Commission  
Albuquerque, New Mexico

*Secretary*

Recorded in the County of Bernalillo, New Mexico  
OCT 10 1950  
The instrument was filed for recording on this date.



TIJERAS

CLUB

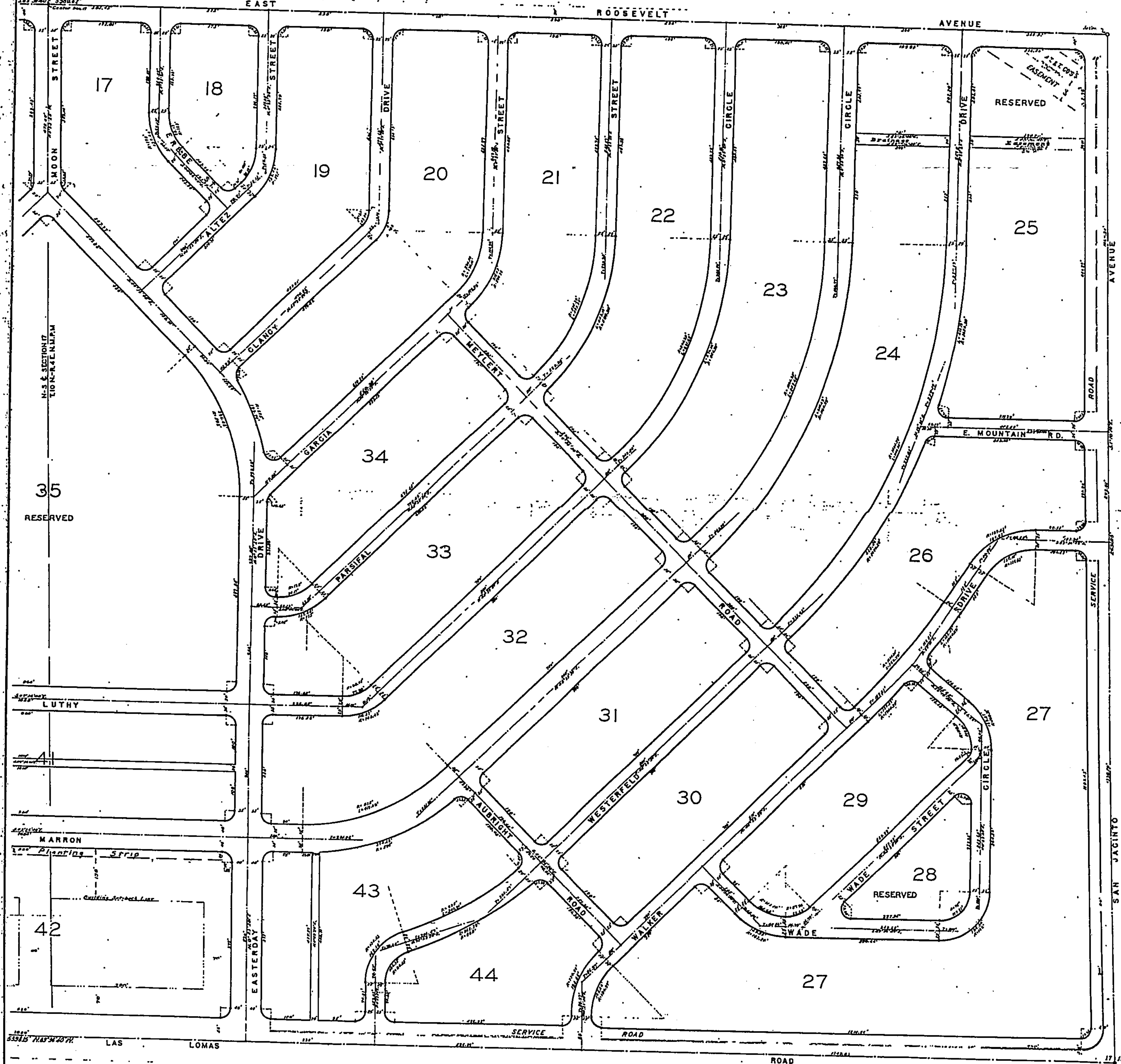
GARDENS

ADDITION

ROOSEVELT

AVENUE

D-102



D-106

Note: All dimensions indicated on Curved Lines are measured along Arcs. Unless otherwise indicated, all Curves are Black Curves. Scale: 1 in. = 100 feet.

