2005.028.3

#10

completed 12/5/05

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01584 (FP)** Project # **1004162**

Project Name: **AGAVE SUBDIVISION**

Agent: Jeff Mortensen & Associates Phone No.: 345-4250

Project Number 1004162

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): AGIS dxf record the Plat

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

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

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

#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.

DRB Application No.: **05DRB-01584 (FP)**	Project # **1004162**
Project Name: **AGAVE SUBDIVISION**	
Agent: Jeff Mortensen & Associates	Phone No.: 345-4250

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): AGIS dxf record the Plat

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

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- ☐ **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.**

Project Number 1004162

4162

DXF Electronic Approval Form

DRB Project Case #: 1004162

Subdivision Name: AGAVE SUBDIVISION LOTS 1-P1 THRU 31-P1 & PARCELS A&B

Surveyor: CHARLES G CALA JR

Contact Person: DEBIE TRUJILLO

Contact Information: 345-4250

DXF Received: 10/20/2005 Hard Copy Received: 10/20/2005

Coordinate System: NMSP Grid (NAD 27)

Approved 10-20-2005 Date

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

AGIS Use Only

Copied fc **4162** to agiscov on **10/20/2005** Contact person notified on **10/20/2005**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 19, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 11:36 A.M.

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

1. **Project # 1003238**
05DRB-01489 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13) **PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1000788**
05DRB-01491 Major-Vacation of Pub Right-of-Way

RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9,** zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB-00508] (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL CONDITION.**

3. **Project # 1004454**
05DRB-01499 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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.

4. **Project # 1004478**
05DRB-01581 Minor-SiteDev Plan BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for JON MITOVICH request(s) the above action(s) for all or a portion of Tract(s) 59, **ALAMEDA BUSINESS PARK,** zoned SU-2, IP-EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1001831**
05DRB-01588 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for WRANGLER PROPERTIES request(s) the above action(s) for all or a portion of Block(s) OOO, Tract(s) G-1A-2C, **SEVEN BAR RANCH,** zoned SU-1 FOR C-2 USES, located on COTTONWOOD PARK NW, between ELLISON DR NW and SEVEN BAR LOOP NW containing approximately 2 acre(s). [REF: 02DRB-00879] (A-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, SMALL CAR STALLS AND CROSS ACCESS AND TO PLANNING FOR REPLACEMENT OF TAM JUNIPER WITH ALTERNATE GROUND COVER & 3 COPIES OF THE SITE PLAN.**

6. **Project # 1004364**
05DRB-01585 Minor-SiteDev Plan Subd/EPC
05DRB-01586 Minor-SiteDev Plan BldPermit/EPC
05DRB-01587 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ INC agent(s) for VALUE PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, CANYON ACRES SUBDIVISION, (to be known as **VALUE PLACE HOTEL**) zoned C-2 (SC), located on CENTRAL NE, between DORADO NE and TRAMWAY NE containing approximately 4 acre(s). [REF: 05EPC-01252, 05EPC-01253] **[David Stallworth, EPC Case Planner]** (L-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

7. **Project # 1004097**
05DRB-01590 Minor-SiteDev Plan Subd/EPC

MYERS, OLIVER & PRICE PC agent(s) for FOREST CITY COVINGTON NM, LLC and THE REGENTS OF UNM request(s) the above action(s) for Section(s) 15, 16, 21 and 22, **MESA DEL SOL,** zoned SU-1 FOR IP, located on UNIVERSITY BLVD SE, between LA SEMILLA WAY SE and LOS PICAROS RD SE containing approximately 208 acre(s). [REF: 05EPC-00576, 05EPC-00579] **[Russell Brito, EPC Case Planner]** (R-16/Q-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR EPC STAFF COMMENTS, FOR A PLAT TO COME BEFORE DRB AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001685**
05DRB01349 Minor-SiteDev Plan Subd/EPC
05DRB01350 Minor-SiteDev Plan BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1 for IP, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 23.4 acre(s). [REF: Z-85-19, 04EPC-01348, 04EPC-01349, 04EPC-01590] **[Carmen Marrone, EPC Case Planner]** *[Was Indef deferred 8/31/05 for platting action]* (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/95 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-01582 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE, ANNETTE MONTOYA and GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 23.4acre(s).[REF:04DRB-01566,04DRB-01741](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT 1B-2 THRU 1B-5, AMAFCA'S SIGNATURE, STORM**

DRAIN EASEMENT (1B-1) AND RECORDING INFORMATION FOR CROSS ACCESS AGREEMENT AND TO PLANNING TO RECORD.

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

9. Project # 1003828
05DRB-01583 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for Tract(s) 70A, 71A,113 & 114A (to be known as **CANDELARIA VILLAGE**) zoned R-1 residential zone, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 05DRB-00687, 00688, 00689, 00690] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

10. Project # 1004162
05DRB-01584 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, VISTA DEL NORTE and Lot(s) 1-P1 THRU Lot 31-P1, (to be known as **AGAVE SUBDIVISION**) zoned SU-1 special use zone PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742, 05DRB-01139, 05DRB-01140, 05DRB-01193, 05DRB-01195, 05DRB-01197, 05DRB-01198, 05DRB-01275] (E-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

11. **Project # 1003610**
05DRB-01570 Minor-Extension of Preliminary Plat

WILSON & COMPANY, INC agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JS HANNETT (to be known as **ARROWWOOD HILLS, UNIT 1**) zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00261, 04DRB-00262, 04DRB-00263] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1000469**
05DRB-01556 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK,** zoned IP, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] *[Deferred from 10/5/05 & 10/12/05 & 10/19/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

14. **Project # 1002567**
05DRB-01575 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A &5-B, **COLEMAN ADDITION,** zoned R-2, located on 12TH ST NW, between the MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). [REF: 1002279, 02DRB-01535, DRB-98-264] (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER,** zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] *[Was Indef Deferred on 2/23/05]* (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE LICENSE AGREEMENT.**

16. **Project # 1004468**
05DRB-01553 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] *[Deferred from 10/12/05]* (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05]* (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER SERVICE EASEMENT.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL,** zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00168] [*Deferred from 10/12/05]* (A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004479**
05DRB-01591 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS, LLC agent(s) for REGINA AVILA & MARY LUCERO request(s) the above action(s) for Tract(s) 133B1A1A & 133A2A1A, **M.R.G.C.D. MAP #39**, zoned R-1, located on 47TH ST NW, between BLUEWATER NW and RINCON RD NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF A SIDEWALK AND A GAS LINE EASEMENT.**

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

20. Project # 1004480
05DRB-01592 Minor-Sketch Plat or Plan

PHIL MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 125A,126A-1, **M.R.G.C.D. MAP #39**, zoned R-1 residential zone, located on 47TH ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 2 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1004475
05DRB-01576 Minor-Sketch Plat or Plan

SHIRLEY SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARMS ESTATES,** zoned RA-2 residential and agricultural zone, located on INDIAN FARMS LN NW, between CANDELARIA RD NW and GRIEGOS DRAIN containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for October 5, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:36 A.M.

City Of Albuquerque
PLANNING DEPARTMENT
October 19, 2005
DRB Comments

Item # 10

Project # 1004162 Application # 05-01584

RE: Agave Subdivision

Has anything changed from the preliminary plat?

AGIS dxf is not on file.

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

4162

DRB 1004~~6012~~

No. of Lots: 31
Nearest Major Streets:
Osuna & Vista Del Norte

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 27th day of September, 20 05, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Hoech Real Estate Corporation ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a New Mexico corporation, whose address is 8300 Carmel Ave. NE, Suite 601 Albuquerque, NM 87122 and whose telephone number is (505) 821-4440, 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 EXHIBIT "B", recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Hoech Real Estate Corporation ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Agave Subdivision 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 1 day of October, 20 06 ("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. 768281.

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, unless

07/02

2005141903
8337952
Page: 1 of 7
09/27/2005 03:22P
Bk-A104 Pg-1508
Mary Herrera Bern. Co. AGRE R 21.00

TYLER
CALLE SANTIAGO
R-1
R-2
M-H
CARLITO
SU-1
E16
VISTA DEL NORTE
SU-1
NOBLE
M-H
ZOKAN
M-H
SU-1
0.079m

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004162 **AGENDA ITEM NO: 10**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 19, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

#3

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: **05DRB-01275 (SPS)**	Project # **1003672**
Project Name: **AGAVE SUBDIVISION**	
Agent: Jeff Mortensen & Associates	Phone No.: 345-4250

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 8/17/05 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): Notify Comments by Case Planner
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003672

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

2. Project # 1004162
05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION)** zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

At the August 17, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/17/05 and approval of the grading plan engineer stamp dated 7/11/05 the preliminary plat was approved.

A subdivision design variance from minimum design standards was approved as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 1, 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 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

05DRB-01275 Minor-SiteDev Plan Subd/EPC

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION)** zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] **[Russell Brito for Elvira Lopez, EPC Case Planner]** (E-16)

The site plan for subdivision was approved with final sign off delegated to Planning for correction of north arrow.

Sheran Matson, AICP, DRB Chair

Cc: Hoech Real Estate Corp., 8300 Carmel Avenue NE, Suite 601, 87122
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
R.J. Marney, 6812 Tokay St NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004162 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat
Sidewalk Waiver
Subd Design (DPM) Variance
Sidewalk Deferral
Site Plan for Subd

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:
No objection to Sidewalk Waiver, Sidewalk Deferral, or Design Variance request.
No adverse comments on Preliminary Plat or Site Plan for Subdivision.

RESOLUTION: Approved grd plan dated 7/11/05
Waterproofing of CMU walls along the west property line where the grade is changed must be included in the certification required prior to ROFG

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

Signed IL

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 17, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004162 AGENDA#: 2 DATE: 8-17-05

✓ 1. Name: RJ MARWEY Address: 6812 TOKAY ST NE Zip: ALB 87113

✓ 2. Name: Graeme Mean Address: 6010 B MINNIM PARK NE Zip: 87109

✓ 3. Name: Justin D. Hatch Address: 10616 Royal Birkdale Rd NE Zip: 87111

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

Project # 1004162
05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION)** zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letters sent to Alameda North Valley NA (R), Northeast Valley NA (R) and Vista Del Norte Alliance (R).
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	Approved.
Comcast	No comments received.

QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer An approved drainage report is on file with the City. No objection to the DPM variance request.

Transportation Development

No objection to subdivision design variances. Exhibit is unclear as to waivers and deferrals for sidewalk. Provide exhibit that shows the gated entry allows for a passenger vehicle to turn within the 44' F-F section. Is there a trail or connection through tract K-1?

Parks & Recreation

This development will be subject to Impact Fees for Parks, Recreation, Trails and Open Space due at building permit. Add a maintenance and beneficiary note for Parcel B. No objection to the sidewalk requests. Defer to Transportation regarding the DPM variance.

Utilities Development

No objection to Preliminary Plat approval, although change 4" water line size to 6". Defer to Transportation on Design Variance and Sidewalk Waiver. No objection to Sidewalk Deferral.

Planning Department

The site plan for subdivision should have received EPC approval and should be scheduled for DRB signoff on 8/17/05 also.

Planning cannot comment on whether the plat matches the site plan until the site plan is submitted.

A copy of the EPC Notice of Decision approving the zone change is needed for the file.

It's in site plan

Assuming the perimeter wall design was submitted to EPC as part of the site plan package, the wall design was approved by EPC.

No objection to any of the sidewalk application requests.

Is this the subdivision that EPC said "no" to gated community? Check EPC N. of D.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,200 square feet and 1,500 square feet, it is estimated that impact fees will total approximately $2,371 if a building permit is obtained by December 30, 2005, $4,671 if a permit is obtained prior to December 29, 2006, and the full impact fee of $6,972 would be payable thereafter.

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

cc:Hoech Real Estate Corp., 8300 Carmel Ave NE, Suite #601, 87122
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109

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, August 17, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986
05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH,** zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

Project # 1004162
05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION)** zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

Project # 1003585
05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES,** zoned 0-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

Project # 1002861
05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .

Project # 1004341
05DRB-01203 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD NW containing approximately 6 acre(s). (J-10)

Project # 1004173
05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

Project # 1003551
05DRB-01183 Major-Preliminary Plat Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE

Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

July 28, 2005

TO: Steve Wentworth and Leroy Gurule, Alameda North Valley Association
Linda Trujillo and Virginia Huettig, Northeast Valley Neighborhood Association
Eddie Kurtz and Rod Crawley, Vista Del Norte Alliance

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately six (6) acre(s): Major Preliminary Plat Approval; Minor Subdivision Design Variance; Minor Sidewalk Waiver and Minor Temporary Deferral for Sidewalks for creating thirty-one (31) lots that are single family dwelling which will be in a gated subdivision.**

Proposed by: **Jeff Mortensen and Associates, Inc. at 345-4250**
Agent for: **Hoech Real Estate Corporation**

For property located: **On or near Vista Del Norte Drive NE between Osuna Road NE and Calle Del Campo NE.**

The case number(s) assigned is: **05DRB- 01193, 01195, 01197, 01198, Project # 1004162.**

City Planning accepted application for this request on **July 22, 2005**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, August 17, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

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

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 17, 2005
Zone Atlas Page: E-16-Z
Notification Radius: 100 Ft.

Project# 1004162
App# 05DRB-01193
App# 05DRB-01195
App# 05DRB-01197
App# 05DRB-01198

Cross Reference and Location:

Applicant: HOECH REAL ESTATE CORPORATION
Address: 8300 CARMEL AVE NE, STE# 601
ALBUQUERQUE NM 87122

Agent: JEFF MORTENSEN & ASSOCIATES, INC.
Address: 6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: JULY 29, 2005

