

21



Completed  
4/26/05  
[Signature]

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00592 (P&F)

Project # 1004104

Project Name: MAESTAS SUBDIVISION

Agent: Surveys Southwest

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

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

- \_\_\_\_\_
- \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

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

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

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

Project Number

1004104

21



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: <u>05DRB-00592 (P&amp;F)</u>	Project # <u>1004104</u>
Project Name: <u>MAESTAS SUBDIVISION</u>	
Agent: <u>Surveys Southwest</u>	Phone No.: <u>998-0303</u>

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

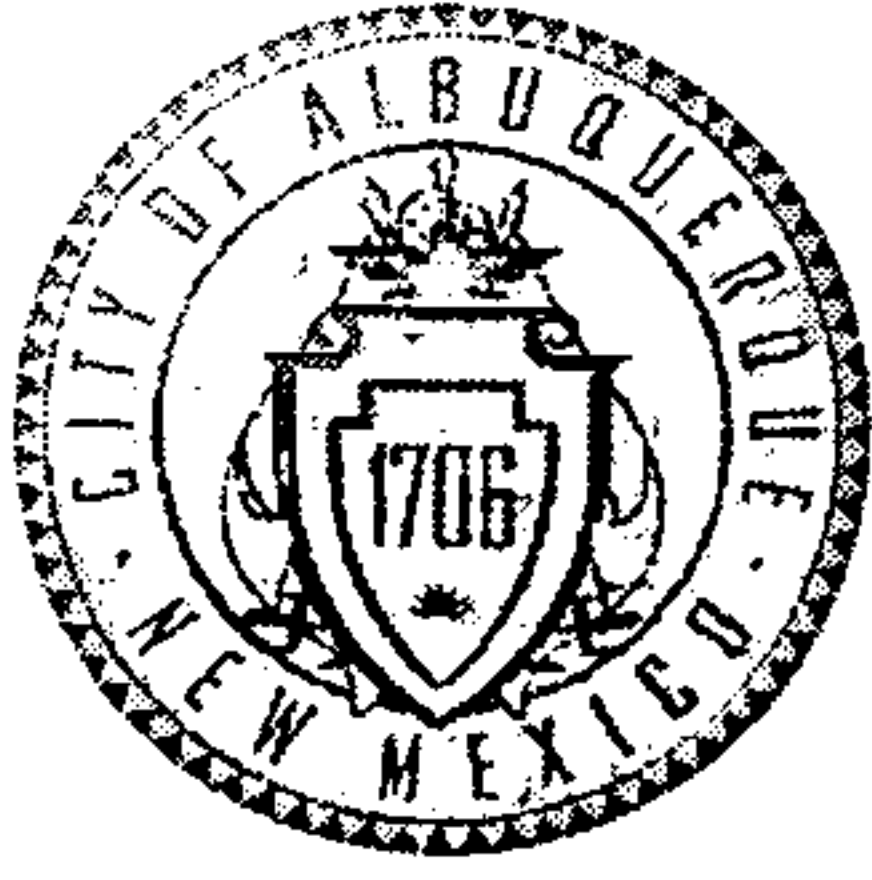
CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number 1004104



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

Development Review Board Comments

**Project Number:** 1004104  
**Application Number:** 05DRB-00592

**DRB Date:** 4/20/2005  
**Item Number:** 21

**Subdivision:**

Lots 2 & 3, Maestas Subdivision

**Zoning:** R-1

**Zone Page:** F-14

**New Lots (or units) :** 0

**Request for:**

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

**Parks and Recreation Comments:**

Plat consolidates lots, therefore no park dedication requirement.

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

**Signed:**

Christina Sandoval, (DMD)

Phone: 768-3808



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 20, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000788**  
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001674**  
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). **(C-13) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001871**  
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). **(C-19) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000029**  
05DRB-00509 Major-Vacation of  
Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 25 acre(s). [REF: 03DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] **(H-13) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004071**  
05DRB-00511 Major-Bulk Land  
Variance  
05DRB-00512 Major-Vacation of  
Public Easements  
05DRB-00513 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

6. **Project # 1004073**  
05DRB-00514 Major-Preliminary Plat  
Approval  
05DRB-00515 Major-Vacation of  
Public Easements  
05DRB-00516 Minor-Subd Design  
(DPM) Variance  
05DRB-00517 Minor-Sidewalk Waiver  
05DRB-00518 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) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05]* (M-21/M-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