17 16  
20 21



VACATION EXHIBIT ~~A~~ B  
**SILVER LEAF SUBDIVISION**

WITHIN THE  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2006

Block 41  
Mesa Village Subdivision  
(10/10/50, D-120)

EXISTING RIGHT-OF-WAY  
(10/10/50, D-102)  
VACATED WITH THIS PLAT  
(0.2984 AC.)  
PER V# \_\_\_\_\_

MARRON CIRCLE NE  
(80' R/W)

(S 89°36'40" E)  
S 802717' E

(950.01')  
948.90'

(S 00°23'21"  
S 003334'  
61.21'  
(45.20')

Lot C  
Block 42  
Mesa Village  
Subdivision

EXISTING PROPERTY LINE  
AND RIGHT-OF-WAY LINE  
ELIMINATED BY THIS PLAT

Portion of  
Block 42  
Mesa Village  
Subdivision

1/2" Pipe

150.06'  
(150.00')  
N 82°01'38" W  
(N 82°12'00" W)  
Portion of  
Block 42  
Mesa Village Subdivision  
Warranty Deed  
Zohre Pahlevan  
(03/15/04, A74-3838)  
149.83'  
(150.00')  
S 00°33'15" W  
(S 00°23'20" W)  
ORIGINALLY CONVEYED VIA  
WARRANTY DEED  
(8/20/65, DOC 69609)

5.4588 ACRES

LOMAS BOULEVARD NE  
(R/W VARIES)

EASTERDAY DRIVE NE  
(80' R/W)



Lot 7, Block 4  
Mesa Village  
Subdivision  
(86-180, 6/9/72)

SELLERS DRIVE NE  
(55' R/W)

(N 85°01'00" W)  
N 64°51'05" W  
68.24'  
(68.32')

INTERSTATE 40  
(R/W VARIES)

S 70°00'55" W  
(S 69°58'00" W)

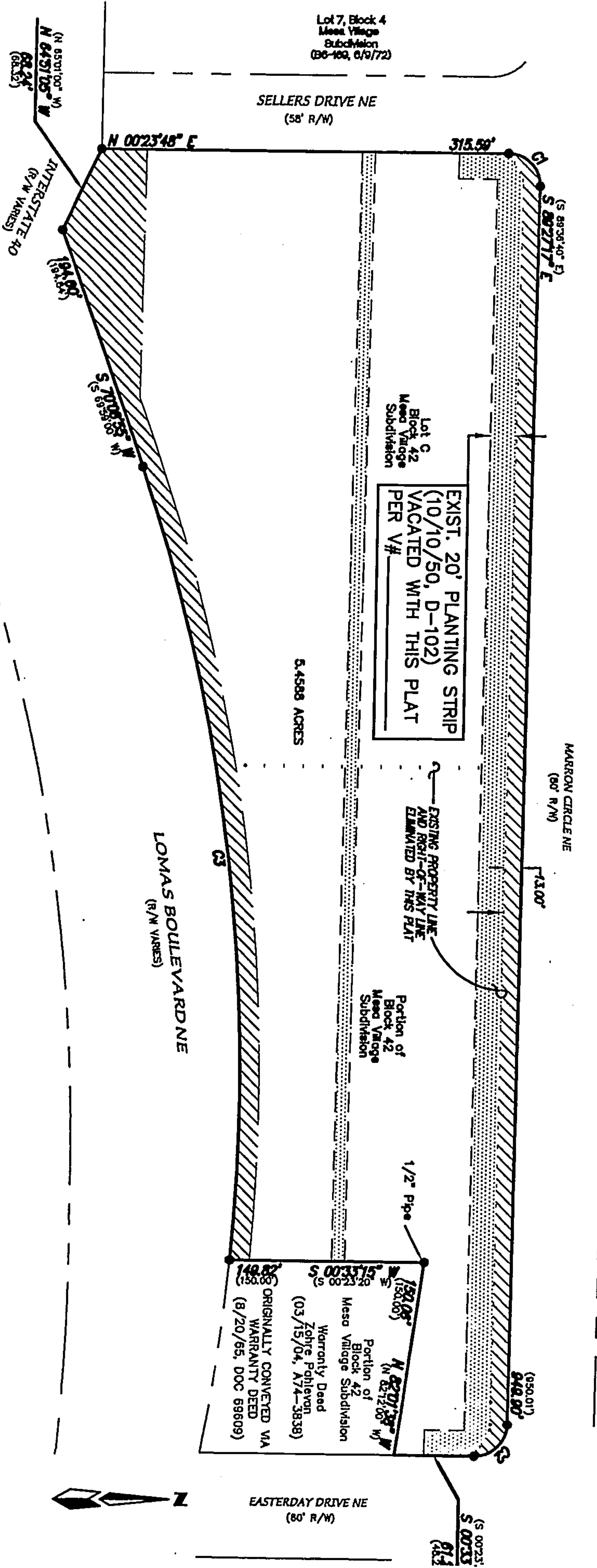
194.60'  
(194.64')