Signature: KYLE TSETHLIKAI

```
101606226940810302   LEGAL: TRAC T K- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION UN  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
                        OWNER ADDR: 00000                          ALBUQUERQUE NM     87190

101606226837620508   LEGAL: 009  001S UNNYMEADE SUBD EXC 105 FT                LAND USE:
                     PROPERTY ADDR: 00000   TOKAY
                        OWNER NAME: CARRILLO RICHARD &
                        OWNER ADDR: 06821   TOKAY                     NE ALBUQUERQUE NM     87113

101606238438611602   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606231339110318   LEGAL: LOT  5 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION UN  LAND USE:
                     PROPERTY ADDR: 00000   CALLE SANTIAGO
                        OWNER NAME: MONTANO KARL R
                        OWNER ADDR: 06724   CALLE SANTIAGO           NE ALBUQUERQUE NM     87113

101606227938910312   LEGAL: LOT  11 P -1 PLAT OF LA SALA DEL NORTE SUBDIVISION U  LAND USE:
                     PROPERTY ADDR: 00000   CALLE SANTIAGO
                        OWNER NAME: HARRINGTON BRETT J & SHELLY L
                        OWNER ADDR: 06700   CALLE SANTIAGO           NE ALBUQUERQUE NM     87113

101606230738710317   LEGAL: LOT  6 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION UN  LAND USE:
                     PROPERTY ADDR: 00000   CALLE SANTIAGO
                        OWNER NAME: ROMERO HENRY C & KATHY L
                        OWNER ADDR: 06720   CALLE SANTIAGO           NE ALBUQUERQUE NM     87113

101606229038710314   LEGAL: LOT  9 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION UN  LAND USE:
                     PROPERTY ADDR: 00000   CALLE SANTIAGO
                        OWNER NAME: MULVANEY BARBARA JEAN
                        OWNER ADDR: 06708   CALLE SANTIAGO           NE ALBUQUERQUE NM     87113

101606229638710315   LEGAL: LOT  8 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION UN  LAND USE:
                     PROPERTY ADDR: 00000   CALLE SANTIAGO
                        OWNER NAME: GOLDMAN SANDRA
                        OWNER ADDR: 06712   CALLE SANTIAGO           NE ALBUQUERQUE NM     87113

101606228538710313   LEGAL: LOT  10 P -1 PLAT OF LA SALA DEL NORTE SUBDIVISION U  LAND USE:
                     PROPERTY ADDR: 00000   CALLE SANTIAGO
                        OWNER NAME: MULLNER DEREK D & MCCUE MELISS
                        OWNER ADDR: 06704   CALLE SANTIAGO           NE ALBUQUERQUE NM     87113

101606230138710316   LEGAL: LOT  7 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION UN  LAND USE:
                     PROPERTY ADDR: 00000   CALLE SANTIAGO
                        OWNER NAME: RODRIGUEZ ALEX J
                        OWNER ADDR: 06716   CALLE SANTIAGO           NE ALBUQUERQUE NM     87113

101606229233410323   LEGAL: TRAC T L- 2 PLAT FOR VISTA DEL NORTE SUBDIVISION TRA  LAND USE:
                     PROPERTY ADDR: 00000   OSUNA
                        OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
                        OWNER ADDR: 04101   E IRVINGTON          RD    TUCSON      AZ     85726

101606226935620507   LEGAL: 009  001S UNNYMEAD ADDN S 105FT                     LAND USE:
                     PROPERTY ADDR: 00000   TOKAY
                        OWNER NAME: MARNEY ROGER J
                        OWNER ADDR: 06812   TOKAY                 ST NE ALBUQUERQUE NM     87113
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101606226834620506   LEGAL: 010  001S UNNYMEADE SUBD                             LAND USE:
                     PROPERTY ADDR: 00000   TOKAY
                        OWNER NAME: JARAMILLO ALEX ETUX
                        OWNER ADDR: 06808   TOKAY                     NE ALBUQUERQUE NM     87113

101606238532010104   LEGAL: TR M -1 P LAT FOR TRACTS J-1-A, J-1-B, J-1-C & M-1    LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
                        OWNER ADDR: 00000                          TUCSON      AZ     85726

101606226433620505   LEGAL: 011  001S UNNYMEADE SUBD                             LAND USE:
                     PROPERTY ADDR: 00000   TOKAY
                        OWNER NAME: BACA CHRISTINE
                        OWNER ADDR: 02604   DON PEDRO                 NW ALBUQUERQUE NM     87104

101606226232720504   LEGAL: 012  001S UNNYMEADE SUBD                             LAND USE:
                     PROPERTY ADDR: 00000   TOKAY
                        OWNER NAME: HERNANDEZ MIGUEL A & MARIA L
                        OWNER ADDR: 06726   TOKAY                 ST NE ALBUQUERQUE NM     87113

101606225931820503   LEGAL: 013  001S UNNYMEADE SUBD                             LAND USE:
                     PROPERTY ADDR: 00000   TOKAY
                        OWNER NAME: VERA SYLVIA B & ELIAS H
                        OWNER ADDR: 06722   TOKAY                 RD NE ALBUQUERQUE NM     87113

101606225630920502   LEGAL: 014  001S UNNYMEADE SUBD                             LAND USE:
                     PROPERTY ADDR: 00000   TOKAY
                        OWNER NAME: ALFORD LEON F & SANDRA J
                        OWNER ADDR: 00312   WAYNE                     NW ALBUQUERQUE NM     87114

101606225429920501   LEGAL: 015  001S UNNYMEAD SUBD                              LAND USE:
                     PROPERTY ADDR: 00000   TOKAY
                        OWNER NAME: BENNETT URSULA LEE OR PABLO M
                        OWNER ADDR: 06714   TOKAY                 ST NE ALBUQUERQUE NM     87113

101606225329220517   LEGAL: NLY  27.5  FT OF THAT POR OF THE DRAINAGE & UTILITY   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: BENNETT URSULA LEE
                        OWNER ADDR: 06714   TOKAY                 ST NE ALBUQUERQUE NM     87113

101606228526410301   LEGAL: TRAC T L- 1 PLAT FOR VISTA DEL NORTE SUBDIVISION TRA  LAND USE:
                     PROPERTY ADDR: 00000   OSUNA
                        OWNER NAME: DESERT SPRINGS CHURCH
                        OWNER ADDR: 03722   HAWKINS                   NE ALBUQUERQUE NM     87109
```

101606238438611602 LEGAL: SW'LY POR OF TRACT J-1-A PLAT FOR TRACTS J-1-A, M-1 VISTA DEL NORTE

PROPERTY ADDR: 00000

OWNERS NAME: RANCHO MIRAGE LLC
OWNERS ADDR: PO BOX 7400
ALBUQUERQUE NM 87194

"Attachment A"

Debie LeBlanc Trujillo, Jeff Mortensen and Associates, Inc.
Zone Map: E-16

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"
***Steve Wentworth**
8919 Boe Ln. NE/87113-2328 897-3052 (h)
Leroy Gurule
713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

NORTHEAST VALLEY N.A. (NEV) "R"
***Linda Trujillo**
508 Bear Canyon Ln. NE/87113-1104 344-1704 (h)
Virginia Huettig
7442 Edith Blvd. NE/87113 450-9876 (cell)

VISTA DEL NORTE ALLIANCE (VDN) "R"
***Eddie Kurtz**
7101 Casa Elena Dr. NE/87113 292-9436 (h) 797-1487 ext. 3009 (w)
Rod Crawley
7331 Sidewinder Dr. NE/87113 299-0145 (h) 837-2290 ext. 230 (w)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:

a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").

b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").

c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.

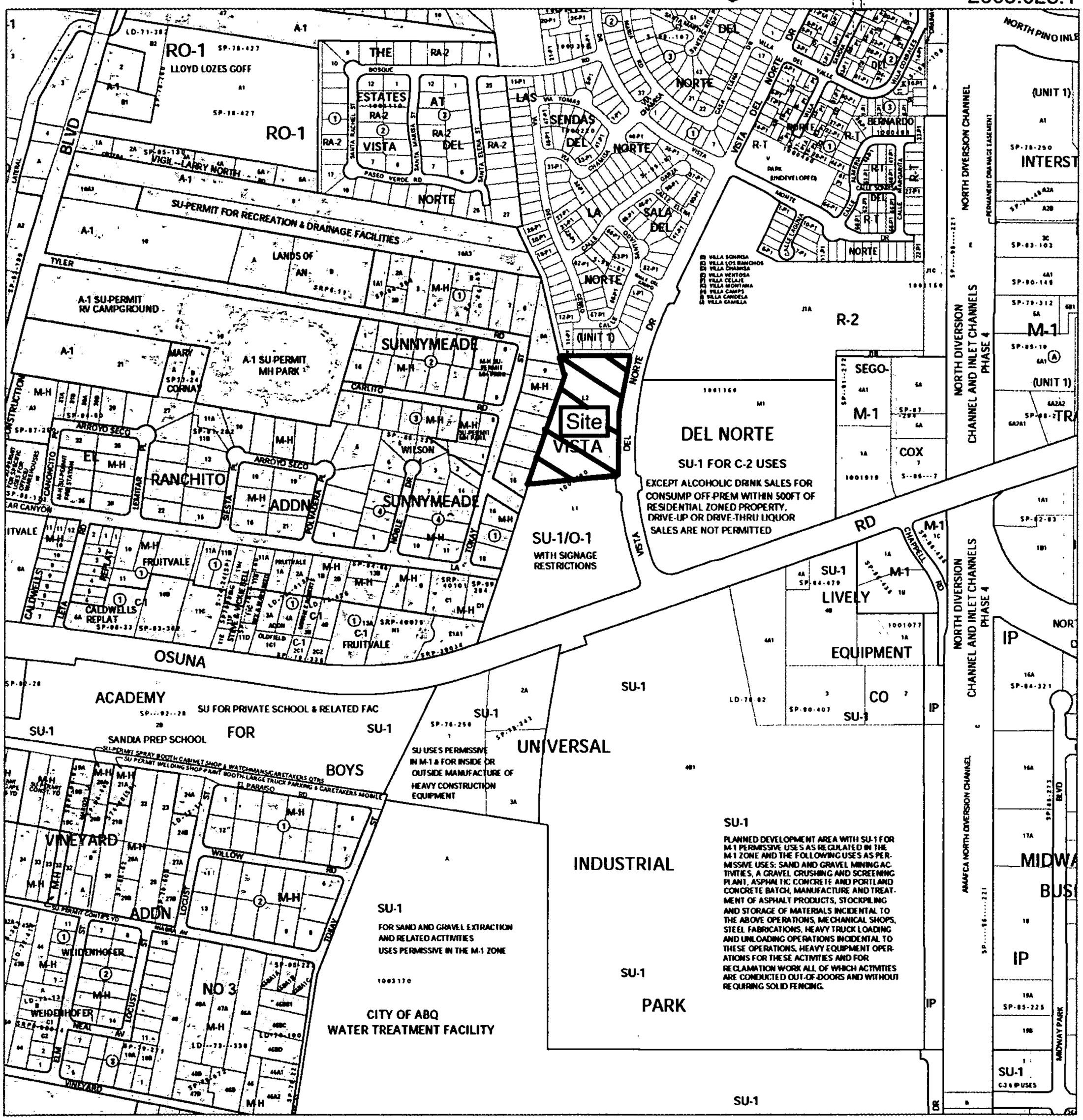
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for ONC use only)

Date of Inquiry: **07/19/05** Time Entered: **9:20 a.m.** ONC Rep. Initials: **SW**

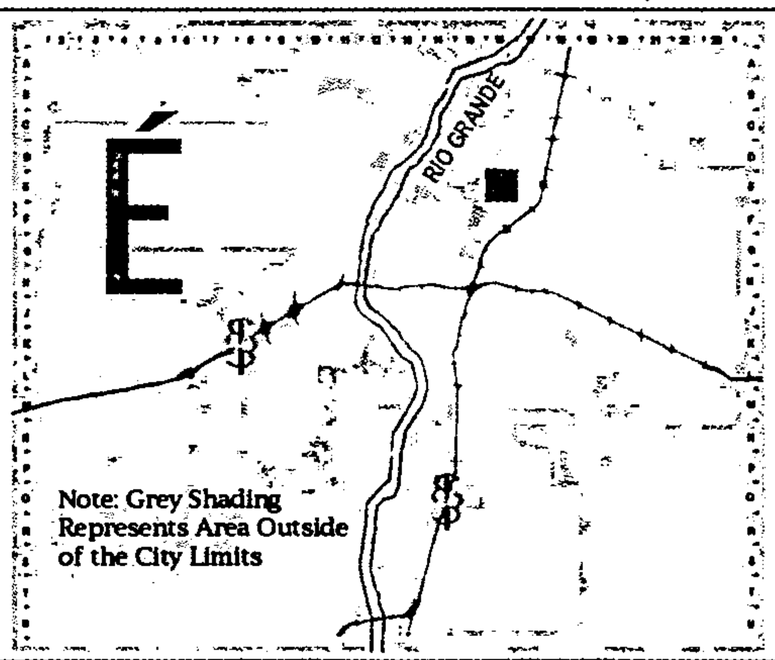
2005.028.1



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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

E-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

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.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo
Applicant signature / date

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

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

Application case numbers
05DRB-_____-01195
05DRB-_____-01197
05DRB-_____-01198

Claire Gurrola 7/22/05
Planner signature / date

Project # 1004162

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, August 17, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986
05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH,** zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

Project # 1004162
05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION)** zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

Project # 1003585
05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES,** zoned 0-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

Project # 1002861
05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004341
05DRB-01203 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD NW containing approximately 6 acre(s). (J-10)

Project # 1004173
05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

Project # 1003551
05DRB-01183 Major-Preliminary Plat Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Making History

DRB

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1A
0004329277
$ 00.37⁰
JUL 29 2005
MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10160622852641 0301

DESERT SPRINGS CHURCH
3722 HAWKINS NE
ALBUQUERQUE NM 87109

87109+4311-22 C047

DRC
Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Claire

Date Submitted: 08/17/2005
Date Site Plan Approved: 8/17/05
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1004162
DRB Application No.: 05DRB-01193

Δ 10-13-05

Agave Subdivision

Tract L-2, Vista del Norte Subdivision

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
			Δ ENTRANCE TAPERS TO 32' @ TRACT L-1 DRIVEWAY						
B1		44' F-F	Residential Pavement w/mnt C&G And Median C&G	Agave Verde Way (Entry)	Tract L-1 Driveway	140' North of South PL	/	/	/
B1		6'	Sidewalk	Access Easement on Tract L-1	Vista del Norte Dr	SW Cor Lot 6-P1	/	/	/
B1		6'	Sidewalk	Agave Verde Way (Entry)	SW Cor Lot 6-P1	140' North of South PL	/	/	/
B1		8"	Public Water Line	Public WL Easement on Tract L-1	Vista del Norte Dr	140' North of South PL	/	/	/
B1		25' F-F	Residential Pavement w/mnt C&G	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
SW1		6'	Deferred Sidewalk (East)	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
SW1		6'	Deferred Sidewalk (West)	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
B1		8"	Public Water Line	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
B1		8"	Sanitary Sewer	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
B1		24"	RCP Storm Drain & Appurtenances (Private)	Agave Verde Way	North end of Street	Existing 48" SD			
B1		8"	Public Water Line	Esmt on Lot 17-P1	Agave Verde Way	Vista del Norte Dr	/	/	/
B1		8"	Sanitary Sewer	Esmt on Lot 17-P1	Agave Verde Way	Vista del Norte Dr	/	/	/
B1		25' F-F	Residential Pavement w/mnt C&G	Agave Verde Way (Loop)	Agave Verde (Entry)	SE Corner Lot 18-P1	/	/	/
SW1		6'	Deferred Sidewalk	Agave Verde Way (Loop)	Frontage of Lot 28-P1	Frontage of Tract B	/	/	/
SW1		6'	Deferred Sidewalk	Agave Verde Way (Loop)	Frontage of Lot 1-P1	Frontage of Lot 5-P1	/	/	/
B1		6"	Public Water Line	Agave Verde Way (Loop)	Agave Verde (Entry)	SE Corner Lot 18-P1	/	/	/
B1		18"	Private Storm Drain & Appurtenances	Agave Verde Way (Loop)	SW Corner Lot 20-P1	Exist Private SDMH			
B1		8"	Sanitary Sewer	Agave Verde Way (Loop)	Lot 1-P1	SE Corner Lot 28-P1	/	/	/
B1		8"	Sanitary Sewer	Agave Verde Way (Loop)	Lot 20-P1	SE Corner Lot 18-P1	/	/	/
B1		Per Plan	Landscaping and water meter for LS	Per LS Plan			/	/	/

revised 07/01/01

ORIGINAL

NOTES

1 Street Lights per DPM Standards
2 Engineer's Certification of Grading and Drainage is Required for F.G. Release
3 Perimeter Walls per DRB Approved Perimeter Wall Design
4 Wall and LS Certification from Engineer and/or Registered LS Architect is Required for F.G. Release

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
J. Graeme Means NAME (print)	8/17/05 DRB CHAIR - date	Christina Sandoval 8/17/05 ~~PARKS & GENERAL SERVICES~~ - date Parks + Recreation
Jeff Mortensen & Assoc. FIRM	8-17-05 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
8/17/05 SIGNATURE - date	8/17/05 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	8/17/05 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	10-13-05			

2005-028.3 Final

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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

APPLICANT INFORMATION:

NAME: Hoech Real Estate Corporation — PHONE: 821-4440
ADDRESS: 8300 Carmel Avenue, NE Suite 601 — FAX: 857-9774
CITY: Albuquerque — STATE NM — ZIP 87122 — E-MAIL: _____
Proprietary interest in site: Contract Purchaser
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: (505) 345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: (505) 345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Final Plat Approval, LOTS 1-P1 THROUGH 31-P1, AGAVE SUBDIVISION
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. L-2 — Block: _____ — Unit: _____

Subdiv. / Addn. Vista Del Norte

Current Zoning: SU-1 / PRD — Proposed zoning: _____

Zone Atlas page(s): E-16 — No. of **existing** lots: 1 — No. of **proposed** lots: 31

Total area of site (acres): 5.95 — Density if applicable: dwellings per gross acre: 5.2 — dwellings per net acre: 6.8

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No

UPC No. 101606229233410323 — MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Vista Del Norte Drive, NE
Between: Osuna Road, NE — and Calle Del Campo 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.): Projectt # 1004162
05EPC - 00742, 05DRB - 01139, 01140, 01193, 01195, 01197, 01198, 01275 [DRB Project No. 1000490]

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 07/20/2005

SIGNATURE Debie LeBlanc Trujillo — DATE October 5, 2005

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

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

Application case numbers	Action	S.F.	Fees
05DRB - - 01584	FP		$ 20.00
- -			$
- -			$
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date 10-19-05

Planner signature / date 10/11/05

Project # 1004162

2005-028:3
Final

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.**

Approved @ Prelim. Plat
✓ 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
N/A 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.