7. **Project # 1003236**  
05DRB-00452 Major-Vacation of  
Public Easements  
05DRB-00454 Major-Preliminary Plat  
Approval  
05DRB-00453 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA, UNIT 1**, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE**

**SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE LOT NUMBERS NEED TO MATCH THE APPROVED SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1000692**  
05DRB-00407 Major-SiteDev Plan  
BldPermit

**BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, BEAR CANYON VILLAGE, UNIT 2, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). [Deferred from 4/6/05 & 4/20/05] (E-19) DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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

**WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as VISTA VIEJA SUBDIVISION, zoned R-1 residential zone, located west of 81<sup>ST</sup> ST NW and southwest of ATRISCO NW between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05] (D-9) BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS DEFERRED TO 4/27/05. TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 4/27/05.**

05DRB-00609 Minor-Prelim&Final Plat  
Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as VISTA VIEJA SUBDIVISION, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

**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.

10. **Project # 1003872**  
05DRB-00604 Minor-SiteDev Plan  
BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) B, **SUNPORT MUNICIPAL ADDITION**, zoned SU-1 GOLF COURSE AND RELATED FACILITIES, located on SAN JOAQUIN SE, between GIRARD SE and WELLESLEY SE containing approximately 2 acre(s). [REF: 05EPC-00023, ZA-77-219] [Stephanie Shumsky, EPC Case Planner] (L-16) **SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

11. **Project # 1004112**  
05DRB-00603 Minor-SiteDev Plan  
BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] [Deferred from 4/20/05] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**



12. **Project # 1004090**  
05DRB-00608 Minor-SiteDev Plan  
BldPermit

JLS ARCHITECTS agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on WYOMING NE and CORONA AVE NE containing approximately 2 acre(s). [REF: 05DRB00559] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS.**

13. **Project # 1003360**  
05DRB-00623 Minor-SiteDev Plan  
BldPermit/EPC

CHERRY/SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, COMMUNITY & FAMILY SERVICES request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 FOR CENTER/PARK, located on GLENRIO RD NW, between 56<sup>TH</sup> ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: 04EPC00487, 04EPC00486] [Russell Brito for Debbie Stover, EPC Case Planner] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR COMMENTS AND TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

14. **Project # 1002371**  
05DRB-00560 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, **ALBAN HILLS, UNIT 1**, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA

NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05 & 4/20/05] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.

15. **Project # 1000163**  
05DRB-00554 Minor-SiteDev Plan  
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, LA CUEVA VILLAGE, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (C-19) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

16. **Project # 1001932**  
05DRB-00523 Minor-SiteDev Plan  
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as GUARDIAN SELF STORAGE) zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] [David Stallworth, EPC Case Planner] [Deferred from 4/6/05] (G-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

17. **Project # 1003231**  
05DRB-00588 Major-Final Plat  
Approval

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT**, zoned RLT, located on 98<sup>TH</sup> STREET SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00263, 05DRB00483, 05DRB00484, 5DRB00485, 05DRB00389, 05DRB00390] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003471**  
05DRB-00595 Minor-Final Plat  
Approval

SURV-TEK, INC agent(s) for CURB WEST, INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION**, zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

19. **Project # 1002196**  
05DRB-00610 Major-Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, (to be known as **LOS ANTEPASADOS, UNIT 6**) zoned SU-1 FOR MH PARK, located on SUNSET GARDENS RD SW, between CORRIGEDOR SW and FOOTHILL SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130, 04DRB00873, 04DRB00875, 04DRB00877] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU**

AND PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, A NOTE ON THE PLAT: MAINTENANCE AND REPAIR EASEMENTS SHOWN ON FINAL PLAT FOR ZERO LOT LINES AND FOR QWEST SIGNATURES.