# VACATION EXHIBIT "B" SILVER LEAF SUBDIVISION

WITHIN THE  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2006

Block 41  
Mesa Village Subdivision  
(10/10/50, D-120)



**VACATION EXHIBIT "1"**  
**SILVER LEAF SUBDIVISION**  
 WITHIN THE  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2006

Block 41  
 Mesa Village Subdivision  
 (10/10/50, D-120)

MARRON CIRCLE NE  
 (80' R/W)

(S 89°38'40" E)  
 S 80°27'17" E

13.00'

(950.01')  
 949.90'

(S 00°23'  
 S 00°33'  
 81.3  
 (45.2)

Lot C  
 Block 42  
 Mesa Village  
 Subdivision

EXISTING PROPERTY LINE  
 AND RIGHT-OF-WAY LINE  
 ELIMINATED BY THIS PLAT

Portion of  
 Block 42  
 Mesa Village  
 Subdivision

1/2" Pipe

150.00'  
 (150.00') N 82°01'33" W  
 (N 82°12'00" W)  
 Portion of  
 Block 42  
 Mesa Village  
 Subdivision  
 Warranty Deed  
 Zohre Pahlevan  
 (03/15/04, A74-3838)  
 150.00'  
 (150.00') S 00°33'20" W  
 150.00'  
 (150.00')  
 ORIGINALLY CONVEYED VIA  
 WARRANTY DEED  
 (8/20/65, DOC 69609)

EXIST. 10' POWER, LIGHT  
 & TELEPHONE EASEMENT  
 (10/10/50, D-102)  
 VACATED WITH THIS PLAT  
 PER V# \_\_\_\_\_

5.4588 ACRES

LOMAS BOULEVARD NE  
 (R/W VARIES)

EASTERDAY DRIVE NE  
 (80' R/W)



Lot 7, Block 4  
 Mesa Village  
 Subdivision  
 (08-88, 8/9/72)

SELLERS DRIVE NE  
 (58' R/W)

N 00°23'46" E

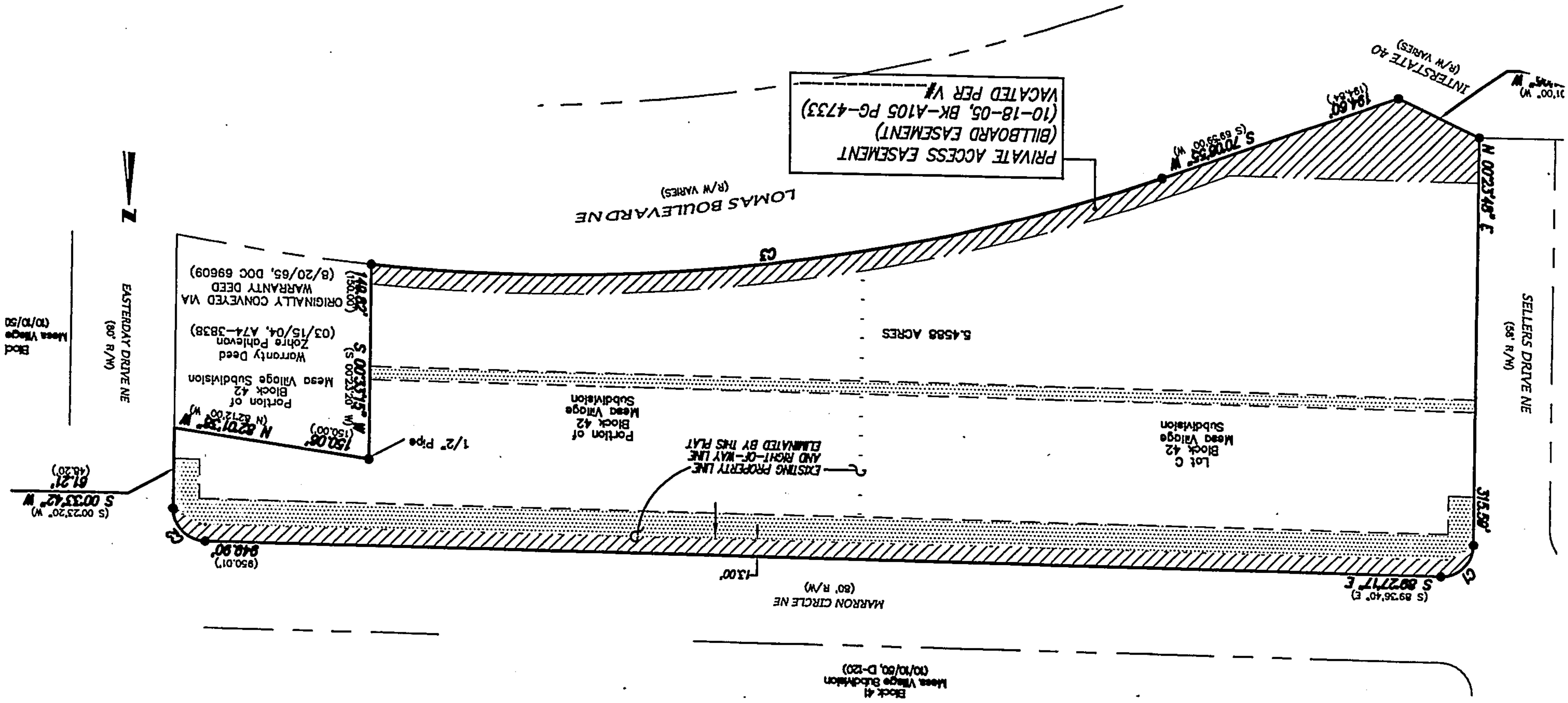
S 70°06'55" W  
 (S 69°59'00" W)