JEFF MORTENSEN & ASSOC., INC.
DEBBIE LEBLANC TRUJILLO
Applicant name (print)

Debbie LeBlanc Trujillo
Applicant signature / date

Form revised 11/04

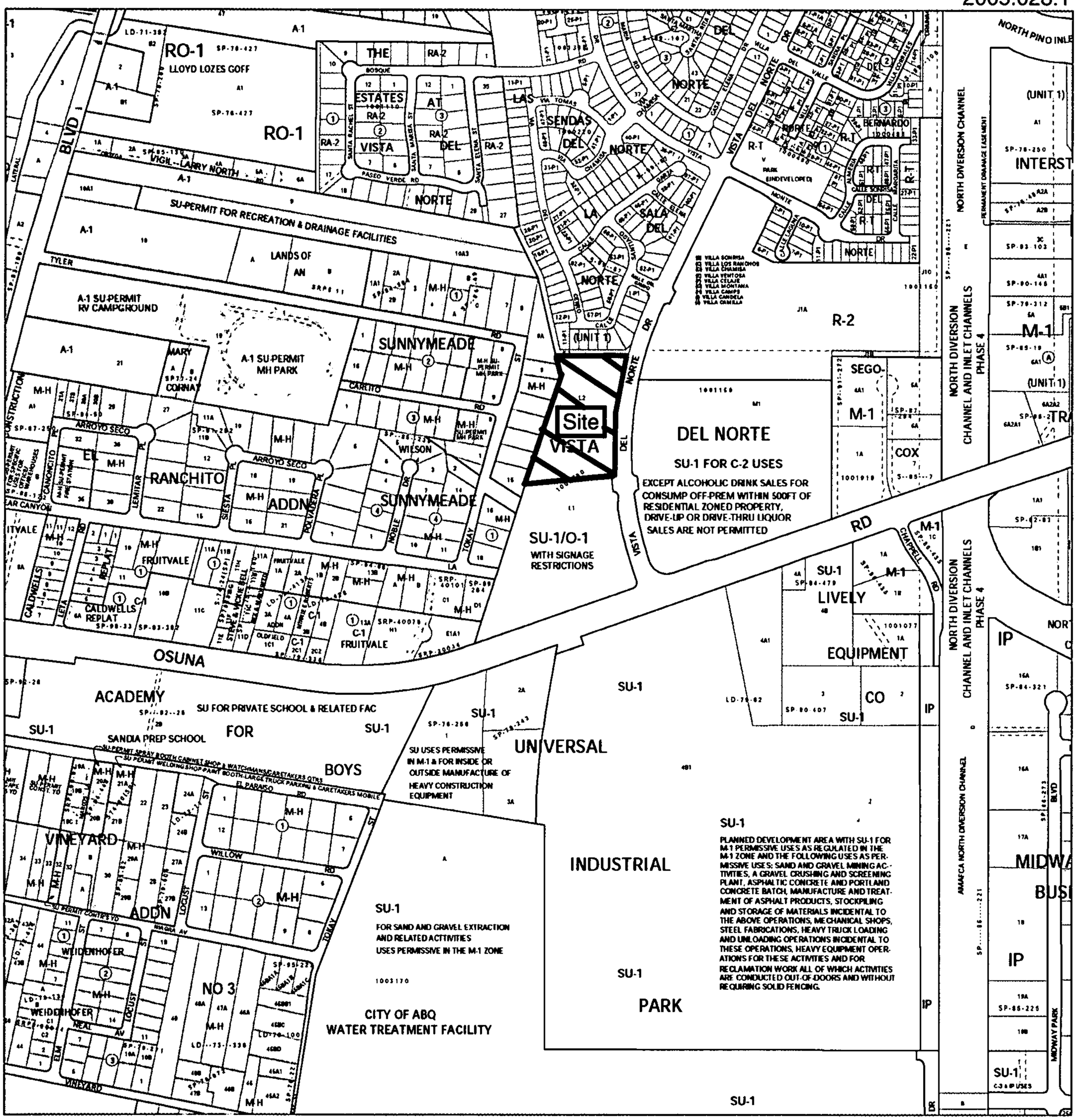
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - 01584
_____ - _____ - _____
_____ - _____ - _____

Alan Sena 10/11/05
Planner signature / date

Project # 1004165

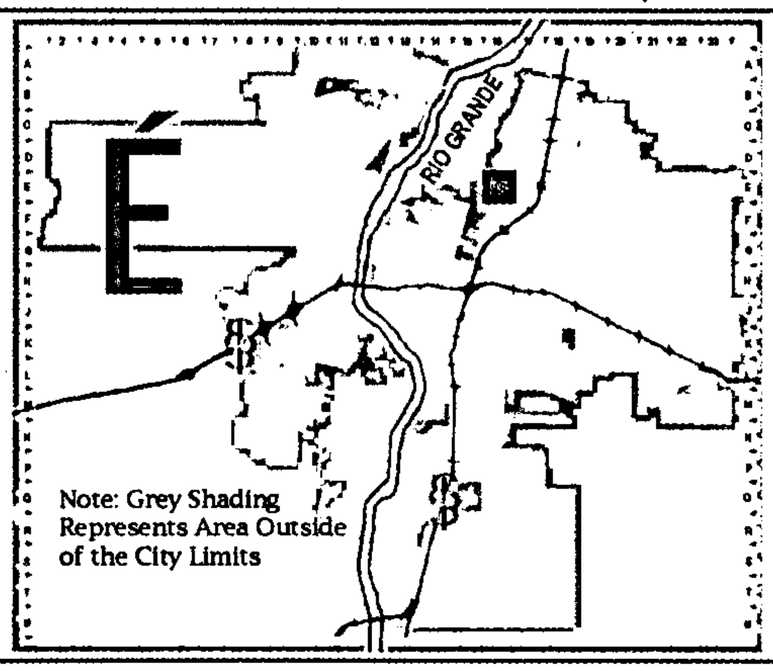
2005.028.1



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

E-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.028.3
October 10, 2005

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Final Plat Approval
Agave Subdivision
DRB Project # 1004612 4162

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms S(3) along with related fees
- Six (6) copies of the Final Plat
- City of Albuquerque Zone Atlas E-16

On behalf of our client, Hoech Real Estate Corporation, we are requesting Final Plat Approval for the proposed Agave Subdivision. The Subdivision Improvement Agreement was executed on Tuesday September 27, 2005.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

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

PAID RECEIPT

APPLICANT NAME Hoech Real Estate

AGENT JMA

ADDRESS

PROJECT & APP # 1004162 / 05DRB 01584

PROJECT NAME Agave 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.**

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

10/11/2005 10:36AM LOC: ANN
X
RECEIPT# 00050838 WS# 007 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $40.00
J24 Misc
$20.00
MC $40.00
CHANGE $0.00
Thank You

Current DRC
Project Number:

#2

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 08/17/2005
Date Site Plan Approved: 8/17/05
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1004162
DRB Application No.: 05DRB- 01193

Agave Subdivision

Tract L-2, Vista del Norte Subdivision

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
B1		44' F-F	Residential Pavement w/mnt C&G And Median C&G	Agave Verde Way (Entry)	Tract L-1 Driveway	140' North of South PL	/	/	/
B1		6'	Sidewalk	Access Easement on Tract L-1	Vista del Norte Dr	SW Cor Lot 6-P1	/	/	/
B1		6'	Sidewalk	Agave Verde Way (Entry)	SW Cor Lot 6-P1	140' North of South PL	/	/	/
B1		8"	Public Water Line	Public WL Easement on Tract L-1	Vista del Norte Dr	140' North of South PL	/	/	/
B1		25' F-F	Residential Pavement w/mnt C&G	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
SW1		6'	Deferred Sidewalk (East)	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
SW1		6'	Deferred Sidewalk (West)	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
B1		8"	Public Water Line	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
B1		8"	Sanitary Sewer	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
B1		24"	RCP Storm Drain & Appurtenances (Private)	Agave Verde Way	North end of Street	Existing 48" SD			
B1		8"	Public Water Line	Esmt on Lot 17-P1	Agave Verde Way	Vista del Norte Dr	/	/	/
B1		8"	Sanitary Sewer	Esmt on Lot 17-P1	Agave Verde Way	Vista del Norte Dr	/	/	/
B1		25' F-F	Residential Pavement w/mnt C&G	Agave Verde Way (Loop)	Agave Verde (Entry)	SE Corner Lot 18-P1	/	/	/
SW1		6'	Deferred Sidewalk	Agave Verde Way (Loop)	Frontage of Lot 28-P1	Frontage of Tract B	/	/	/
SW1		6'	Deferred Sidewalk	Agave Verde Way (Loop)	Frontage of Lot 1-P1	Frontage of Lot 5-P1	/	/	/
B1		6"	Public Water Line	Agave Verde Way (Loop)	Agave Verde (Entry)	SE Corner Lot 18-P1	/	/	/
B1		18"	Private Storm Drain & Appurtenances	Agave Verde Way (Loop)	SW Corner Lot 20-P1	Exist Private SDMH			
B1		8"	Sanitary Sewer	Agave Verde Way (Loop)	Lot 1-P1	SE Corner Lot 28-P1	/	/	/
B1		8"	Sanitary Sewer	Agave Verde Way (Loop)	Lot 20-P1	SE Corner Lot 18-P1	/	/	/
B1		Per Plan	Landscaping and water meter for LS	Per LS Plan			/	/	/

revised 07/01/01

ORIGINAL

NOTES

1 Street Lights per DPM Standards
2 Engineer's Certification of Grading and Drainage is Required for F.G. Release
3 Perimeter Walls per DRB Approved Perimeter Wall Design
4 Wall and LS Certification from Engineer and/or Registered LS Architect is Required for F.G. Release

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
J. Graeme Means NAME (print)	8/17/05 DRB CHAIR - date	Christina Sandoval 8/17/05 ~~PARKS & GENERAL SERVICES~~ Parks + Recreation - date
Jeff Mortensen & Assoc. FIRM	8-17-05 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
J Graeme Means 8/17/05 SIGNATURE - date	8/17/05 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	8/17/05 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

2005·028.3

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

	Supplemental form
ZONING	Z
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	A
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	

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

APPLICANT INFORMATION:

NAME: Hoech Real Estate Corporation — PHONE: 821-4440
ADDRESS: 8300 Carmel Avenue, NE Suite 601 — FAX: ____
CITY: Albuquerque — STATE NM — ZIP 87122 — E-MAIL: ____
Proprietary interest in site: Contract Purchaser
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: (505) 345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: (505) 345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Subdivision Design Variance, Sidewalk Waiver and Temporary Deferral of Sidewalk Construction ---- TO BE KNOWN AS LOTS 1-P1 THROUGH 31-P1, AGAVE SUBDIVISION ----

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. L-2 — Block: ____ — Unit: ____
Subdiv. / Addn. Vista Del Norte
Current Zoning: SU-1 / PRD — Proposed zoning: ____
Zone Atlas page(s): E-16 — No. of **existing** lots: 1 — No. of **proposed** lots: 31
Total area of site (acres): 5.95 — Density if applicable: dwellings per gross acre: 5.2 — dwellings per net acre: 6.8
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No
UPC No. 101606229233410323 — MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Vista Del Norte Drive, NE
Between: Osuna Road, NE and Calle Del Campo 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.): Projectt # 1004162 05EPC - 00742, 05DRB - 001139 and 001140, [DRB Project No. 1000490]

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

SIGNATURE Debie LeBlanc Trujillo — DATE July 22, 2005

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

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

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 01193	PP		$ 1030.00
05DRB - ____ - 01195	SDV		$ -0-
05DRB - ____ - 01197	SW		$ -0-
05DRB - ____ - 01198	TDS		$ -0-
____ - ____ - ____		ADV	$ 75.00
		CMF	Total 20.00
			$ 1,125.00

Hearing date 8-17-05

Planner signature / date 7/22/05

Project # 1004162

2005.028.3

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
N/A Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum) (TO BE PART OF EPC SITE PLAN)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ 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
N/A **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.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)
Debie LeBlanc Trujillo 07-19-05
Applicant signature / date

Form revised 11/04 and **JUNE 05**

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

Application case numbers
05DRB -01193
_____-_____-_____
_____-_____-_____

Clare Herrera 7/22/05
Planner signature / date

Project # 1004162

2005-028-3

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.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo
Applicant signature / date

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

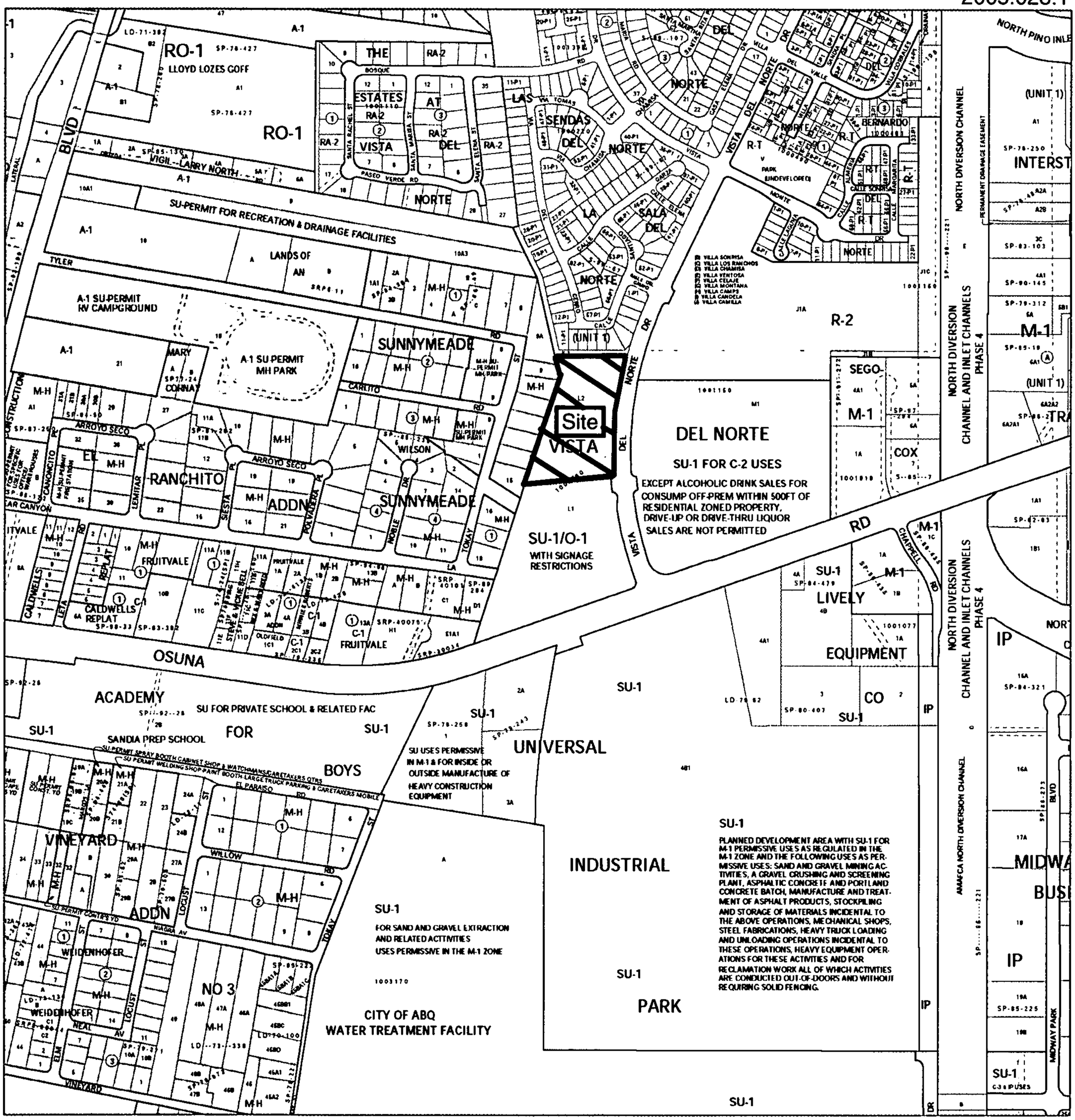
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05DRB-_____-01195
05DRB-_____-01197
05DRB-_____-01198

Planner signature / date 7/22/05

Project # 1004162

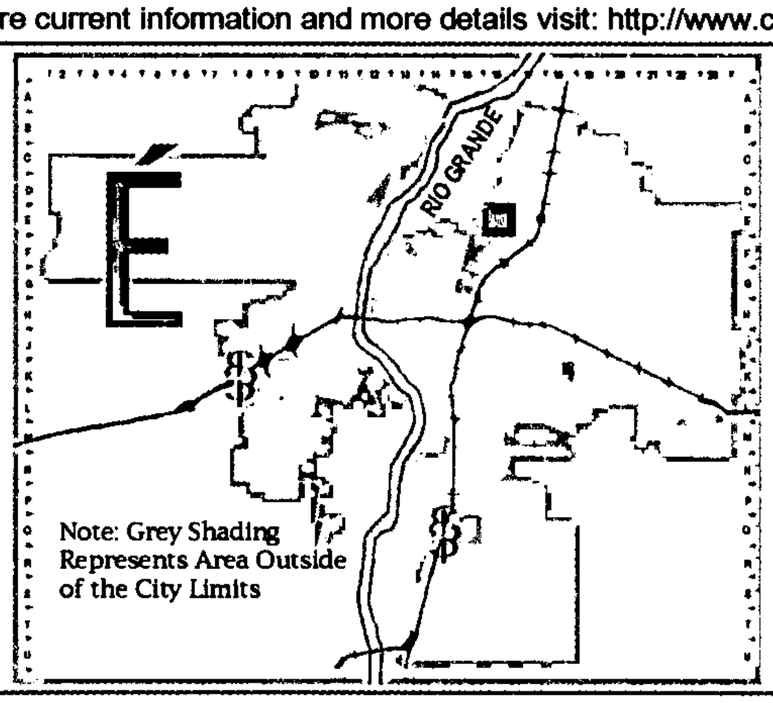
2005.028.1



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

E-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.028.3
July 21, 2005

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Preliminary Plat Approval, Subdivision Design Variance, Sidewalk Waiver and Temporary Deferral of Sidewalk Construction
Tract L-2, Vista Del Norte Subdivision (To be known as Agave Subdivision)
Project # 1004612 (05EPC-00741 and 00742)

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms S(2) and V, along with related fees
- Twenty Four (24) copies of the Preliminary Plat
- Twenty Four (24) copies of the Grading Plan
- Infrastructure List
- City of Albuquerque Zone Atlas E-16
- Form DRWS
- Form TIS/AQIA
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts
- Six (6) copies of the Subdivision Design Variance, Sidewalk Deferral and Sidewalk Waiver Exhibit
- Letter describing the Subdivision Design Variance, Sidewalk Deferral and Sidewalk Waiver

On behalf of our client, Hoech Real Estate Corporation, we are requesting Preliminary Plat Approval, Subdivision Design Variance, Sidewalk Waiver and Temporary Deferral of Sidewalk Construction for the proposed Agave Subdivision. We are proposing to create 31 lots that are single family dwellings which will be in a gated subdivision. The homes will be restricted to single story with a maximum height of 18 feet. This project was heard by the Environmental Planning Commission for a Zone Map Amendment and Site Development Plan for Subdivision on June 16, 2005, and was approved with conditions to be addressed with the forthcoming Site Plan and Preliminary Plat submittals.