20. **Project # 1003762**  
05DRB-00611 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-1 residential zone, located on CONSTITUTION AVE NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004104**  
05DRB-00592 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN & PATRICIA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MAESTAS SUBDIVISION**, zoned R-1, located on LOS POBLANOS LN NW, between GUADALUPE TR NW and SANDIA RD NW containing approximately 1 acre(s). [REF: Z-86-23, AX-86-3, DRB-86-623] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003694**  
05DRB-00613 Minor-Prelim&Final Plat  
Approval  
05DRB-00614 Minor-Subd Design  
(DPM) Variance

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2**, zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

23. **Project # 1002778**  
05DRB-00606 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 & D-2, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD NW and PASEO DEL NORTE BLVD NW containing approximately 4 acre(s). [REF: 04DRB00126, 00127, 00128, 03EPC01057, 01058] (B-8/B-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

24. **Project # 1002459**  
05DRB-00616 Minor-Prelim&Final Plat  
Approval  
05DRB-00615 Minor-Vacation of  
Private Easements

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE**, zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 4AA00871] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE APPROVED AA SHOWING NEW LOT LINES. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

25. **Project # 1004061**  
05DRB-00499 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

26. **Project # 1001409**  
05DRB-00531 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: NEED TO INCLUDE THE DESCRIPTION OF THE PUBLIC UTILITY EASEMENT (PUE). FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

27. **Project # 1003554**  
05DRB-00530 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS**, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

28. **Project # 1002247**  
04DRB-00890 Minor-Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)[Final Plat Indef Deferred 6/23/04 for SIA]* (H-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF PAPER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS WITH EXHIBIT AND AGIS DXF FILE.**

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

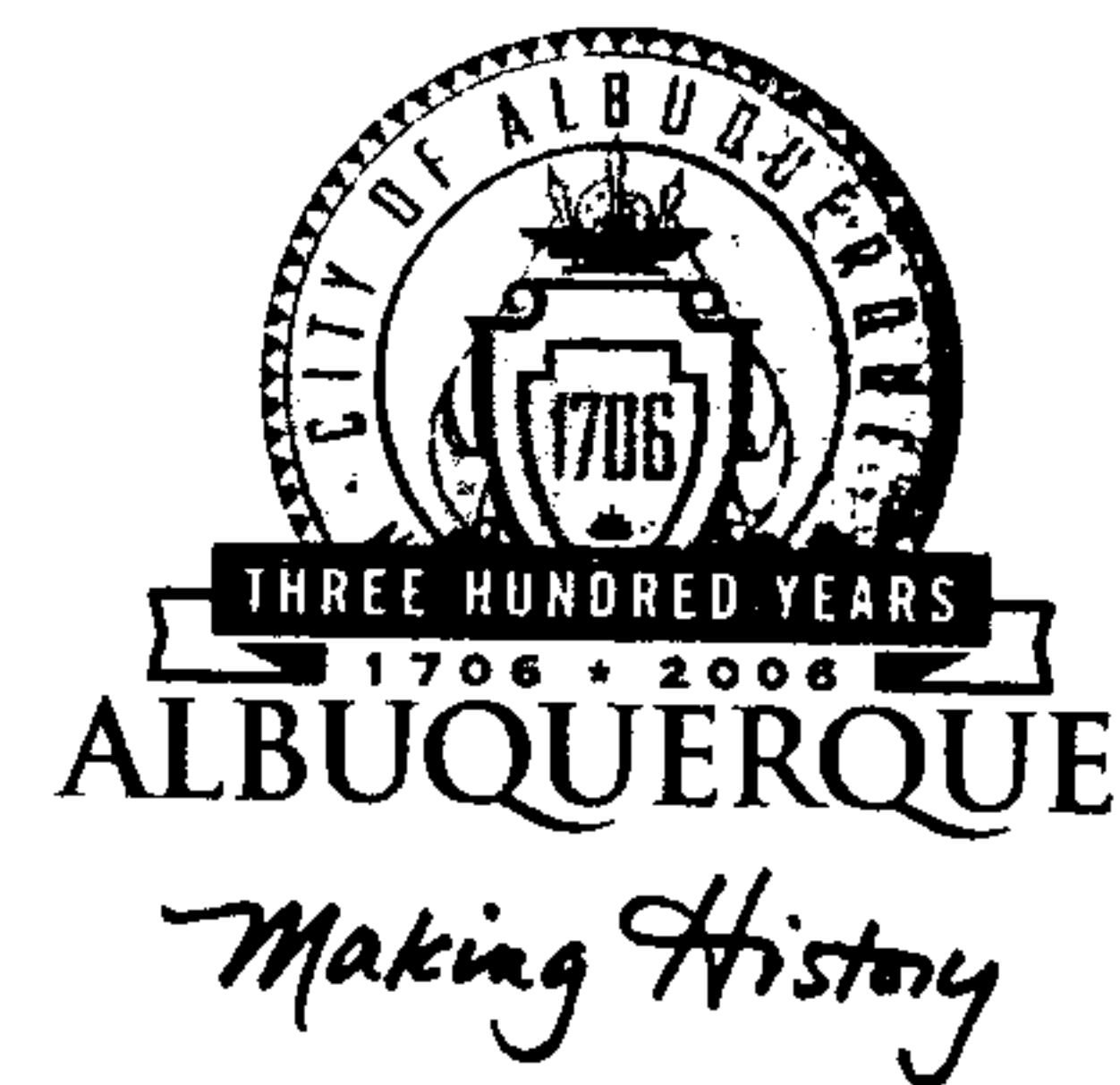
29. **Project # 1004110**  
05DRB-00601 Minor-Sketch Plat or Plan