(N 85°01'00" W)  
 N 84°51'05" W  
 68.24'  
 (68.32')

194.00'  
 (194.64')  
 INTERSTATE 40  
 (R/W VARIES)



VACATION EXHIBIT  
**SILVER LEAF SUBDIVISION**  
 WITHIN THE  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2006



Block  
 Mesa Village  
 (10/10/50)

SELLERS DRIVE NE  
 (98' R/W)

MARRON CIRCLE NE  
 (80' R/W)

LOMAS BOULEVARD NE  
 (R/W VARIES)

INTERSTATE 40  
 (R/W VARIES)

PRIVATE ACCESS EASEMENT  
 (BILLBOARD EASEMENT)  
 (10-18-05, BK-A105 PG-4733)  
 VACATED PER V#

1/2" pipe  
 N 82° 01' 38" W (N 82° 12' 00" W)  
 S 002371° W (150.00)  
 148.83' (150.00)  
 Warrantly Deed  
 Zohra Pahlavan  
 Block 42  
 Mesa Village Subdivision  
 (03/15/04, A74-3838)  
 WARRANTY DEED  
 ORIGINALLY CONVEYED VIA  
 (8/20/65, DOC 69609)

Portion of  
 Block 42  
 Mesa Village  
 Subdivision

Lot C  
 Block 42  
 Mesa Village  
 Subdivision

Block 41  
 Mesa Village Subdivision  
 (10/10/50, D-120)

EXISTING PROPERTY LINE  
 AND RIGHT-OF-WAY LINE  
 ELIMINATED BY THIS PLAT

13.00'

S 89° 26' 40" E  
 (S 89° 27' 17" E)

S 00° 23' 20" W  
 (S 00° 23' 20" W)  
 61.21'  
 (48.20')

EASTERDAY DRIVE NE  
 (80' R/W)

N 002346° E

S 71° 50'

11' 00" W

194.80'  
 (184.84')

S 70° 03' 35" W  
 (S 69° 58' 00" W)

**LEGEND**

- S 00°33'42" W MEASURED BEARING AND DISTANCES
- (S 00°23'20" W) RECORD BEARING AND DISTANCES
- FOUND AS INDICATED
- SET BATHEY MARKER "LS 14271"
- BLOCK CORNER SET "LS 14271"
- ▲ COA CENTERLINE MONUMENT

**EASEMENTS**

- Ⓐ 7' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
- Ⓑ 25' PUBLIC WATERLINE & SANITARY SEWER EASEMENT GRANTED TO ABCQUA WITH THIS PLAT
- Ⓒ 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCQUA WITH THIS PLAT