The Perimeter Wall and Landscaping Plan will accompany the upcoming Site Plan for Subdivision submittal.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation w/enc.

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.028.5

July 7, 2005

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Development and Building Services Division
600 Second Street N.W.
Albuquerque, NM 87102

Re: Requests for Sidewalk Waiver, Subdivision Design Variance, and Temporary Deferral of Sidewalk Construction –Agave Subdivision, Project # 1004162

Dear Ms. Matson,

We hereby request the aforementioned approvals based on the following justifications. Included herewith for DRB use in evaluating this request is an exhibit with associated street sections. The proposed subdivision is a gated 31 lot private community with private streets.

1) Sidewalk Waivers:

We hereby request a sidewalk waiver for the private street frontage along the west side of the subdivision (section C-C) based on DPM criteria 23.5.A.2.c.1 which allows for a waiver of sidewalk on the side of a street with no lots fronting which does not require the sidewalk for a pedestrian connection.

We also hereby request a sidewalk waiver for the private street frontage of lots 18-P1 through 20-P1. Although it is not technically the case, this request is based on DPM criteria 23.5.A.2&3 which allow a waiver on a cul-de-sac or stub street. In this case, the street is effectively a stub street because it does not need to continue beyond lot 20-P1. The looped street is provided for emergency access and to facilitate maintenance of the utilities under the street. Pedestrian circulation and access to the common area is provided by the 6 feet wide sidewalk on the south side of the private street that loops around the entire block.

We also hereby request a waiver of the sidewalk on the west side of the entry street (Section A-A) because the gated subdivision will have a single pedestrian access gate on the east side of the entrance, and there will be no need for pedestrian access on the east side of the street.

2) Subdivision Design Variance: We hereby request approval of the internal private street easement widths and horizontal sidewalk locations shown on sections A-A, B-B and C-C . These proposed private street sections maintain the DPM pavement widths for "P1" lots, but the overall easement widths are narrower than those typically required due to the requested sidewalk waivers (see preceding) and due to our proposed placement of the sidewalks at the back of curb. The proposed sidewalks at the back of curb are 6 feet wide

2) (Continued) instead of the typically required 4 feet width. By deleting the typical 3' 4-1/2" dirt strip separating the sidewalk from the curb and making the sidewalks 2 feet wider we will narrow the overall section by the difference of 1' 6" on each side. This narrowing is appropriate in this case because the private roads will serve only a limited number of residents, there are no through streets, vehicle speeds are expected to be low, and the reduced width may help to further reduce vehicle speeds. Public water and sewer lines will be contained within the standard width curb lines, and private utilities will be located within dedicated easements located outside of the proposed street easements. The requested sections are therefore appropriate for their intended pedestrian and vehicular uses and will not limit underground utilities.

We are also requesting a variance to allow reduced turning radii at the internal corners on the looped road instead of the 75 ft typically required for an equivalent public street. This reduction is appropriate for this private gated subdivision where limited traffic and reduced vehicle velocities are expected. Once again, this reduction may also serve to further reduce vehicle speeds. The requested reduction will also minimize unnecessary adverse geometry impacts on lots 12-P1 and 21-P1. As shown on the exhibit, the pavement at one of the subject corners is widened on the outside to provide additional pavement to the fronting lots, effectively widening the roads in these locations. These widened areas will be delineated with valley gutter to clearly differentiate them from the traveled way.

3) Temporary Deferral of Sidewalk Construction: We hereby request temporary deferral of the internal sidewalks associated with this request to avoid unnecessary damage attributable to home construction. These sidewalks will be separately guaranteed by the developer and constructed immediately following individual home construction.

Please evaluate these requests in association with the preliminary plat hearing for the subject project. If you have any questions or comments concerning this information or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

J. Graeme Means

J. Graeme Means, P.E., Principal

GM:*
Enclosures

xc: Donald G. Hoech w/enclosures

2005.028.3

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.

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 19, 2005

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax - 345-4254
e-mail: dtrujillo@jmainc.org

Dear Debie:

Thank you for your inquiry of **July 19, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT L-2, VISTA DEL NORTE SUBDIVISION,** zone map **E-16.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

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

planningrnaform(10/08/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:

a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").

b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").

c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.

5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for ONC use only)

Date of Inquiry: **07/19/05** Time Entered: **9:20 a.m.** ONC Rep. Initials: **SW**

"Attachment A"

Debie LeBlanc Trujillo, Jeff Mortensen and Associates, Inc.
Zone Map: E-16

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"
***Steve Wentworth**
8919 Boe Ln. NE/87113-2328 897-3052 (h)
Leroy Gurule
713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

NORTHEAST VALLEY N.A. (NEV) "R"
***Linda Trujillo**
508 Bear Canyon Ln. NE/87113-1104 344-1704 (h)
Virginia Huettig
7442 Edith Blvd. NE/87113 450-9876 (cell)

VISTA DEL NORTE ALLIANCE (VDN) "R"
***Eddie Kurtz**
7101 Casa Elena Dr. NE/87113 292-9436 (h) 797-1487 ext. 3009 (w)
Rod Crawley
7331 Sidewinder Dr. NE/87113 299-0145 (h) 837-2290 ext. 230 (w)

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

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

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.028.3
July 21, 2005

Mr. Steve Wentworth
Alameda North Valley Association
8919 Boe Lane NE
Albuquerque, NM 87113-2328

Via Certified Mail – Return Receipt Requested

and

Mr. Leroy Gurule
Alameda North Valley Association
713 Alameda Blvd. NW
Albuquerque, NM 87114

Via Certified Mail – Return Receipt Requested

Project Title:	Agave Subdivision
Type of Request:	Preliminary Plat Approval
Current Legal Description:	Tract L-2, Vista Del Norte Subdivision
Developer:	Hoech Real Estate Corporation
Agent/Surveyor:	Jeff Mortensen & Associates, Inc.
Contact:	Charles G. Cala, Jr., PS, Project Surveyor Graeme Means, PE, Project Engineer Debie LeBlanc Trujillo, Project Coordinator

Dear Gentlemen:

Transmitted herewith is a copy of the Preliminary Plat for the above described property. This project is scheduled to be heard at the Development Review Board hearing on August 17, 2005. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our client, Hoech Real Estate Corporation, we are requesting Preliminary Plat Approval, for the proposed Agave Subdivision. We are proposing to create 31 lots that are single family dwellings which will be in a gated subdivision. The homes will be restricted to single story with a maximum height of 18 feet. This project was heard by the Environmental Planning Commission for a Zone Map Amendment and Site Development Plan for Subdivision on June 16, 2005, and was approved with conditions to be addressed with the forthcoming Site Plan and Preliminary Plat submittals.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

If you have any questions regarding this information, please do not hesitate to contact our offices.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation w/enc.

JMA
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Debie LeBlanc Trujillo

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xc: Don Hoech – Hoech Real Estate Corporation w/enc.

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2005.028.1
July 21, 2005

Ms. Linda Trujillo
Northeast Valley Neighborhood Association
508 Bear Canyon Lane, NE
Albuquerque, NM 87113-1104

Via Certified Mail – Return Receipt Requested

and

Ms. Virginia Huettig
Northeast Valley Neighborhood Association
7442 Edith Boulevard, NE
Albuquerque, NM 87113

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July 21, 2005

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7101 Casa Elena Drive, NE
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Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation w/enc.

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Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation w/enc.

2005.028.3

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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July 19, 2005

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax - 345-4254
e-mail: dtrujillo@jmainc.org

Dear Debie:

Thank you for your inquiry of **July 19, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT L-2, VISTA DEL NORTE SUBDIVISION,** zone map **E-16.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

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

planningrnaform(10/08/04)

NOTICE TO APPLICANTS

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5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for ONC use only)

Date of Inquiry: **07/19/05** Time Entered: **9:20 a.m.** ONC Rep. Initials: **SW**

"Attachment A"

Debie LeBlanc Trujillo, Jeff Mortensen and Associates, Inc.
Zone Map: E-16

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"
***Steve Wentworth**
8919 Boe Ln. NE/87113-2328 897-3052 (h)
Leroy Gurule
713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

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P: 505.345.4250
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ESTABLISHED 1977

2005.028.3
July 21, 2005

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Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation w/enc.

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PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

If you have any questions regarding this information, please do not hesitate to contact our offices.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation w/enc.

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.028.1
July 21, 2005

Ms. Linda Trujillo
Northeast Valley Neighborhood Association
508 Bear Canyon Lane, NE
Albuquerque, NM 87113-1104

Via Certified Mail – Return Receipt Requested

and

Ms. Virginia Huettig
Northeast Valley Neighborhood Association
7442 Edith Boulevard, NE
Albuquerque, NM 87113

Via Certified Mail – Return Receipt Requested

Project Title:	Agave Subdivision
Type of Request:	Preliminary Plat
Current Legal Description:	Tract L-2, Vista Del Norte Subdivision
Developer:	Hoech Real Estate Corporation
Agent/Surveyor:	Jeff Mortensen & Associates, Inc.
Contact:	Charles G. Cala, Jr., PS Project Surveyor Graeme Means, PE, Project Engineer Debie LeBlanc Trujillo, Project Coordinator

Dear Ladies:

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FIRST•CLASS FIRST•CLASS FIRST•CLASS

CERTIFIED MAIL™

7002 3150 0005 7420 2512

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.11⁰
0002527985 JUL 21 2005
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

FIRST•CLASS

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Steve Wentworth
Alameda North Valley Assn.
8919 Boe Ln. NE
Albuquerque, NM 87113-2328

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7002 3150 0005 7420 2512

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

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7002 3150 0005 7420 2529

UNITED STATES POSTAGE
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$ 005.11⁰
02 1P
0002527985 JUL 21 2005
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

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1. Article Addressed to:

Leroy Gurule
713 Alameda Blvd. NW
Alameda, NM 87114
Alameda North Valley Assn.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

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2. Article Number
(Transfer from service label) 7002 3150 0005 7420 2529

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

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7002 3150 0005 7420 2536

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.11⁰
0002527985 JUL 21 2005
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

SENDER: *COMPLETE THIS SECTION*

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Linda Trujillo
Northeast Valley N.A.
508 Bear Canyon Ln. NE
Albuquerque, NM 87113-1104

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A. Signature

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☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7002 3150 0005 7420 2536

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL™

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7002 3150 0005 7420 2543

UNITED STATES POSTAGE
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02 1P
0002527985 JUL 21 2005
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

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Virginia Huettig
Northeast Valley N.A.
7442 Edith Blvd. NE
Albuquerque, NM 87113

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(Transfer from service label) 7002 3150 0005 7420 2543

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL™

7002 3150 0005 7420 2550

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.11⁰
0002527985 JUL 21 2005
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

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Eddie Kurtz
Vista Del Norte Alliance
7101 Casa Elena Dr. NE
Albuquerque, NM 87113

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X ☐ Agent ☐ Addressee

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☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7002 3150 0005 7420 2550

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

FIRST-CLASS

CERTIFIED MAIL™

7002 3150 0005 7420 2567

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.11⁰
0002527985 JUL 21 2005
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

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Rod Crawley
Vista Del Norte Alliance
7331 Sidewinder Dr. NE
Albuquerque, NM 87113

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X ☐ Agent ☐ Addressee

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PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

FIRST-CLASS

2005-028.3

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

APPLICANT: Jeff Mortensen & Assoc. Inc **Date of request:** 04/27/05 **Zone atlas page(s):** E-16

CURRENT:

Zoning SU-1/O-1 w/ signage restrictions **Legal Description -** Lot or Tract # L-2 Block # –

Parcel Size (acres / sq.ft.) 5.95 acres Subdivision Name VISTA DEL NORTE

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan		Zone Change	[X]	a) Subdivision	[X]	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other	[ ]
				c) Amendment	[ ]		

PROPOSED DEVELOPMENT:

No construction / development [X]

New Construction [ ]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 31

Building Size - 2500 (sq. ft.)

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

Applicant or Representative Olivia LeBlanc Trujillo Date 05-02-05

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **TIS:** Previously studied: [X]

Notes: VISTA DEL NORTE TIS

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 Lyel — TRAFFIC ENGINEER — 5-2-05 — DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

TIS - **SUBMITTED** __/__/1995 Tony Lyel — TRAFFIC ENGINEER — 5-2-05 — DATE

- **FINALIZED** __/__/__ SUBSEQUENT + UPDATES

2025.028.3

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME LOTS 1-P1 through 31-P1 AGAVE SUBDIVISION

AGIS MAP # E-16-Z

LEGAL DESCRIPTION TRACT L-2, VISTA DEL NORTE SUB.

✓ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7/19/05 [date].

Debbie LeBlanc Trujillo - JMA — 07-19-05

Applicant / Agent — Date

Brad Bi[illegible] — 07-19-05

Hydrology Division Representative — Date

✓ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on May 18, 2005 [date].

Debbie LeBlanc Trujillo — 07-19-05

Applicant / Agent — Date

Brad Bi[illegible] — 07-19-05

Utilities Division Representative — Date

DRB#____-_____

CITY OF ALBUQUERQUE

2005.028.1

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

May 18, 2005

Mr. Graeme Means, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: Water and Sanitary Sewer Availability Statement
Tract L-2 of the Vista Del Norte Subdivision

E-16

Mr. Means,

Existing Conditions: The project site includes approximately six (6) acres of undeveloped land located along the west side of Vista Del Norte Drive and north of Osuna Road in Northeast Albuquerque as shown on figure 1. Adjacent infrastructure includes a 16-inch top of zone 1E master plan water line and an 8-inch sanitary sewer in Vista Del Norte Drive. Refer to figures 2 and 3 for the approximate alignments. By designation, the 16-inch is not available for individual service connections. The sewer currently terminates at the northeast property corner without extending south across the eastern frontage of the site. An 8-inch stub to your property was included in the construction of that line.

P.O. Box 1293

Proposed: The existing zoning is SU-1 for O-1. Your EPC submittal for the June public hearing proposes to change this to SU-1 for PRD. If this zone change is approved, the resulting development would be a 31-lot, residential subdivision.

Albuquerque

Service will require the construction of new public water and sewer lines. Both water and sewer lines will be 8-inch mains constructed at standard locations within the rights-of-way internal to the development. The water lines must be looped and may be reduced to 6-inch in internal streets. The sewers will drain north and outfall to the existing stub. The alignments proposed in your submittal are acceptable. While the construction of a new sewer in Vista Del Norte would typically be required to serve the property to the east, access was provided for that lot to drain north to the townhouse development. A new sewer in Vista Del Norte would therefore serve no purpose with the current lot configuration and need not be constructed. As always, fire hydrants must be included at standard intervals and standard locations approved by the Fire Marshal's office.

New Mexico 87103

www.cabq.gov

Easements: Albuquerque Bernalillo County Water Authority public water and sewer easements are required for all lines to be constructed outside of dedicated rights-of-way. The minimum easement width for the northern water line loop and sewer connection shall be 25-feet. Acceptable easements must be procured and documented prior to DRC approval.