Alexander and Donette Garcia, request(s) the above action(s) for all or a portion of Tract(s) 108-D, **M.R.G.C.D. MAP 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES LN NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for Month April 6, 2005. **DRB MINUTES FOR APRIL 6, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004104**

**AGENDA ITEM NO: 21**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

APP

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** April 20, 2005



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**April 20, 2005  
DRB Comments**

**ITEM # 21**

**PROJECT # 1004104**

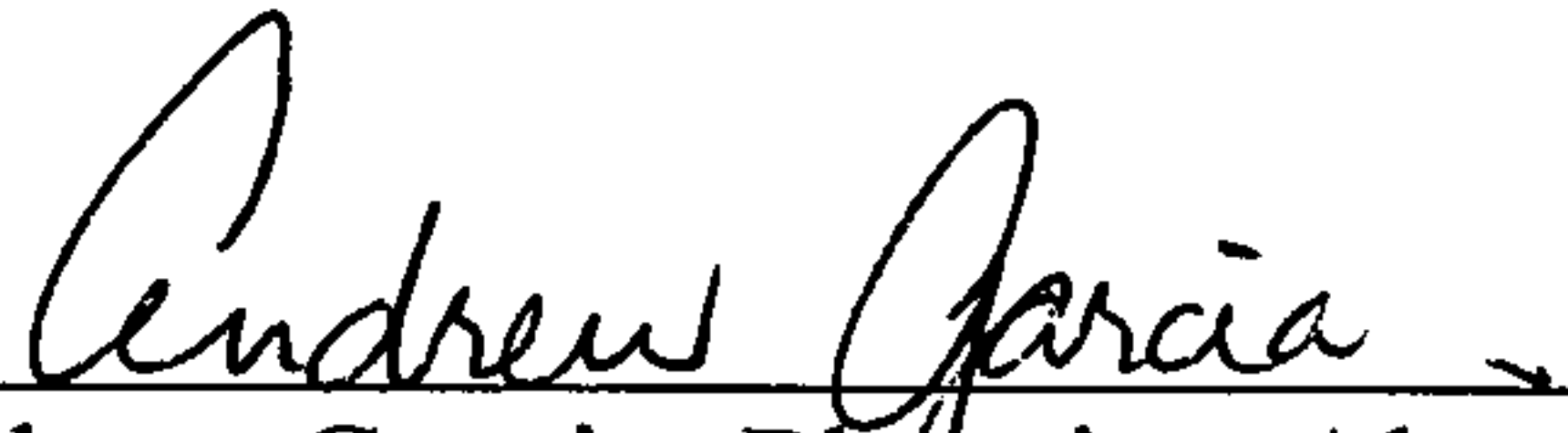
**APPLICATION # 05-00592**

**Re: Maestas Subdivision/minor plat**

There are no objections to this request.

AGIS is on file.

Agent may file plat. Planning needs one recorded copy to close file.