PRELIMINARY PLAT  
**SILVER LEAF SUBDIVISION**  
 WITHIN THE  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

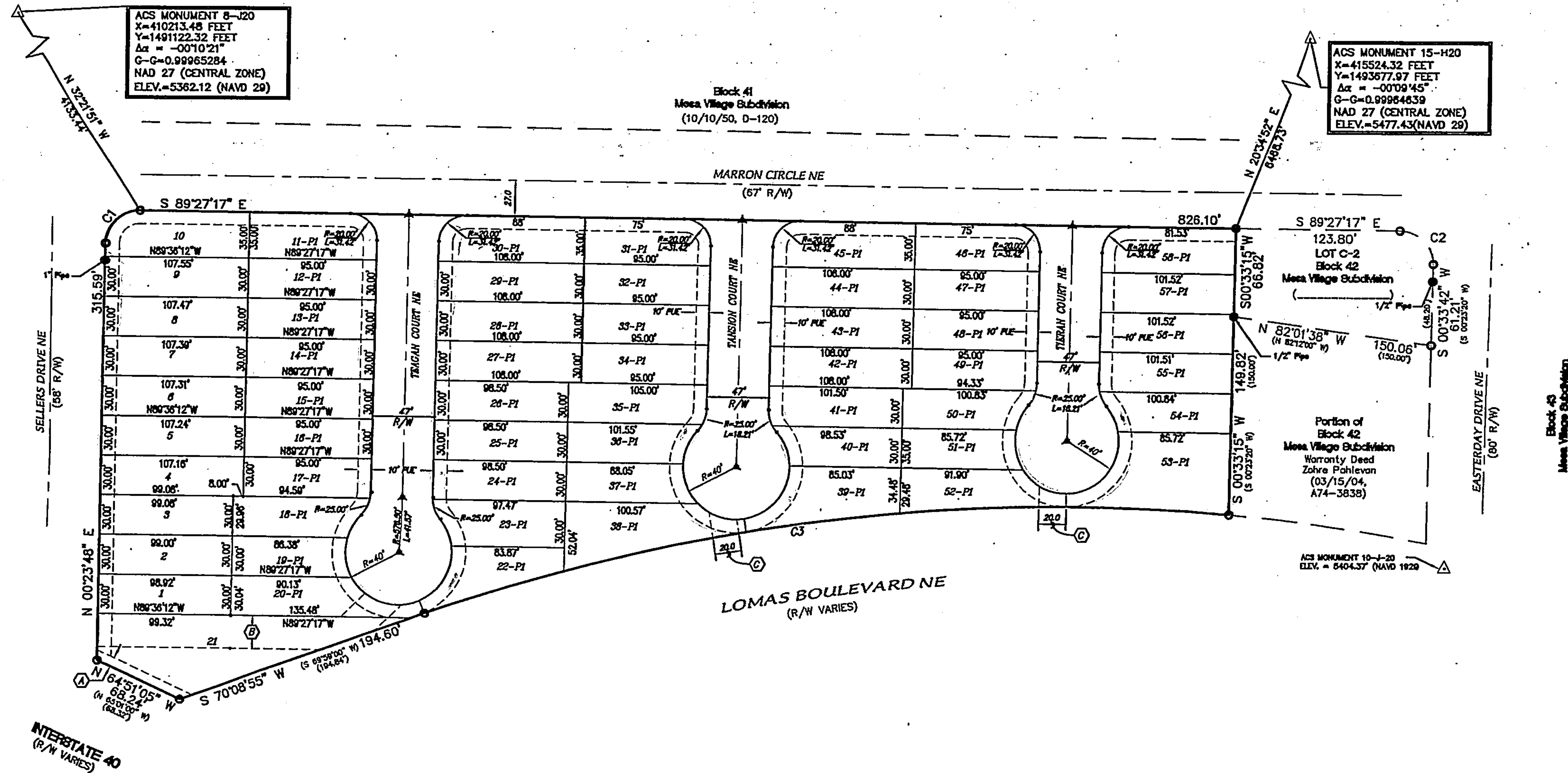
**NOTES:**

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A BATHEY MARKER W/CAP STAMPED "LS 14271" (TYP).
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 PS#14271"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 27) REFERENCING ACS MONUMENTS "B-J-20" AND "15-H-20".
5. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
6. FIELD SURVEY PERFORMED IN DECEMBER 2004.
7. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. 047007886, EFFECTIVE DATE NOVEMBER 15, 2004.

PLAT OF MESA VILLAGE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON OCTOBER 10, 1950 IN PLAT BOOK D, FOLIO 102.

PLAT OF LOT C, BLOCK 42, MESA VILLAGE AS FILED IN THE OFFICE OF THE COUNTY CLERK ON JULY 17, 1973 IN BOOK B8, FOLIO 123.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	25.00' (R=25.00')	39.33' (L=39.27)	90°08'55"	S 45°28'15" W	35.40'
C2	25.00' (R=25.00')	39.28' (L=39.27)	90°00'59"	N 44°28'48" W	35.38'
C3	1432.40' (R=1432.40')	618.43' (L=617.18)	24°39'25"	S 82°35'43" W	611.68'

DEFERRED SIDEWALK

*Submittal*  
**EXHIBIT C**  
 Date 7/12/06

**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

.0510BSVA5078\dwg\PRELIMINARY PLAT\A5078PPS2-R1.dwg, 2/16/2006 9:17:09 AM, PLOTTED BY RDQ



PRIVATE ACCESS EASEMENT

Grant of Private Access Agreement, between Phillip Raby, an Individual (Grantor), whose address is 2209 Via Seville Road NW, Albuquerque, NM 87104, and Timothy McNaney Roth IRA A/C 11440000542 (Grantee), National Advisors Trust FSB Custodian whose address is National Advisors Trust FSB, 10881 Lowell Avenue., Suite 100, Overland Park, KS 66210-2313.