Design and Construction of all required infrastructure will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to installation and construction costs, both sanitary sewer and metered water services to each property will be subject to Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility (ABCWU) as soon as possible.

Please feel free to contact the undersigned at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the statements contained herein or need additional information.

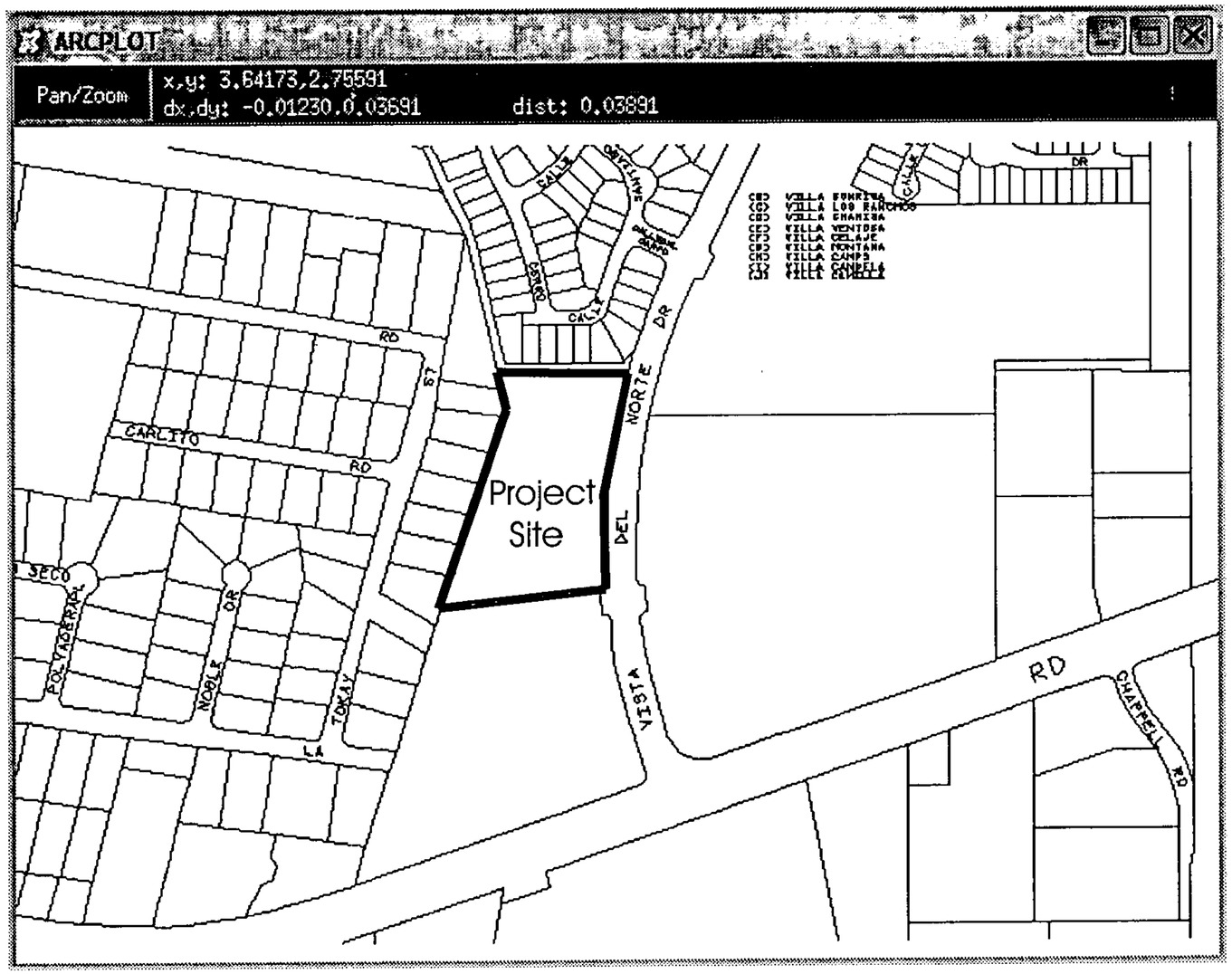
Sincerely,

Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Section
ABCWU

encl: Site Map
Water and Sanitary Sewer Infrastructure Maps (2)

cc:	f/	Availability	E-16
	f/	Readers	#50409
	f/	DRB	#1001436, #1004162

XC: Justin Hoech



Availability Statement #50409

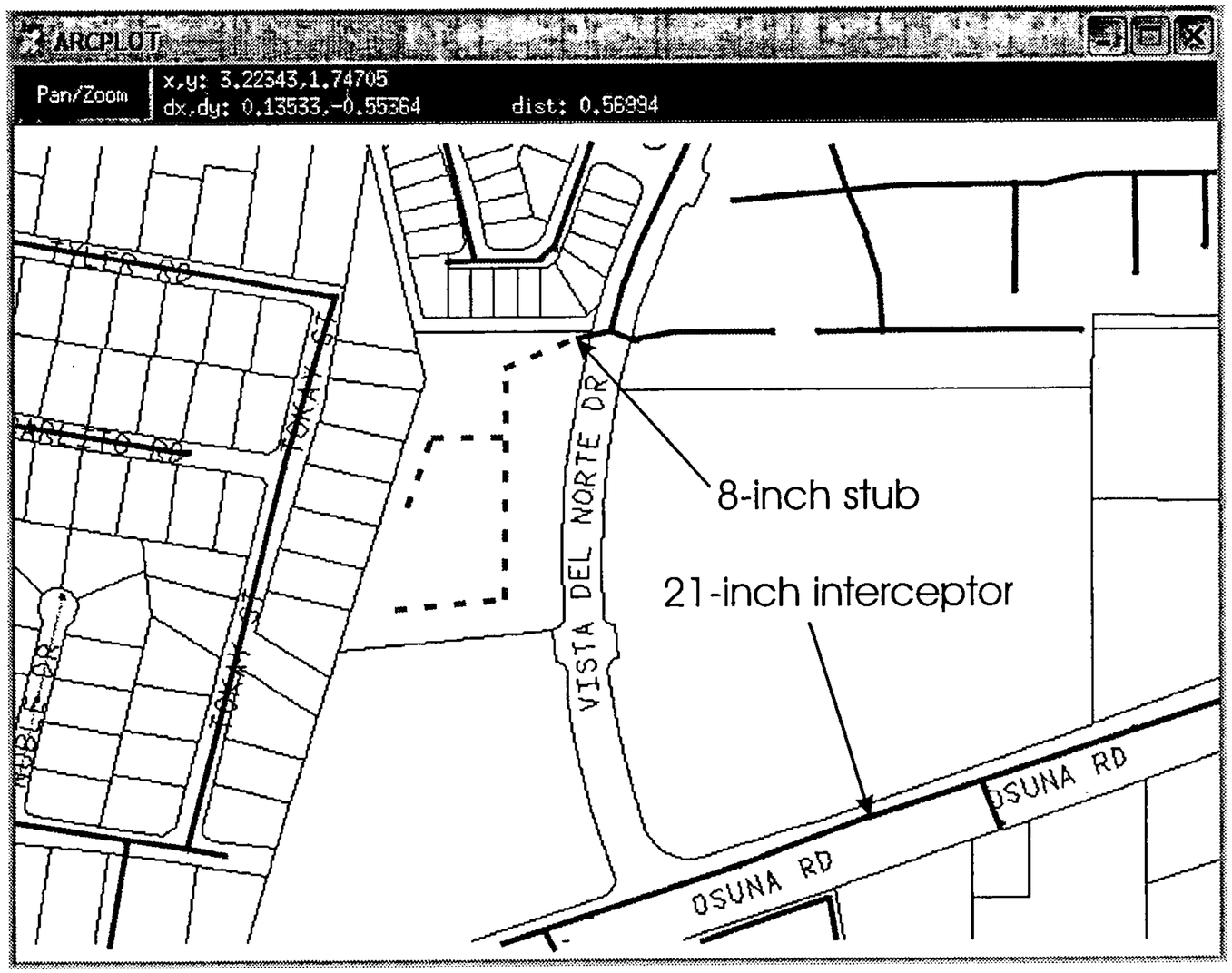
Site Map

Zone Atlas Page

E-16

Figure

1



N

Existing public sanitary sewer lines

New 8-inch public sewer lines

Availability Statement #50409	Zone Atlas Page	Figure
Sewer Line Map	**E-16**	**2**

N

Existing public water lines

New 8-inch public water lines

Availability Statement #50409
Water Line Map

Zone Atlas Page
E-16

Figure
3

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 8-2-05 To 8-17-05

5. REMOVAL

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

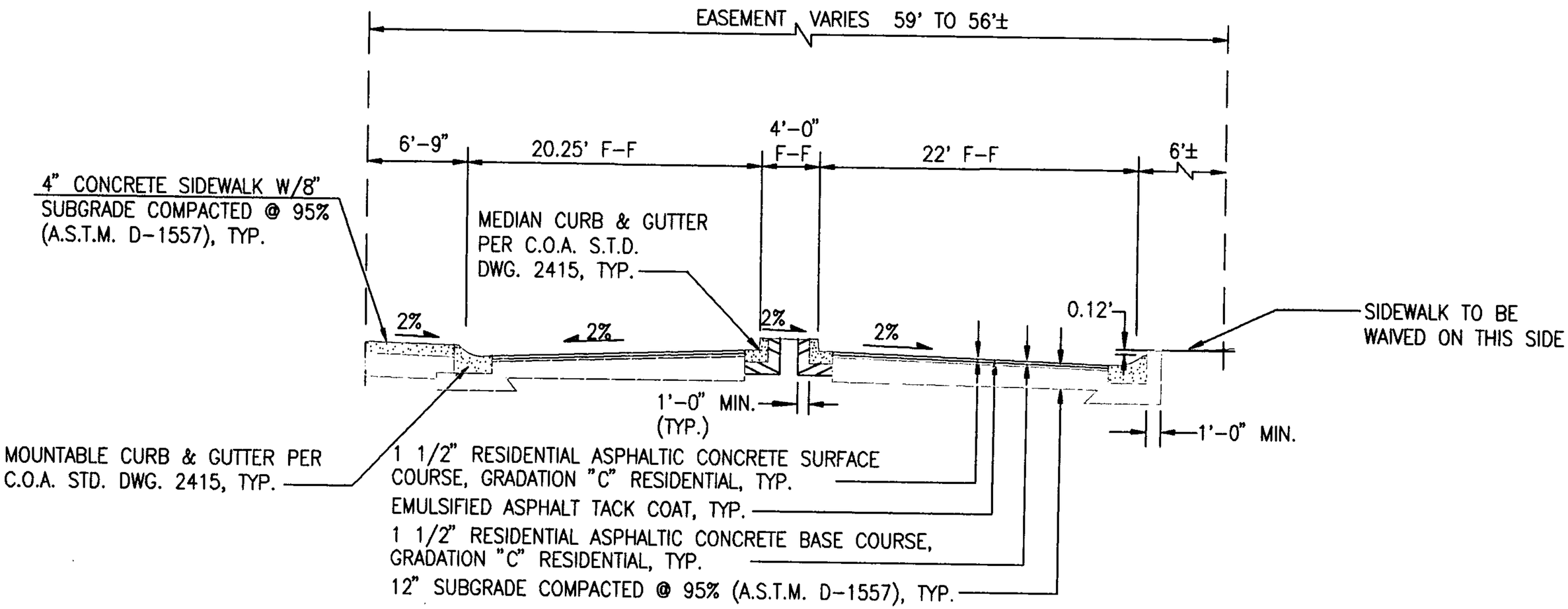
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Debbie Lebsmuchinillo SMA — (Applicant or Agent) — 07-22-05 (Date)

I issued 1 signs for this application, 7/22/05 (Date) — Claire Senora (Staff Member)

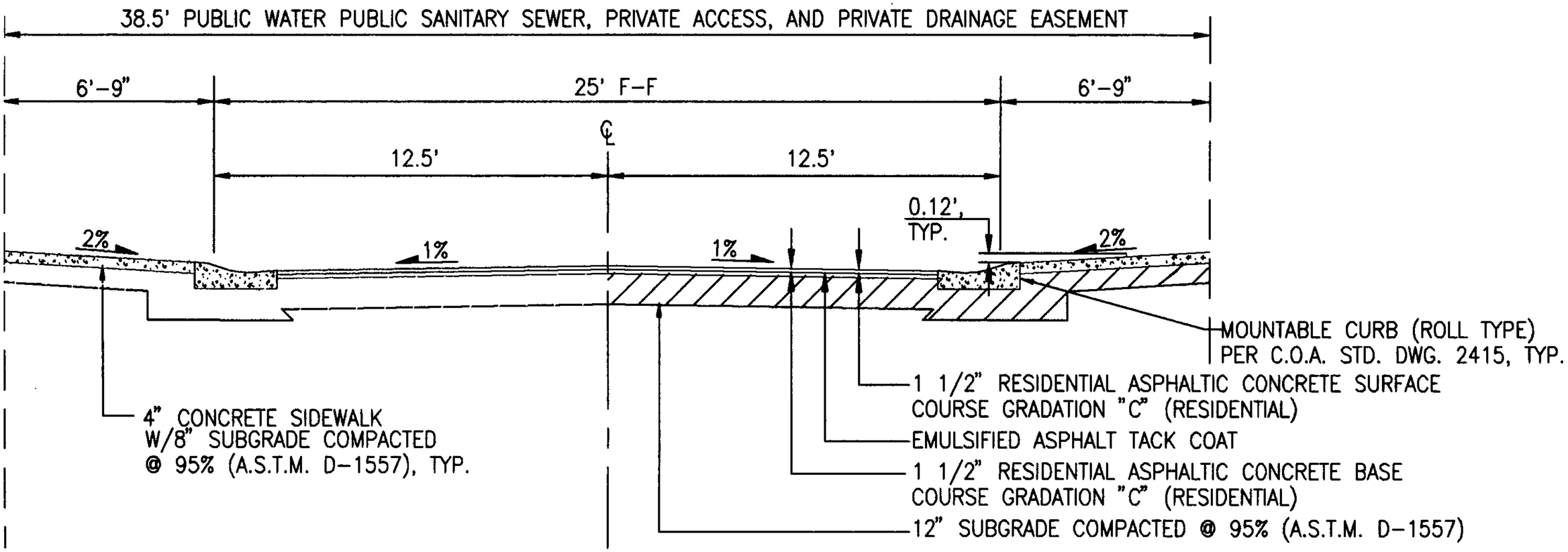
DRB PROJECT NUMBER: 1004162

Rev. 1/11/05



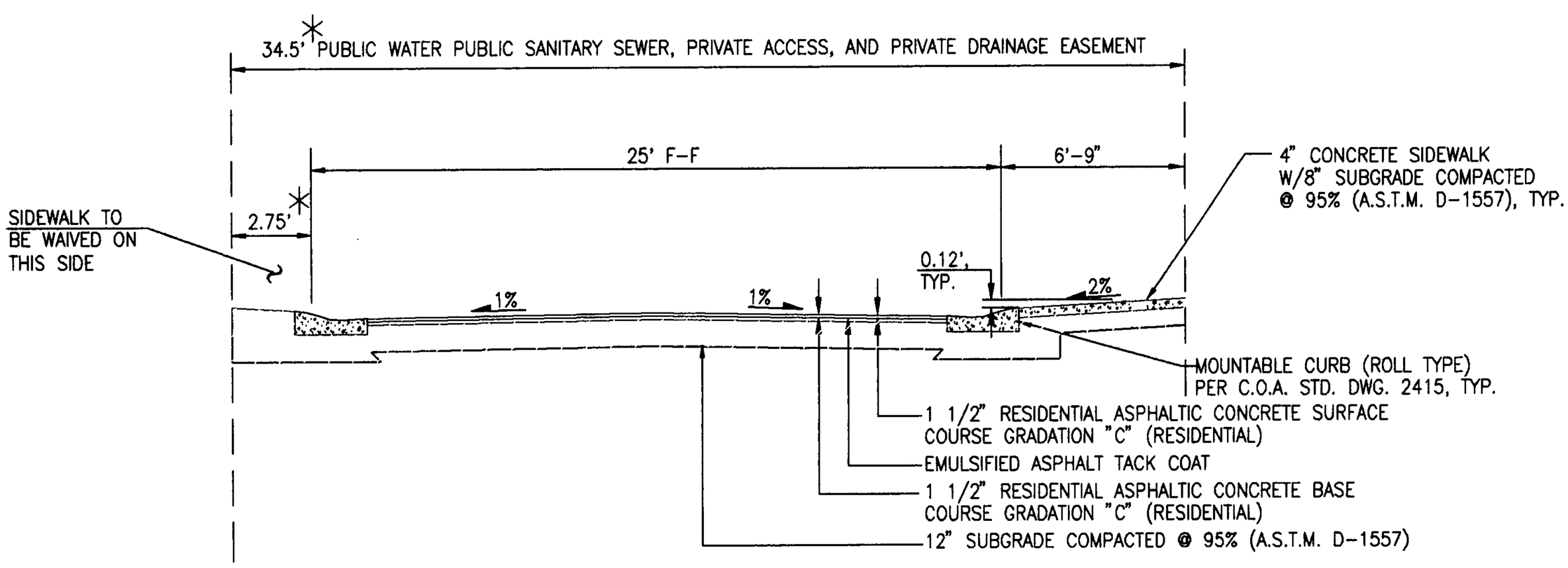
SECTION A – A (ENTRANCE STREET)

SCALE: 1" = 10' HORIZONTAL
1" = 6' VERTICAL



SECTION B-B (PRIVATE STREET WITH HALF CROWN)

SCALE: 1" = 5'



SECTION C-C (PRIVATE STREET WITH HALF CROWN)

SCALE: 1" = 5'

* WIDTHS INCREASE TO 36 FT AND 4 FT ALONG WEST PROPERTY LINE.