\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3895 Fax 924-3864 agarcia@cabq.gov

**4104**

### DXF Electronic Approval Form

DRB Project Case #: 1004104

Subdivision Name: MAESTAS SUBDIVISION LOT 2A

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 4/12/2005

Hard Copy Received: 4/12/2005

Coordinate System: Ground rotated to NMSP Grid

  
Approved

04-12-2005  
Date

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

**AGIS Use Only**

Copied cov **4104** to agiscov on **4/12/2005** Contact person notified on **4/12/2005**

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

... for Subdivision Purposes

... for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

Supplemental form **Z**

**ZONING & PLANNING**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...**

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

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

**APPLICANT INFORMATION:**

NAME: REN & PATRICIA MAESTAS PHONE: 350-8357

ADDRESS: P.O. BOX 6501 FAX: \_\_\_\_\_

CITY: ALBU STATE NM ZIP 87197 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: COMBINE TWO EXISTING LOTS INTO ONE NEW LOT.

(PRELIM/FINAL)

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

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

Lot or Tract No. LOTS 2 & 3 Block: N/A Unit: N/A

Subdiv. / Addn. MAESTAS SUBDIVISION

Current Zoning: R-1 Proposed zoning: N/A

Zone Atlas page(s): F-14-Z No. of existing lots: 2 No. of proposed lots: 1

Total area of site (acres): 0.3610 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes.  No. but site is within 5 miles of the city limits. Within 1000FT of a landfill?  NO

UPC No. 1-014-061-217-404-20333 & 1-014-061-211-405-20334 ARECD Map No. N/A

LOCATION OF PROPERTY BY STREETS: Oror Near: LAS POBLANOS LN. NW

Between: GUADALUPE TR. NW and SANDIA TR. NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 286-23

AX 86-3 DRB 86-623

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

SIGNATURE Dan Graney DATE 4.8.05

(Print) Dan Graney \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY** Form revised 9/01, 3/03, 7/03, 10/03, 3/04

Application case numbers	Action	S.F.	Fees
<u>05DRB - 00592</u>	<u>P, F</u>	<u>S(3)</u>	<u>\$ 215.00</u>
_____	<u>C, M, F</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
Hearing date <u>4-20-05</u>			Total <u>\$ 235.00</u>

Planner signature / date [Signature] 4-11-05 Project # 1004104

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

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

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

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

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

VACANT  
 AIA  
 PANA

- 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.

Dan Graney  
 Applicant name (print)  
 4-8-05  
Dan Graney  
 Applicant signature / date



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

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

Application case numbers  
 05 DRB- \_\_\_\_\_ -00592  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Bahutuel 4-11-05  
 Planner signature / date

**Project # 1004104**

# *Surveys Southwest, LTD*

---

*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306*

April 8, 2005

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: LOT 2-A, MAESTAS SUBDIVISION