Grantor grants to Grantee a private access easement ("Billboard Easement") under, over, upon and across the real property described Exhibit, attached hereto ("Property"), for the purpose of providing Grantee ingress/egress to/from Sellers Drive.

Grantor covenants and warrants that Grantor is the owner in fee simple of the property and that Grantor has a good lawful right to convey the Property.

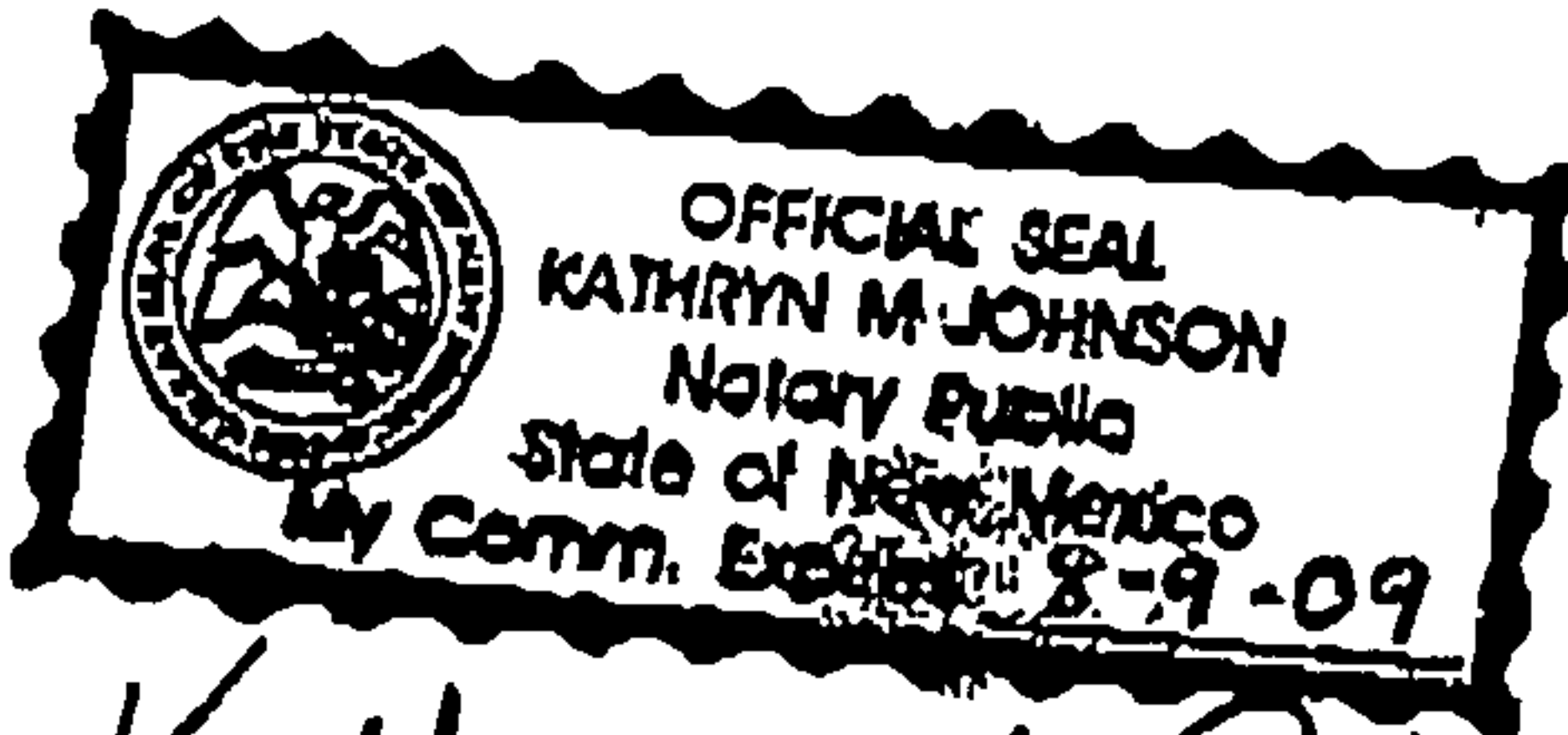
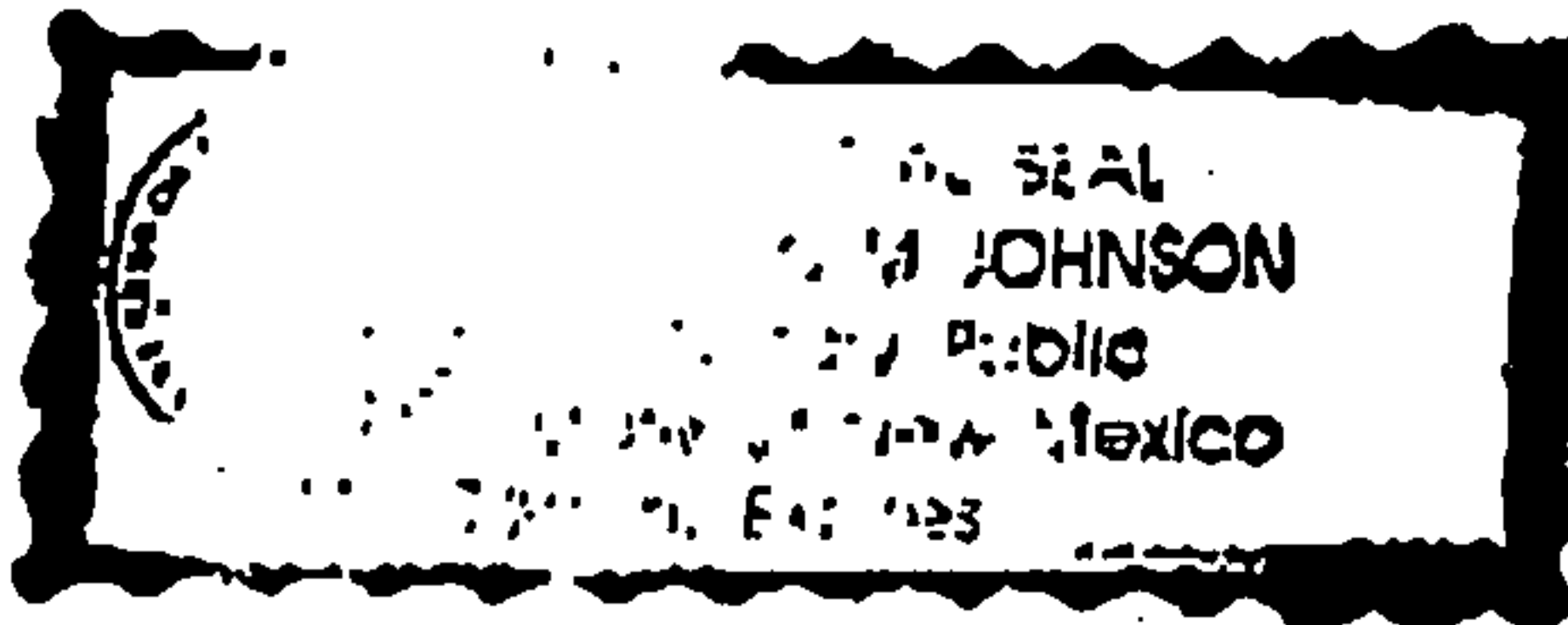
The grant and other provisions of this billboard Easement constitute covenants running with the land for the benefit of Grantee and its successors and assigns until terminated in writing.