EXISTING 8' ASPHALT TRAIL/SIDEWALK TO REMAIN

VISTA DEL NORTE DRIVE N.E.

LOT 17-P1
LOT 16-P1
LOT 15-P1
LOT 14-P1
LOT 13-P1
LOT 12-P1
LOT 11-P1
LOT 10-P1
LOT 9-P1
LOT 8-P1
LOT 7-P1
LOT 6-P1
LOT 5 -P1
LOT 4 P1
LOT 3 P-1
LOT 2 P-1
LOT 1 P-1
LOT 18-P1
LOT 19-P1
LOT 20-P1
LOT 21-P1
LOT 22-P1
LOT 23-P1
LOT 24-P1
LOT 25-P1
LOT 26-P1
LOT 27-P1
LOT 28-P1
LOT 29-P1
LOT 30-P1
LOT 31-P1
COMMON AREA

① 6' DEFERRED SIDEWALK, TYP.

① 6' DEFERRED SIDEWALK, TYP.

SCALE: 1" = 60'

60 0 120

30 60

THE PURPOSE OF THIS EXHIBIT IS TO DEPICT:

① THE LOCATIONS OF INTERNAL SIDEWALKS TO BE TEMPORARILY DEFERRED TO AVOID DAMAGE BY HOME CONSTRUCTION

② THE LOCATION OF SIDEWALKS TO BE WAIVED

③ THE LOCATIONS OF PROPOSED STREET SECTIONS FOR WHICH SUBDIVISION DESIGN VARIANCE IS REQUESTED. SEE SECTIONS ATTACHED.

CONSTRUCT SW

EXHIBIT C

Date 8/17/05

2005.028.5

DESIGN VARIANCE, SIDEWALK DEFERRAL
AND SIDEWALK WAIVER EXHIBIT
AGAVE SUBDIVISION
PROJECT # 1004162

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	3830
CONNECTION TEL	9p3454254
SUBADDRESS	
CONNECTION ID	
ST. TIME	07/28 08:50
USAGE T	00'50
PGS.	2
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Debie

FAX NUMBER: 345-4254 **# PAGES** 2

SENT BY: Sheran Matson, DRB Chair **DATE:** 7/28/05

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1004462 **APPLICATION NO:** 05-01193

****

Planning's comments.

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, August 17, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986
05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH,** zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

No objection. Defer to the Traffic Engineer.

Project # 1004162
05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION)** zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

The site plan for subdivision should have received EPC approval and should be scheduled for DRB signoff on 8/17/05 also.

Planning cannot comment on whether the plat matches the site plan until the site plan is submitted.

A copy of the EPC Notice of Decision approving the zone change is needed for the file.

Assuming the perimeter wall design was submitted to EPC as part of the site plan package, the wall design was approved by EPC.

No objection to any of the sidewalk application requests.

2005.028.1

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 17, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004162***
05EPC-00741 Zone Map Amendment
05EPC-00742 EPC Site Development Plan-Subdivision

Hoech Real Estate Corporation
8300 Carmel Ave. NE, Suite 601
Albuq. NM 87122

LEGAL DESCRIPTION: for all or a portion of Tract L-2, **VISTA DEL NORTE SUBDIVISION**, a zone map amendment from SU-1/O-1 WITH SIGNAGE RESTRICTIONS to SU-1/PRD (31 dwelling units maximum), located on VISTA DEL NORTE DRIVE NE, between OSUNA ROAD NE and VISTA MONTE DR. NE, containing approximately 6 acres. (E-16) Elvira Lopez, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1004162/ 05EPC 00741, a request for approval of a zone map amendment from SU-1/O-1 with Signage Restrictions to SU-1 for Planned Residential Development (PRD) for a maximum of 31 dwelling units, for Tract L2, Vista Del Norte Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a zone map amendment from SU-1/O-1 With Signage Restrictions to SU-1 for PRD for a maximum of 31 dwelling units. The subject site is undeveloped and the applicant proposes to develop single-family homes.

2. The applicant correctly asserts that the proposed SU-1 for PRD zone is consistent with surrounding land uses and this furthers Developing Urban Area Policies a, d, e of the *Comprehensive Plan*. The applicant proposes an average lot size of approximately 6,412 SF and a density of 5 dwelling units per acre. This is similar to the existing R-1 zoning to the north and M-H zoning to the west.

3. The applicant justifiably argues that the proposed residential zoning is more advantageous to the community as per applicable policies of the *Comprehensive Plan*. This is because the proposed residential zone will generate less traffic, less air pollution, less noise pollution, and less groundwater pollution than the existing SU-1/ O-1 zoning. Also, the subject request better respects neighborhood values and better maintains the integrity of the existing community (Developing Urban Area Policy d, e, i, and k; Air Quality Policy b and i; Water Quality Policy a; Noise Policy a; Transportation Policy o).

4. The subject request furthers applicable policies of the *Comprehensive Plan* by adding to the variety of land uses within a 1.5-mile radius of Vista del Norte subdivision, strengthening the jobs to housing balance in the North Valley area, and reducing the vehicular miles traveled between work and home (Developing Urban Area Policies a and i; Air Quality Policy b).

5. The proposed residential land use furthers Air Quality Policy d of the *Comprehensive Plan* because it will create opportunities for future residents to take advantage of the existing alternate mode of transportation along the North Diversion Channel, which links to nearby employment centers.

6. The proposed residential zoning better furthers Water Management Policy b of the *Comprehensive Plan* than the existing office zoning. This is because residential developments tend to have less impervious coverage than non-residential developments.

7. This request is more advantageous to the community according to Zoning and Land Use Policy 2.g. of the *North Valley Area Plan*. The subject request proposes rezoning the subject site for a residential use in an appropriate location.

8. The subject request is consistent with all of the provision of Resolution 270-1980 in the following manner:
   a. Section 1.A. The proposed zoning is consistent with the health, safety, morals, and general welfare of the City.
   b. Section 1.B. The applicant provides a sound justification for the zone change. The applicant has overcome the burden of demonstrating why the zone change should be made. This request does not compromise stability of land use and zoning because the requested zoning is similar and compatible with R-1 zoning to the north and M-H zoning to the west.
   c. Section 1.C. The applicant demonstrates that this request is consistent with applicable policies of the *Comprehensive Plan* and *North Valley Area Plan*.
   d. Section 1.D.3. The requested SU-1 PRD zoning is more advantageous to the community as per applicable policies of the *Comprehensive Plan* and *North Valley Area Plan*. This is explained in previous findings of this case.

e. Section 1.D.2. This request is justified due to changed neighborhood conditions. This assertion is based on the 2000 platting action that divided Tract L into Tracts L-1 and Tract L-2 resulting in a lack of direct access for Tract L-2, the subject site, to Osuna Road, a Principal arterial. Primary access to the subject site is from Vista del Norte Drive. The proposed residential zoning is more appropriate on the subject site given Developing Urban Area Policy 5k, which encourages that the livability and safety of residential neighborhoods be considered in transportation planning operations.
f. Section 1.E. The applicant proposes an SU-1 for PRD zone to develop 31 dwelling units. The proposed zoning is most similar to the R-1 zone. This proposed residential use is not harmful to adjacent property located to the north, zoned R-1, and located to the west, zoned M-H.
g. Section 1.F. The subject request would not require major and unprogrammed capital expenditures by the City. The proposed residential subdivision will take advantage of existing and adjacent infrastructure.
h. Section 1.G. The applicant requests a change from a nonresidential zone to a low-density residential zone. This "downzone" is not primarily driven by economic considerations and the cost of land.
i. Section 1.I. The applicant requests an SU-1 zone, which is inherently a spot zone. Based on the average proposed residential lot sizes (approximately 6,412 SF), the proposed zone is most similar to the R-1 zone. The R-1 zone is located adjacent and north of the subject site. This spot zone is justified because it facilitates realization of applicable policies of the Comprehensive Plan and North Valley Area Plan.

9. The Alameda North Valley Association, the Northeast Valley Neighborhood Association, and Vista Del Norte Alliance are Recognized neighborhood associations affected by this request. A facilitated meeting was held May 31, 2005. The minutes of this meeting indicate that, while there is general support for this project, there are still some concerns with respect to traffic congestion experienced at Osuna Road /Vista del Norte Drive, the proposed perimeter wall, and lighting on the subject site.

10. This zone map amendment should not be used as precedent for further changes from non-residential to residential in the immediate area.

CONDITION:

1. Final DRB sign-off of concurrent request for approval of a site development plan for subdivision (05EPC 00742).

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1004162/ 05EPC 00742, a request for approval of a site development plan for subdivision, for Tract L2, Vista Del Norte Subdivision, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 6-acre site located on Vista del Norte Drive, between Osuna Road and Vista Monte Drive.

2. The subject site is undeveloped and currently zoned SU-1/O-1 With Signage Restrictions. The applicant concurrently requests approval of a zone change from SU-1 /O-1 With Signage Restrictions to SU-1 for PRD for a maximum of 31 dwelling units.

3. With some minor modifications, the subject request furthers Developing Urban Area Policy 51 of the *Comprehensive Plan* by encouraging quality and innovation in design. The applicant proposes a residential subdivision design that is appropriate to the plan area.

4. This request furthers Zoning and Land Use Policy 2.g. of the *North Valley Area Plan*. The subject request proposes a residential use in an appropriate location.

5. The Alameda North Valley Association, the Northeast Valley Neighborhood Association, and Vista Del Norte Alliance are recognized neighborhood associations affected by this request. A facilitated meeting was held May 31, 2005. The minutes of this meeting indicate that, while there is general support for this project, there are still some concerns with respect to traffic congestion experienced at Osuna Road /Vista del Norte Drive, the proposed perimeter wall, and lighting on the subject site.

6. The approval of this site plan for subdivision as a gated community is not a precedent for future gated communities.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The following notes regarding required setbacks shall be included on sheet 5:
   a. The minimum setback of the living area of a dwelling shall be 15 feet. The minimum setback of the garage of a dwelling is 20 feet.
   b. A maximum of fifteen (15) lots within the subdivision may have garages that are setback less than the living area of the home.
   c. No more than 55% of the width of the front façade on any lot, may be garage door with the exception of lot 23 which shall not exceed 60%.
   d. No more than 50% of a front yard may be used for parking or a driveway.
   e. Side and rear yard setbacks are as regulated in the RT zone.
   f. The design standards shall be modified in accordance with the above.

3. Landscaping
   a. The landscaping plan shall clearly define required landscaping areas. The plan shall state that landscaping is required in the front yard, side yard (if the lot is located on the corner) and common areas.
   b. Landscaping for a typical residential lot shall be indicated on the plan prior to DRB approval. Typical landscaping for common areas shall also be indicated on the plan.
   c. Typical landscaping for all areas shall include low water use plants from the City of Albuquerque's plant list (may be obtained from *How to Guide to Xeriscaping* pamphlet).
   d. The plan shall indicate that a maximum of 20% of required landscaping areas can be high water use turf.
   e. The plan shall indicate the type of irrigation proposed within required landscaping areas.

4. Architecture and Signage
   a. Design requirements make reference to Exhibit A. This reference shall be clearly be labeled on sheet 5.
   b. The image of a dwelling shown on sheet 5 shall reflect the proposed setback requirements and architectural design requirements.
   c. The colors of exterior wall materials shall be indicated by the design requirements.
   d. The colors and materials of roofs shall be indicated by the design requirements.
   e. The plan shall indicate the type (e.g. freestanding monument or building mounted sign), the lighting, the maximum square footage and the maximum height of the proposed sign.

5. A common area with a square footage of approximately 3,800 SF in size shall be indicated on the site plan. Changes to the submittal shall be made, as per Exhibit A in order to accommodate this common area. The applicant shall provide and indicate the location of benches and landscaping within the proposed common area.

6. The plan shall specify the materials, colors, and height of all walls (north, south, east and west). The wall along Vista del Norte Drive shall comply with the General Height and Design Regulations for Walls, Fences and Retaining Walls of the Zoning Code (Section 14-16-3-19). All remaining walls shall be in compliance with Zoning Code regulations applicable to the R-1 zone.

7. The width of all proposed sidewalks shall be labeled on the plan. Sidewalk widths shall at least adhere to minimum DPM standards.

8. Freestanding lights proposed throughout the subdivision shall comply with the Area Lighting Regulations of the City Zoning Code (Section 14-16-3-9) and the minimum Development Process Manual standards. A detail drawing of proposed freestanding lights and their respective locations on the site plan shall be provided prior to DRB approval.

9. Based on Solid Waste Management agency comments, the site plan shall indicate that a storage area for residential automation carts shall be provided for each dwelling unit. Such storage area shall be located so that automation carts are not visible from the street. Also, the site plan shall indicate that the storage of boats, motor homes, or trailers, is not permitted on any proposed cul-de-sac or hammerhead turnaround.

10. Per comments from Fire, "No Parking" signs shall be provided on one side of the street throughout development due to the proposed road widths. These signs shall be indicated on the plan. A Knox Key access for the proposed gate(s) shall be provided. The applicant shall provide hydrants per DPM standards. Hydrants must be shown on the site plan prior to DRB approval.

11. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
    b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    c. Provide cross access agreement.
    d. Site plan shall comply and be designed per DPM Standards.
    e. Platting must be a concurrent DRB action.

12. Conditions 2 through 10 require that additional information be added to the subject submittal. This additional information shall be added to a revised site plan prior to DRB approval.

13. Prior to making application for DRB review, the applicant shall meet with Planning Staff to review the conditions of approval and ensure that conditions are adequately met

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 1, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Richard Dineen
Planning Director

RD/EL/ac

cc: Jeff Mortensen & Assoc., Inc. 6010 B Midway Park Blvd NE, Albuq. NM 87109
Steve Wentworth, Alameda North Valley Assn., 8919 Boe Ln. NE, Albuq. NM 87113
Leroy Gurule, Alameda North Valley Assn., 713 Alameda Blvd. NW, Albuq. NM 87114
Linda Trujillo, Northeast Valley NA, 508 Bear Canyon Ln. NE, Albuq. NM 87113
Virginia Huettig, Northeast Valley NA, 7442 Edith Blvd. NE, Albuq. NM 87113
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr. NE, Albuq. NM 87113
Rod Crawley, Vista del Norte Alliance, 7o331 Sidewinder Dr. NE, Albuq. NM 87113
RJ Marney, 6812 Tokay St. NE, Albuq. NM 87113

A-1
A-1
A-1
TYLER
CARLITO
E16
VISTA DEL NORTE
SU-1
SU-1
R-2
R
R
R

JEFF MORTENSEN + ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

TRANSMITTAL :

To: Sheran Matson DRB Chairperson Plaza Del Sol	DATE: July 28, 2005
	PROJECT: Agave Subdivison DRB 1004162
	JMA JOB NO: 2005.028.1

VIA: ☑ Delivery ☐ Pickup ☐ US Mail ☐ Federal Express Delivery

WE ARE SENDING:

QTY.	DESCRIPTION	FOR
1	Official Notification of Decision for 05EPC-00741	Your Use

REMARKS:

Transmitted herewith is the above listed item for your use as requested. Please do not hesitate to call me if you should have any questions or comments concerning this transmittal or any other aspect of the project.