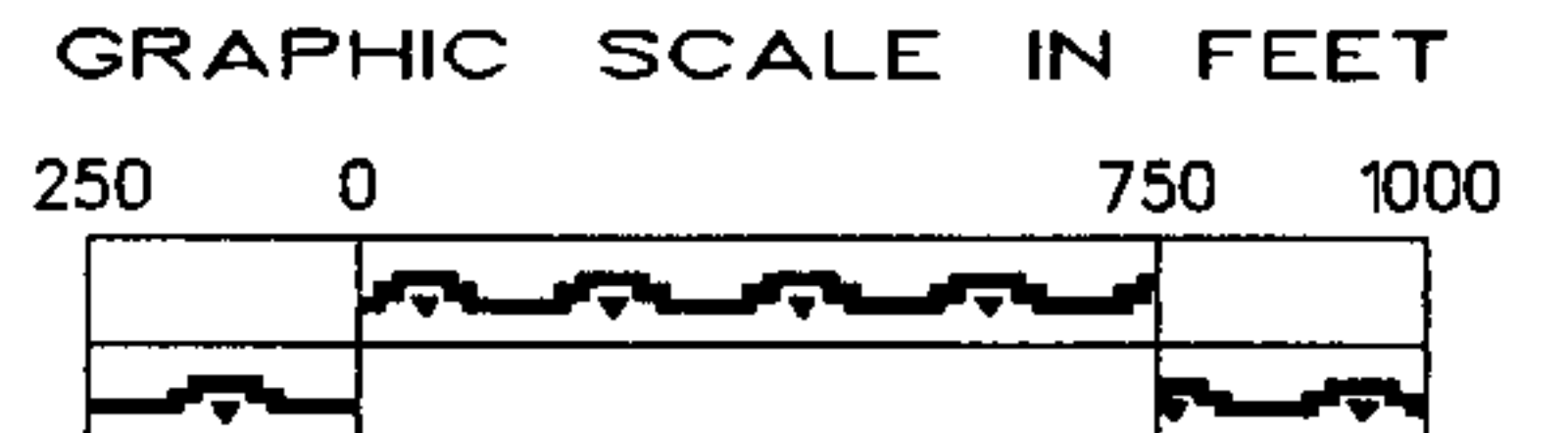
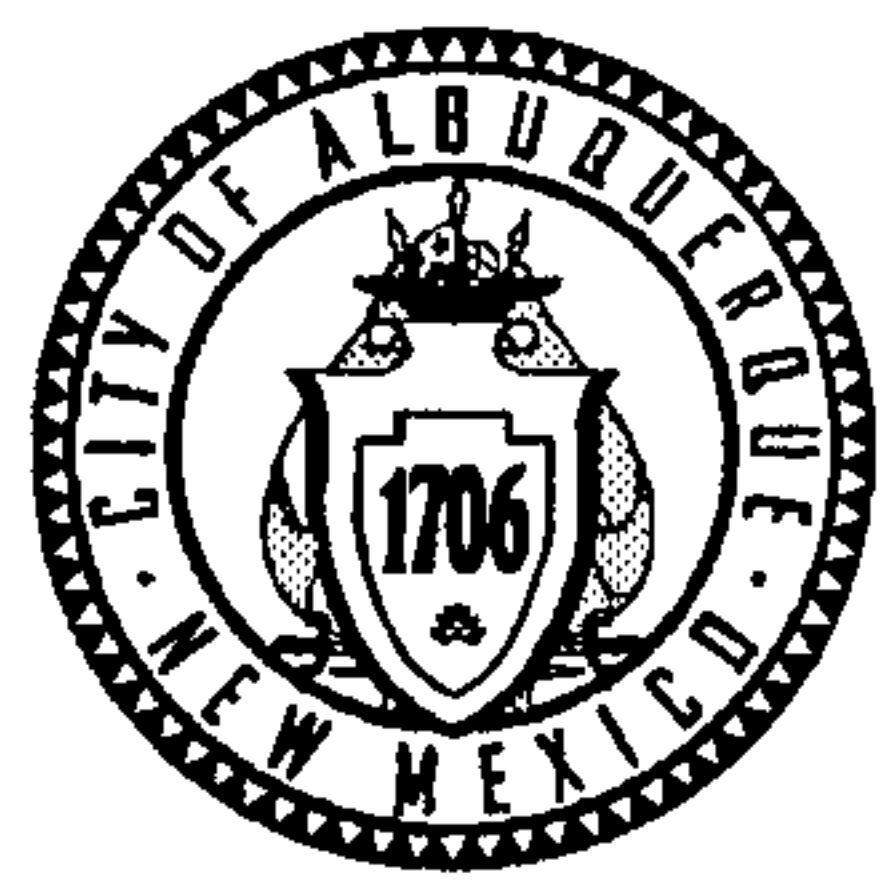