WITNESS my hand and seal this 19<sup>th</sup> day of October, 2005.

GRANTOR:



Phillip Raby  
2209 Via Seville Road NW  
Albuquerque, NM 87104



*Kathryn M. Johnson*



Mary Herrera

Bern. Co. EASE

R 11.00

2005176501

6372554

Page: 1 of 2

11/30/2005 02:50P

Bk-A107 Pg-6827

**LEGAL DESCRIPTION**

A CERTAIN PARCEL OF LAND COMPRISING PORTIONS OF BLOCK 42, 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 IN PLAT BOOK D, FOLIO 102, TOGETHER WITH A PORTION OF LOT LETTERED C IN BLOCK 42, MESA VILLAGE, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 17, 1973 IN PLAT BOOK 88 FOLIO 123, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF LOMAS BOULEVARD, N.E., MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "15-H20" BEARS N 19°58'38" E, A DISTANCE OF 8872.69 FEET;

THENCE, COINCIDENTAL WITH SAID LOMAS BOULEVARD N.E. THE FOLLOWING 2 COURSES:

818.49 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 1432.40 FEET TO A POINT OF TANGENCY, HAVING A DELTA OF 24°39'28", AND A CHORD OF S 82°35'43" W, A DISTANCE OF 611.68 FEET;

S 70°08'55" W, A DISTANCE OF 194.80 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF INTERSTATE 40;

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF LOMAS BOULEVARD, AND COINCIDING SAID NORTHERLY RIGHT OF WAY OF INTERSTATE 40, N 64°51'08" W, A DISTANCE OF 89.24 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF SELLERS DRIVE, N.E.;