Debie LeBlanc Trujillo

RECEIVED
JUL 2 - 2005
HYDROLOGY SECTION

Debie LeBlanc Trujillo

2005.028.1

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 17, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004162***
05EPC-00741 Zone Map Amendment
05EPC-00742 EPC Site Development Plan-Subdivision

Hoech Real Estate Corporation
8300 Carmel Ave. NE, Suite 601
Albuq. NM 87122

LEGAL DESCRIPTION: for all or a portion of Tract L-2, **VISTA DEL NORTE SUBDIVISION**, a zone map amendment from SU-1/O-1 WITH SIGNAGE RESTRICTIONS to SU-1/PRD (31 dwelling units maximum), located on VISTA DEL NORTE DRIVE NE, between OSUNA ROAD NE and VISTA MONTE DR. NE, containing approximately 6 acres. (E-16) Elvira Lopez, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1004162/ 05EPC 00741, a request for approval of a zone map amendment from SU-1/O-1 with Signage Restrictions to SU-1 for Planned Residential Development (PRD) for a maximum of 31 dwelling units, for Tract L2, Vista Del Norte Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a zone map amendment from SU-1/O-1 With Signage Restrictions to SU-1 for PRD for a maximum of 31 dwelling units. The subject site is undeveloped and the applicant proposes to develop single-family homes.

2. The applicant correctly asserts that the proposed SU-1 for PRD zone is consistent with surrounding land uses and this furthers Developing Urban Area Policies a, d, e of the *Comprehensive Plan*. The applicant proposes an average lot size of approximately 6,412 SF and a density of 5 dwelling units per acre. This is similar to the existing R-1 zoning to the north and M-H zoning to the west.

RECEIVED
JUL 2 0 2005
HYDROLOGY SECTION

e. Section 1.D.2. This request is justified due to changed neighborhood conditions. This assertion is based on the 2000 platting action that divided Tract L into Tracts L-1 and Tract L-2 resulting in a lack of direct access for Tract L-2, the subject site, to Osuna Road, a Principal arterial. Primary access to the subject site is from Vista del Norte Drive. The proposed residential zoning is more appropriate on the subject site given Developing Urban Area Policy 5k, which encourages that the livability and safety of residential neighborhoods be considered in transportation planning operations.
f. Section 1.E. The applicant proposes an SU-1 for PRD zone to develop 31 dwelling units. The proposed zoning is most similar to the R-1 zone. This proposed residential use is not harmful to adjacent property located to the north, zoned R-1, and located to the west, zoned M-H.
g. Section 1.F. The subject request would not require major and unprogrammed capital expenditures by the City. The proposed residential subdivision will take advantage of existing and adjacent infrastructure.
h. Section 1.G. The applicant requests a change from a nonresidential zone to a low-density residential zone. This "downzone" is not primarily driven by economic considerations and the cost of land.
i. Section 1.I. The applicant requests an SU-1 zone, which is inherently a spot zone. Based on the average proposed residential lot sizes (approximately 6,412 SF), the proposed zone is most similar to the R-1 zone. The R-1 zone is located adjacent and north of the subject site. This spot zone is justified because it facilitates realization of applicable policies of the Comprehensive Plan and North Valley Area Plan.

9. The Alameda North Valley Association, the Northeast Valley Neighborhood Association, and Vista Del Norte Alliance are Recognized neighborhood associations affected by this request. A facilitated meeting was held May 31, 2005. The minutes of this meeting indicate that, while there is general support for this project, there are still some concerns with respect to traffic congestion experienced at Osuna Road /Vista del Norte Drive, the proposed perimeter wall, and lighting on the subject site.

10. This zone map amendment should not be used as precedent for further changes from non-residential to residential in the immediate area.

CONDITION:

1. Final DRB sign-off of concurrent request for approval of a site development plan for subdivision (05EPC 00742).

3. The applicant justifiably argues that the proposed residential zoning is more advantageous to the community as per applicable policies of the *Comprehensive Plan*. This is because the proposed residential zone will generate less traffic, less air pollution, less noise pollution, and less groundwater pollution than the existing SU-1/ O-1 zoning. Also, the subject request better respects neighborhood values and better maintains the integrity of the existing community (Developing Urban Area Policy d, e, i, and k; Air Quality Policy b and i; Water Quality Policy a; Noise Policy a; Transportation Policy o).

4. The subject request furthers applicable policies of the *Comprehensive Plan* by adding to the variety of land uses within a 1.5-mile radius of Vista del Norte subdivision, strengthening the jobs to housing balance in the North Valley area, and reducing the vehicular miles traveled between work and home (Developing Urban Area Policies a and i; Air Quality Policy b).

5. The proposed residential land use furthers Air Quality Policy d of the *Comprehensive Plan* because it will create opportunities for future residents to take advantage of the existing alternate mode of transportation along the North Diversion Channel, which links to nearby employment centers.

6. The proposed residential zoning better furthers Water Management Policy b of the *Comprehensive Plan* than the existing office zoning. This is because residential developments tend to have less impervious coverage than non-residential developments.

7. This request is more advantageous to the community according to Zoning and Land Use Policy 2.g. of the *North Valley Area Plan*. The subject request proposes rezoning the subject site for a residential use in an appropriate location.

8. The subject request is consistent with all of the provision of Resolution 270-1980 in the following manner:
   a. Section 1.A. The proposed zoning is consistent with the health, safety, morals, and general welfare of the City.
   b. Section 1.B. The applicant provides a sound justification for the zone change. The applicant has overcome the burden of demonstrating why the zone change should be made. This request does not compromise stability of land use and zoning because the requested zoning is similar and compatible with R-1 zoning to the north and M-H zoning to the west.
   c. Section 1.C. The applicant demonstrates that this request is consistent with applicable policies of the *Comprehensive Plan* and *North Valley Area Plan*.
   d. Section 1.D.3. The requested SU-1 PRD zoning is more advantageous to the community as per applicable policies of the *Comprehensive Plan* and *North Valley Area Plan*. This is explained in previous findings of this case.

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On June 16, 2005 the Environmental Planning Commission voted to approve Project 1004162/ 05EPC 00742, a request for approval of a site development plan for subdivision, for Tract L2, Vista Del Norte Subdivision, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 6-acre site located on Vista del Norte Drive, between Osuna Road and Vista Monte Drive.

2. The subject site is undeveloped and currently zoned SU-1/O-1 With Signage Restrictions. The applicant concurrently requests approval of a zone change from SU-1 /O-1 With Signage Restrictions to SU-1 for PRD for a maximum of 31 dwelling units.

3. With some minor modifications, the subject request furthers Developing Urban Area Policy 51 of the *Comprehensive Plan* by encouraging quality and innovation in design. The applicant proposes a residential subdivision design that is appropriate to the plan area.

4. This request furthers Zoning and Land Use Policy 2.g. of the *North Valley Area Plan*. The subject request proposes a residential use in an appropriate location.

5. The Alameda North Valley Association, the Northeast Valley Neighborhood Association, and Vista Del Norte Alliance are recognized neighborhood associations affected by this request. A facilitated meeting was held May 31, 2005. The minutes of this meeting indicate that, while there is general support for this project, there are still some concerns with respect to traffic congestion experienced at Osuna Road /Vista del Norte Drive, the proposed perimeter wall, and lighting on the subject site.

6. The approval of this site plan for subdivision as a gated community is not a precedent for future gated communities.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The following notes regarding required setbacks shall be included on sheet 5:
   a. The minimum setback of the living area of a dwelling shall be 15 feet. The minimum setback of the garage of a dwelling is 20 feet.
   b. A maximum of fifteen (15) lots within the subdivision may have garages that are setback less than the living area of the home.
   c. No more than 55% of the width of the front façade on any lot, may be garage door with the exception of lot 23 which shall not exceed 60%.
   d. No more than 50% of a front yard may be used for parking or a driveway.
   e. Side and rear yard setbacks are as regulated in the RT zone.
   f. The design standards shall be modified in accordance with the above.

3. Landscaping
   a. The landscaping plan shall clearly define required landscaping areas. The plan shall state that landscaping is required in the front yard, side yard (if the lot is located on the corner) and common areas.
   b. Landscaping for a typical residential lot shall be indicated on the plan prior to DRB approval. Typical landscaping for common areas shall also be indicated on the plan.
   c. Typical landscaping for all areas shall include low water use plants from the City of Albuquerque's plant list (may be obtained from *How to Guide to Xeriscaping* pamphlet).
   d. The plan shall indicate that a maximum of 20% of required landscaping areas can be high water use turf.
   e. The plan shall indicate the type of irrigation proposed within required landscaping areas.

4. Architecture and Signage
   a. Design requirements make reference to Exhibit A. This reference shall be clearly be labeled on sheet 5.
   b. The image of a dwelling shown on sheet 5 shall reflect the proposed setback requirements and architectural design requirements.
   c. The colors of exterior wall materials shall be indicated by the design requirements.
   d. The colors and materials of roofs shall be indicated by the design requirements.
   e. The plan shall indicate the type (e.g. freestanding monument or building mounted sign), the lighting, the maximum square footage and the maximum height of the proposed sign.

5. A common area with a square footage of approximately 3,800 SF in size shall be indicated on the site plan. Changes to the submittal shall be made, as per Exhibit A in order to accommodate this common area. The applicant shall provide and indicate the location of benches and landscaping within the proposed common area.

6. The plan shall specify the materials, colors, and height of all walls (north, south, east and west). The wall along Vista del Norte Drive shall comply with the General Height and Design Regulations for Walls, Fences and Retaining Walls of the Zoning Code (Section 14-16-3-19). All remaining walls shall be in compliance with Zoning Code regulations applicable to the R-1 zone.

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HYDROLOGY SECTION

7. The width of all proposed sidewalks shall be labeled on the plan. Sidewalk widths shall at least adhere to minimum DPM standards.

8. Freestanding lights proposed throughout the subdivision shall comply with the Area Lighting Regulations of the City Zoning Code (Section 14-16-3-9) and the minimum Development Process Manual standards. A detail drawing of proposed freestanding lights and their respective locations on the site plan shall be provided prior to DRB approval.

9. Based on Solid Waste Management agency comments, the site plan shall indicate that a storage area for residential automation carts shall be provided for each dwelling unit. Such storage area shall be located so that automation carts are not visible from the street. Also, the site plan shall indicate that the storage of boats, motor homes, or trailers, is not permitted on any proposed cul-de-sac or hammerhead turnaround.

10. Per comments from Fire, "No Parking" signs shall be provided on one side of the street throughout development due to the proposed road widths. These signs shall be indicated on the plan. A Knox Key access for the proposed gate(s) shall be provided. The applicant shall provide hydrants per DPM standards. Hydrants must be shown on the site plan prior to DRB approval.

11. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
    b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    c. Provide cross access agreement.
    d. Site plan shall comply and be designed per DPM Standards.
    e. Platting must be a concurrent DRB action.

12. Conditions 2 through 10 require that additional information be added to the subject submittal. This additional information shall be added to a revised site plan prior to DRB approval.

13. Prior to making application for DRB review, the applicant shall meet with Planning Staff to review the conditions of approval and ensure that conditions are adequately met

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 1, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Russell Brito

Richard Dineen
Planning Director

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JUL 2 2005
HYDROLOGY SECTION

RD/EL/ac

cc: Jeff Mortensen & Assoc., Inc. 6010 B Midway Park Blvd NE, Albuq. NM 87109
Steve Wentworth, Alameda North Valley Assn., 8919 Boe Ln. NE, Albuq. NM 87113
Leroy Gurule, Alameda North Valley Assn., 713 Alameda Blvd. NW, Albuq. NM 87114
Linda Trujillo, Northeast Valley NA, 508 Bear Canyon Ln. NE, Albuq. NM 87113
Virginia Huettig, Northeast Valley NA, 7442 Edith Blvd. NE, Albuq. NM 87113
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr. NE, Albuq. NM 87113
Rod Crawley, Vista del Norte Alliance, 7o331 Sidewinder Dr. NE, Albuq. NM 87113
RJ Marney, 6812 Tokay St. NE, Albuq. NM 87113

Current DRC
Project Number:

FIGURE 12

Date Submitted: 08/22/2005
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1004162
DRB Application No.: 05DRB-

INFRASTRUCTURE LIST

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

Agave Subdivision

Tract L-2, Vista del Norte Subdivision

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
B1		44' F-F	Residential Pavement w/mnt C&G And Median C&G	Agave Verde Way (Entry)	Tract L-1 Driveway	140' North of South PL	/	/	/
B1		6'	Sidewalk	Access Easement on Tract L-1	Vista del Norte Dr	SW Cor Lot 6-P1	/	/	/
B1		6'	Sidewalk	Agave Verde Way (Entry)	SW Cor Lot 6-P1	140' North of South PL	/	/	/
B1		8"	Public Water Line	Public WL Easement on Tract L-1	Vista del Norte Dr	140' North of South PL	/	/	/
B1		25' F-F	Residential Pavement w/mnt C&G	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
SW1		6'	Deferred Sidewalk (East)	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
SW1		6'	Deferred Sidewalk (West)	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
B1		8"	Public Water Line	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
B1		8"	Sanitary Sewer	Agave Verde Way	140' North of South PL	North PL Tract L-2	/	/	/
B1		24"	RCP Storm Drain & Appurtenances (Private)	Agave Verde Way	North end of Street	Existing 48" SD			
B1		8"	Public Water Line	Esmt on Lot 17-P1	Agave Verde Way	Vista del Norte Dr	/	/	/
B1		8"	Sanitary Sewer	Esmt on Lot 17-P1	Agave Verde Way	Vista del Norte Dr	/	/	/
B1		25' F-F	Residential Pavement w/mnt C&G	Agave Verde Way (Loop)	Agave Verde (Entry)	SE Corner Lot 18-P1	/	/	/
SW1		6'	Deferred Sidewalk	Agave Verde Way (Loop)	Frontage of Lot 28-P1	Frontage of Tract B	/	/	/
SW1		6'	Deferred Sidewalk	Agave Verde Way (Loop)	Frontage of Lot 1-P1	Frontage of Lot 5-P1	/	/	/
B1		6"	Public Water Line	Agave Verde Way (Loop)	Agave Verde (Entry)	SE Corner Lot 18-P1	/	/	/
B1		18"	Private Storm Drain & Appurtenances	Agave Verde Way (Loop)	SW Corner Lot 20-P1	Exist Private SDMH			
B1		8"	Sanitary Sewer	Agave Verde Way (Loop)	Lot 1-P1	SE Corner Lot 28-P1	/	/	/
B1		8"	Sanitary Sewer	Agave Verde Way (Loop)	Lot 20-P1	SE Corner Lot 18-P1	/	/	/
B1		Per Plan	Landscaping and water meter for LS	Per LS Plan			/	/	/

revised 07/01/01

NOTES

1 Street Lights per DPM Standards

2 Engineer's Certification of Grading and Drainage is Required for F.G. Release

3 Perimeter Walls per DRB Approved Perimeter Wall Design

4 Wall and LS Certification from Engineer and/or Registered LS Architect is Required for F.G. Release

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
J. Graeme Means NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
Jeff Mortensen & Assoc. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
J. Graeme Means 8/12/05 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

#2

INTER-OFFICE MEMO **August 16, 2005**

TO: Sheran Matson, DRB Chair

FROM: Carmen Marrone, Senior Planner

RE: **Project #1004162, Agave Subdivision**

On June 16, 2005, the EPC approved a zone map amendment from SU-1/O-1 to SU-1/PRD for a maximum of 31 dwelling units on Tract L-2, Vista del Norte Subdivision. I have reviewed the DRB submittal for site plan for subdivision and find that the applicant has generally met all of the conditions imposed by the EPC with the exception of the following:

- Condition 4a refers to Exhibits A and B on Sheet 5. These exhibits are very dark and difficult to discern. The applicant should replace the exhibits with more distinguishable exhibits.
- The North Arrow is facing incorrectly on the Landscape Plan.
- Walls/Fences: Note 1 should refer to the Wall Design Regulations, §14-16-3-19 of the Zoning Code instead of the Wall Design Guidelines.

If you have any questions regarding this case, please call me at 924-3814.