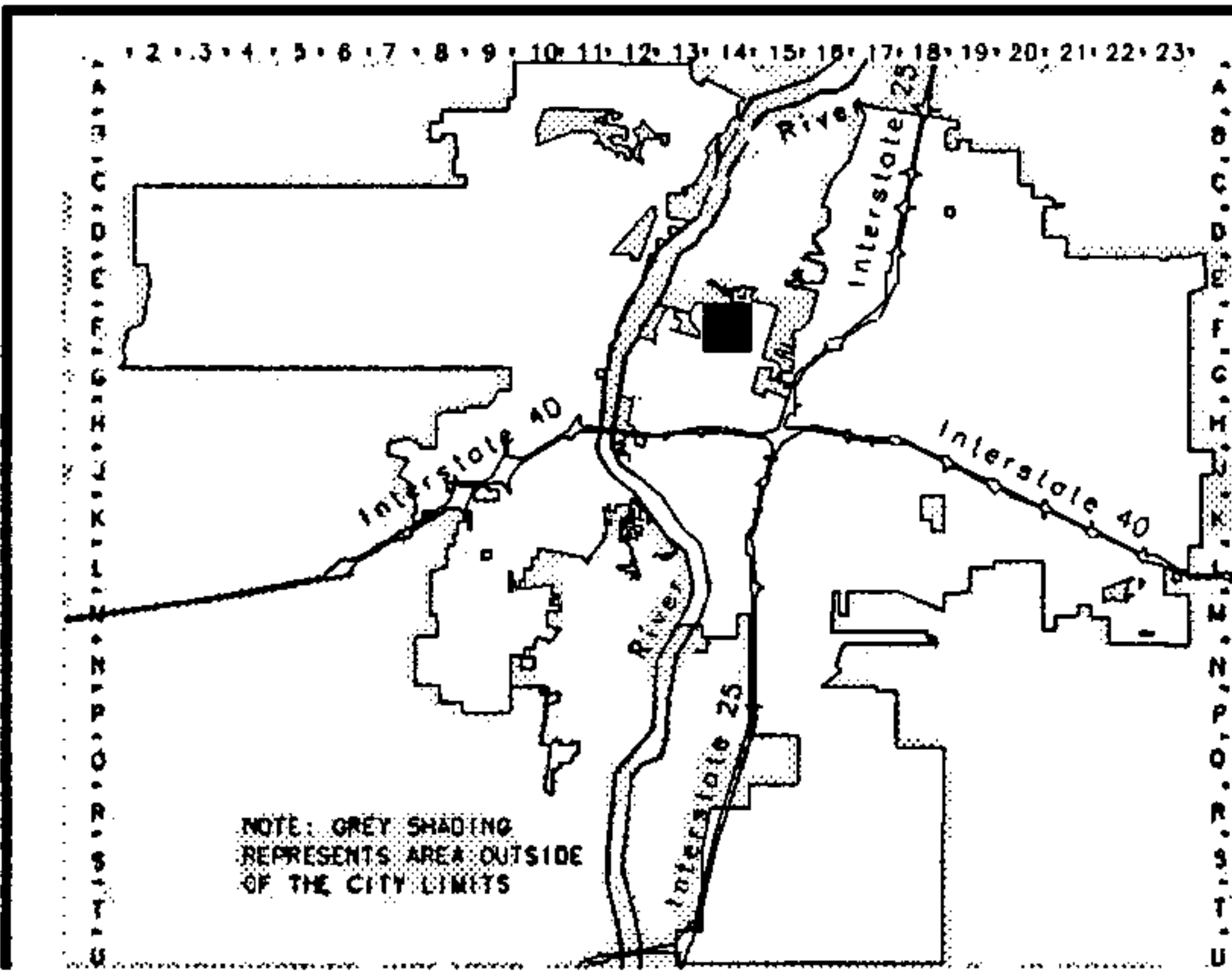
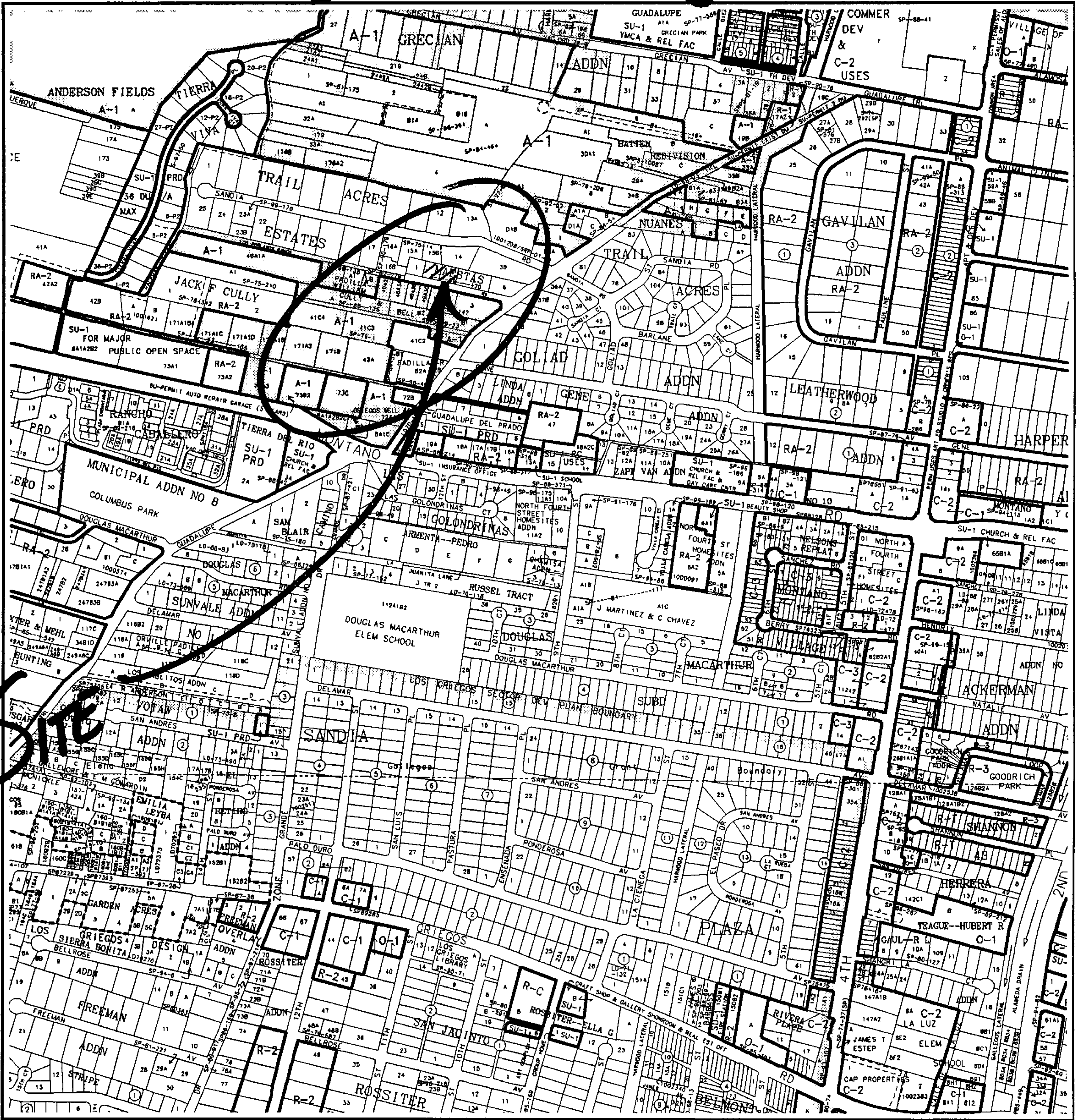
Dear Board Members:

The purpose of the above referenced replat is to combine Two (2) existing lots into One (1) new lot for development.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney  
President



**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

**Zone Atlas Page**

**F-14-Z**

© Copyright 2004

Map Amended through August 03, 2004

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

**PAID RECEIPT**

APPLICANT NAME Ken & Patricia Maestas  
 AGENT Surveys Southwest  
 ADDRESS 333 Lomas  
 PROJECT & APP # 1004104/05DRB 00592  
 PROJECT NAME Maestas Subd.

City of Albuquerque  
Treasury Division

4/11/2005 9:48AM LOC: ANNX  
 RECEIPT# 00040075 WSH 007 TRANS# 0007  
 Account 441006 Fund: 0110 TRSLJS  
 Activity 4983000 \$235.00  
 Trans Amt \$215.00  
 J24 Misc \$235.00  
 CK \$0.00  
 CHANGE

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 215.00 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ \_\_\_\_\_ 441018/4971000 Public Notification
- \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision     Site Development Plan     Bldg Permit  
 Letter of Map Revision     Conditional Letter of Map Revision  
 Traffic Impact Study

\$ 235.00 TOTAL AMOUNT DUE

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

**KEN OR PATRICIA MAESTAS**  
 PO BOX 6501  
 ALBUQUERQUE, NM 87197

1003  
95-78/1070  
174

Date 4/8/05

Pay to the Order of City of Albuquerque \$ 235.00  
Two hundred thirty five & 00/100 Dollars

**Compass Bank**  
 Albuquerque, New Mexico

For [Signature]

⑆ 107000783⑆ 2505501236⑆ 1003

© Clarke American

ququerque  
Division  
AM LOC: ANNX  
007 TRANS# 0007  
Fund 0110  
TRSLJS  
\$235.00  
\$20.00  
Thank You