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF INTERSTATE 40, AND COINCIDING SAID EASTERLY RIGHT OF WAY SELLERS DRIVE, N.E., N 00°23'49" E, A DISTANCE OF 35.60 FEET;

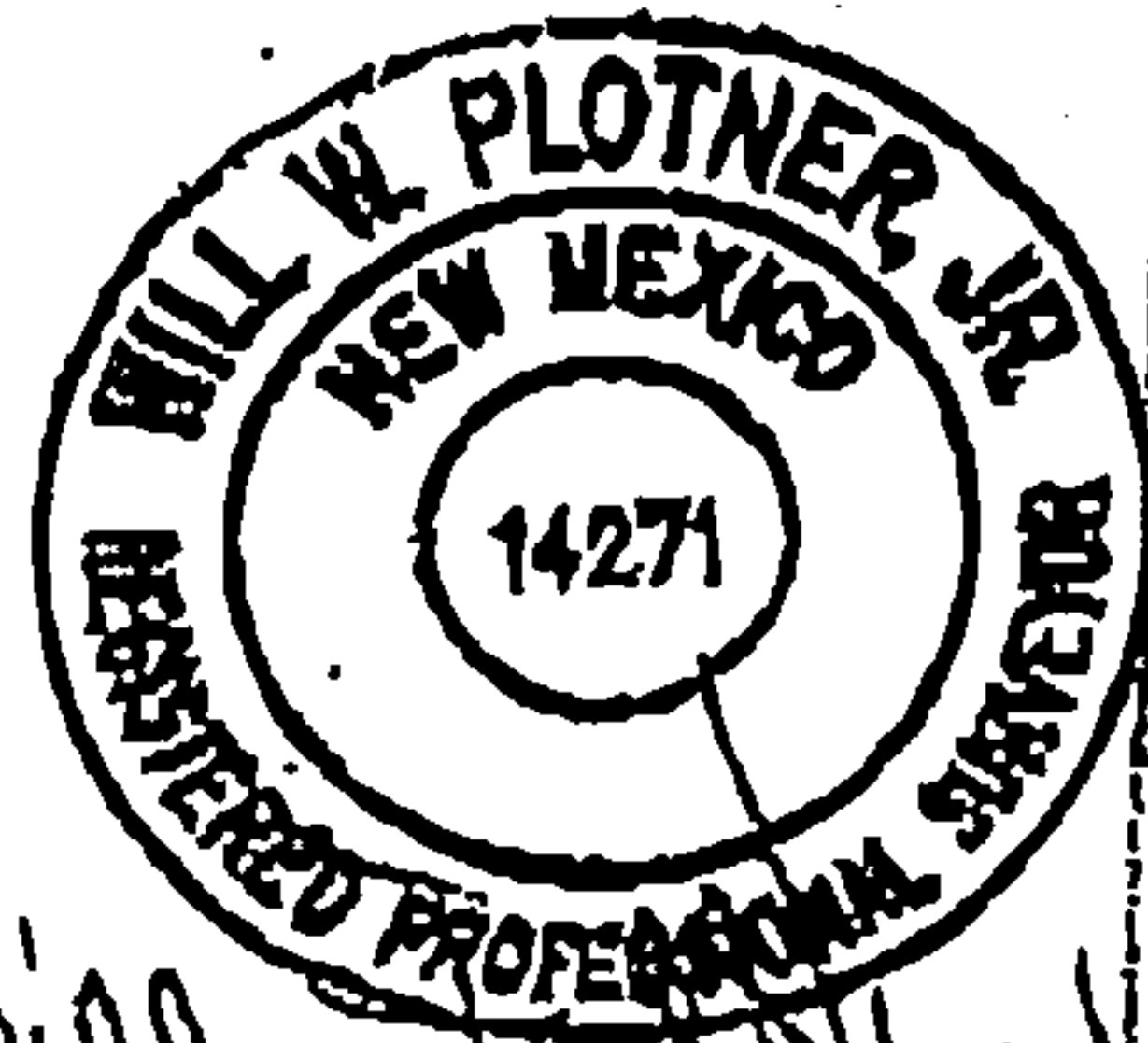
THENCE, LEAVING SAID RIGHT OF WAY, S 89°28'12" E, A DISTANCE OF 181.38 FEET;

THENCE, N 70°08'55" E, A DISTANCE OF 48.21 FEET;

THENCE, 148.24 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1447.40 FEET, A DELTA OF 24°50'50" AND A CHORD OF N 82°27'17" E, A DISTANCE OF 622.78 FEET;

THENCE, S 00°33'15" W, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.4215 ACRES (18,358 SQ. FT.) MORE OR LESS.



*Bill W. Plotner, Jr.*  
10/13/05



Mary Herrera

Bern. Co. EASE

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