2005.028.1

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

	Supplemental form
ZONING	**Z**
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	

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

APPLICANT INFORMATION:

NAME: Hoech Real Estate Corporation — PHONE: 821-4440
ADDRESS: 8300 Carmel Avenue, NE Suite 601 — FAX: _____
CITY: Albuquerque — STATE NM — ZIP 87122 — E-MAIL: _____
Proprietary interest in site: Contract Purchaser
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: (505) 345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: (505) 345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: DRB Signoff of EPC Approved Site Development Plan for Subdivision
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. L-2 — Block: _____ — Unit: _____
Subdiv. / Addn. Vista Del Norte
Current Zoning: SU-1 / PRD — Proposed zoning: _____
Zone Atlas page(s): E-16 — No. of **existing** lots: 1 — No. of **proposed** lots: 33
Total area of site (acres): 5.95 — Density if applicable: dwellings per gross acre: 5.2 — dwellings per net acre: 6.8
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No
UPC No. 101606229233410323 — MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Vista Del Norte Drive, NE
Between: Osuna Road, NE and Calle Del Campo NE

CASE HISTORY: Russell Brito for Elena Lopez EPC Land Plan
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Projectt # 1004162 05EPC - 00742, 05DRB - 001139 and 001140, [DRB Project No. 1000490]

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

SIGNATURE J. Graeme Means — DATE Augist 5, 2005
(Print) J. Graeme Means for Jeff Mortensen & Associates, Inc. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - - 01275	SPS	P(3)	$ 00.00
☑ All fees have been collected	- -		CMF	$ 20.00
☑ All case #s are assigned	- -			$
N/A ☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
N/A ☐ Site is within 1000ft of a landfill	- -			$
N/A ☐ F.H.D.P. density bonus				Total
N/A ☐ F.H.D.P. fee rebate	Hearing date 8/17/05			$ 20.00

8/5/05
Planner signature / date

Project # 1004162

2005.028.1

FORM P(3): SITE PLAN REVIEW D.R.B. MEETING (UNADVERTISED)

☐ SKETCH PLAN REVIEW AND COMMENT

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

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

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☒ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION
☐ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

✓ X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ X Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
N/A __ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
✓ X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ X Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan — Previously submitted with prelim plat to be heard concurrently
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
X Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

J. Graeme Means
Applicant name (print)

J. Graeme Means 08/04/05
Applicant signature / date

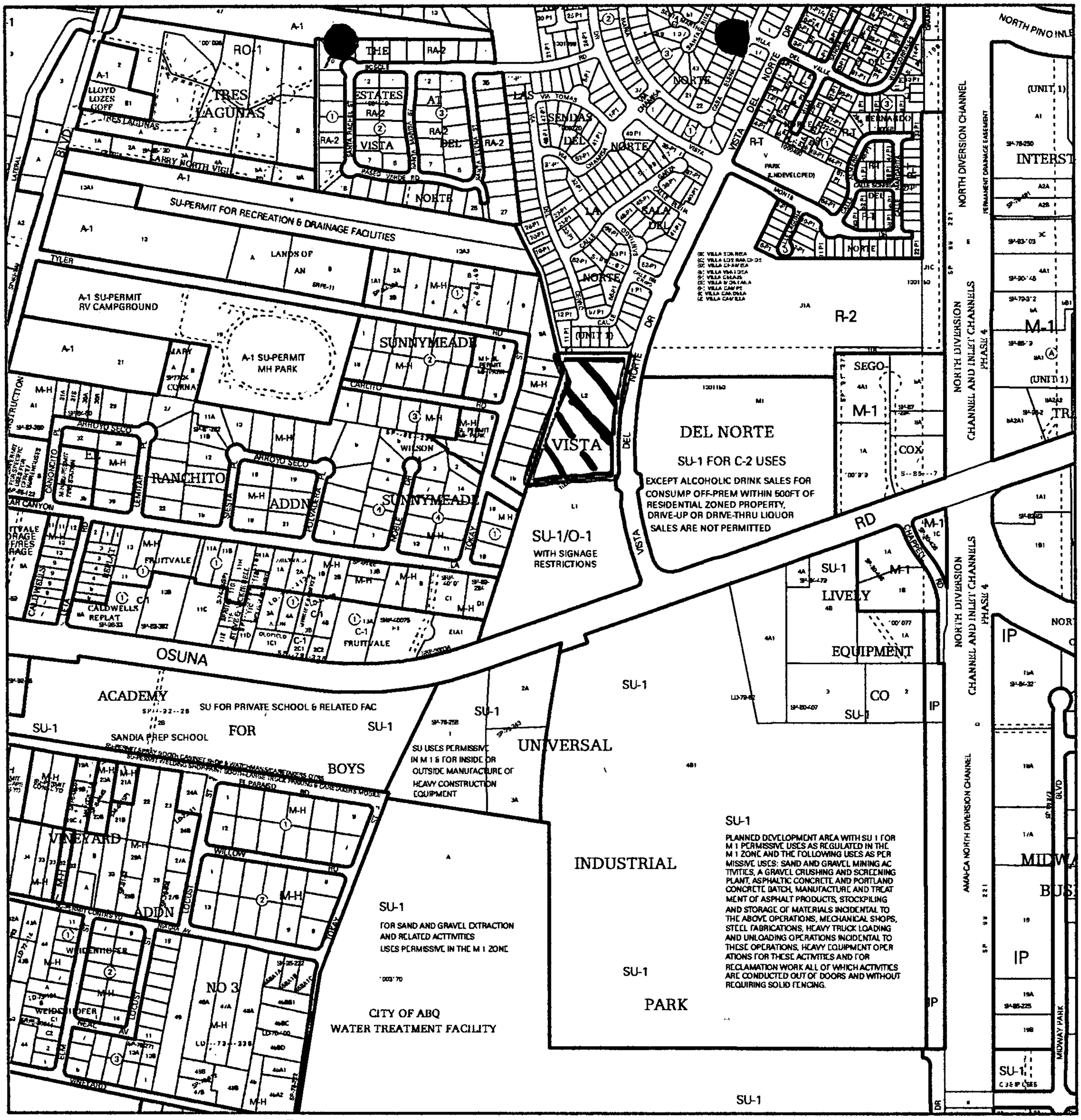
Form revised **JUNE 2005**

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

Application case numbers
05DRB - - 01275
- -
- -

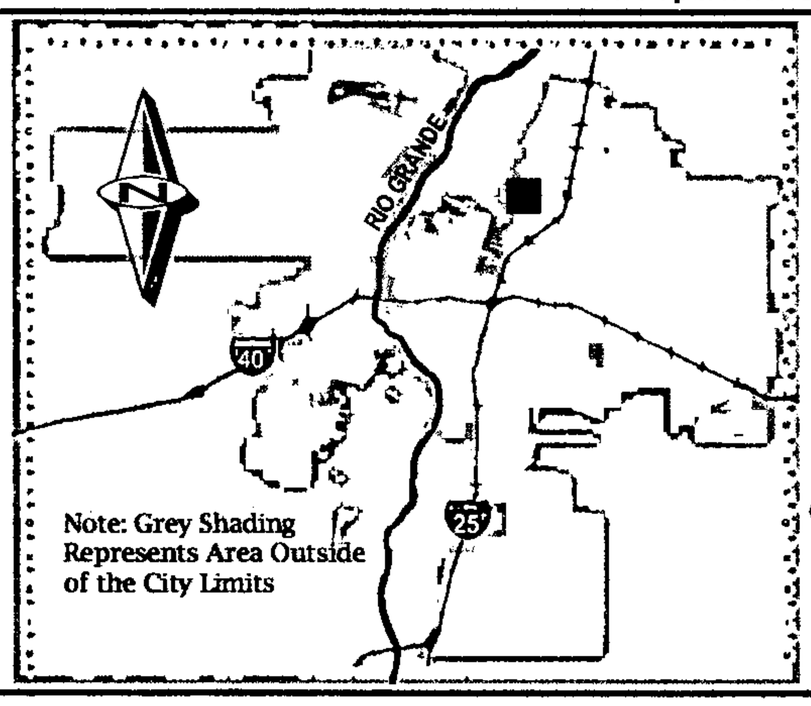
Kim Sanchez 8/5/05
Planner signature / date

Project # 1004162



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

Map amended through: 8/1/2005



Zone Atlas Page:

E-16-Z

Selected Symbols

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

0 750 1,500 Feet

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.028.1

August 3, 2005

Sheran Matson, Chair
Design Review Board
City of Albuquerque Planning Department
600 Second Street N.W.
Albuquerque, NM 87102

Re: Agave Subdivision, Project # 1004162, 05EPC-00742

Dear Ms. Matson,

The EPC voted on June 17th, 2005 to approve the above listed request subject to several Conditions. Transmitted herewith is a copy of the Official Notice of Decision along with our submittal of a revised Site Development Plan for Subdivision that addresses the 13 Conditions as follows:

1. This is the required letter describing the modifications.
2. The setback notes have been added to Sheet 5.
3. a) This requirement is stated in note G.1 on Sheet 5.
   b) Typical lot landscaping detail has been added to Sheet 5.
   c) Note G.7 on Sheet 5 references the City approved list of plantings.
   d) Note G.1 on Sheet 5 has been expanded to include the 20% turf maximum.
   e) Note G.4 on Sheet 5 has been expanded to specify drip irrigation for plants and pop-up spray heads for turf.
4. a) Exhibit "A" has been labeled
   b) Exhibit "B" has been added which is a home with a protruding living area.
   c) Note D on Sheet 5 has been modified to allow 4 specific stucco colors.
   d) Note D on Sheet 5 has been modified to specify that roof tiles, if installed, will complement the stucco color and be earth tones. The architectural control committee will enforce this.
   e) The signage is shown on Sheet 6 prepared by Consensus Planning.
5. The common area is shown on the revised site plan (Tract B). The landscaping improvements and bench locations are shown on the landscaping plan being prepared by Consensus Planning, Sheet 6.
6. Note I on Sheet 5 addresses the materials, colors and heights of the walls. Sheet 6 prepared by Consensus Planning includes details and an elevation of the wall along Vista del Norte Drive.
7. The sidewalks are labeled as 6' on the Site Plan. The DPM standards only require 4 for single family.
8. Note J.1 on Sheet 5 addresses the City requirements. Lighting details have been added to Sheet 5.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

9. Note L.2 on Sheet 5 addresses the cart requirements. Note O.1 on Sheet 5 has been modified to restrict parking on the cul-de-sac.
10. A note has been added to the revised site plan restricting the parking to one side and identifying the sign requirement. The Knox Box has been included in the gate callout on the Site Plan. The hydrants have been added to the Site Plan and to the conceptual utility plan.
11. These will be verified at DRB.
12. As described herein, the submittal has been revised to address comments 2-10.
13. Because Elvira Lopez is on maternity leave, I met with Carmen Marrone to review the revised plans. Carmen gave me a verbal approval to make DRB submittal.

Please evaluate this information at your earliest convenience. If you have any questions or comments concerning this information or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

J. Graeme Means

J. Graeme Means, P.E.,
Principal

GM:*
Enclosure

xc: Justin Hoech w/enclosure

2005.028.1

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 17, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004162***
05EPC-00741 Zone Map Amendment
05EPC-00742 EPC Site Development Plan-Subdivision

Hoech Real Estate Corporation
8300 Carmel Ave. NE, Suite 601
Albuq. NM 87122

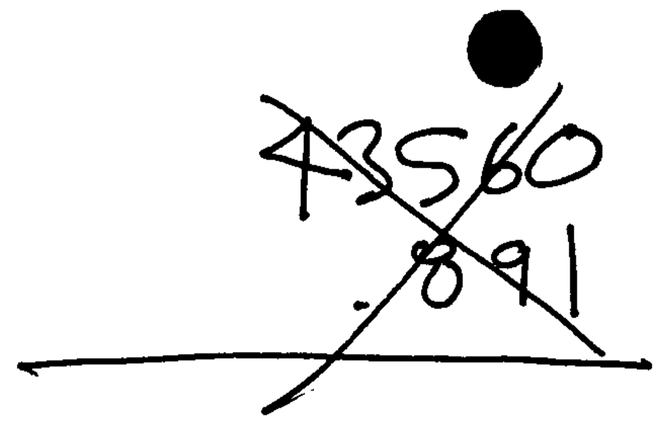
LEGAL DESCRIPTION: for all or a portion of Tract L-2, **VISTA DEL NORTE SUBDIVISION**, a zone map amendment from SU-1/O-1 WITH SIGNAGE RESTRICTIONS to SU-1/PRD (31 dwelling units maximum), located on VISTA DEL NORTE DRIVE NE, between OSUNA ROAD NE and VISTA MONTE DR. NE, containing approximately 6 acres. (E-16) Elvira Lopez, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1004162/ 05EPC 00741, a request for approval of a zone map amendment from SU-1/O-1 with Signage Restrictions to SU-1 for Planned Residential Development (PRD) for a maximum of 31 dwelling units, for Tract L2, Vista Del Norte Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a zone map amendment from SU-1/O-1 With Signage Restrictions to SU-1 for PRD for a maximum of 31 dwelling units. The subject site is undeveloped and the applicant proposes to develop single-family homes.

2. The applicant correctly asserts that the proposed SU-1 for PRD zone is consistent with surrounding land uses and this furthers Developing Urban Area Policies a, d, e of the *Comprehensive Plan*. The applicant proposes an average lot size of approximately 6,412 SF and a density of 5 dwelling units per acre. This is similar to the existing R-1 zoning to the north and M-H zoning to the west.



3. The applicant justifiably argues that the proposed residential zoning is more advantageous to the community as per applicable policies of the *Comprehensive Plan*. This is because the proposed residential zone will generate less traffic, less air pollution, less noise pollution, and less groundwater pollution than the existing SU-1/ O-1 zoning. Also, the subject request better respects neighborhood values and better maintains the integrity of the existing community (Developing Urban Area Policy d, e, i, and k; Air Quality Policy b and i; Water Quality Policy a; Noise Policy a; Transportation Policy o).

4. The subject request furthers applicable policies of the *Comprehensive Plan* by adding to the variety of land uses within a 1.5-mile radius of Vista del Norte subdivision, strengthening the jobs to housing balance in the North Valley area, and reducing the vehicular miles traveled between work and home (Developing Urban Area Policies a and i; Air Quality Policy b).

5. The proposed residential land use furthers Air Quality Policy d of the *Comprehensive Plan* because it will create opportunities for future residents to take advantage of the existing alternate mode of transportation along the North Diversion Channel, which links to nearby employment centers.

6. The proposed residential zoning better furthers Water Management Policy b of the *Comprehensive Plan* than the existing office zoning. This is because residential developments tend to have less impervious coverage than non-residential developments.

7. This request is more advantageous to the community according to Zoning and Land Use Policy 2.g. of the *North Valley Area Plan*. The subject request proposes rezoning the subject site for a residential use in an appropriate location.

8. The subject request is consistent with all of the provision of Resolution 270-1980 in the following manner:
   a. Section 1.A. The proposed zoning is consistent with the health, safety, morals, and general welfare of the City.
   b. Section 1.B. The applicant provides a sound justification for the zone change. The applicant has overcome the burden of demonstrating why the zone change should be made. This request does not compromise stability of land use and zoning because the requested zoning is similar and compatible with R-1 zoning to the north and M-H zoning to the west.
   c. Section 1.C. The applicant demonstrates that this request is consistent with applicable policies of the *Comprehensive Plan* and *North Valley Area Plan*.
   d. Section 1.D.3. The requested SU-1 PRD zoning is more advantageous to the community as per applicable policies of the *Comprehensive Plan* and *North Valley Area Plan*. This is explained in previous findings of this case.

e. Section 1.D.2. This request is justified due to changed neighborhood conditions. This assertion is based on the 2000 platting action that divided Tract L into Tracts L-1 and Tract L-2 resulting in a lack of direct access for Tract L-2, the subject site, to Osuna Road, a Principal arterial. Primary access to the subject site is from Vista del Norte Drive. The proposed residential zoning is more appropriate on the subject site given Developing Urban Area Policy 5k, which encourages that the livability and safety of residential neighborhoods be considered in transportation planning operations.
f. Section 1.E. The applicant proposes an SU-1 for PRD zone to develop 31 dwelling units. The proposed zoning is most similar to the R-1 zone. This proposed residential use is not harmful to adjacent property located to the north, zoned R-1, and located to the west, zoned M-H.
g. Section 1.F. The subject request would not require major and unprogrammed capital expenditures by the City. The proposed residential subdivision will take advantage of existing and adjacent infrastructure.
h. Section 1.G. The applicant requests a change from a nonresidential zone to a low-density residential zone. This "downzone" is not primarily driven by economic considerations and the cost of land.
i. Section 1.I. The applicant requests an SU-1 zone, which is inherently a spot zone. Based on the average proposed residential lot sizes (approximately 6,412 SF), the proposed zone is most similar to the R-1 zone. The R-1 zone is located adjacent and north of the subject site. This spot zone is justified because it facilitates realization of applicable policies of the Comprehensive Plan and North Valley Area Plan.

9. The Alameda North Valley Association, the Northeast Valley Neighborhood Association, and Vista Del Norte Alliance are Recognized neighborhood associations affected by this request. A facilitated meeting was held May 31, 2005. The minutes of this meeting indicate that, while there is general support for this project, there are still some concerns with respect to traffic congestion experienced at Osuna Road /Vista del Norte Drive, the proposed perimeter wall, and lighting on the subject site.

10. This zone map amendment should not be used as precedent for further changes from non-residential to residential in the immediate area.

CONDITION:

1. Final DRB sign-off of concurrent request for approval of a site development plan for subdivision (05EPC 00742).

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1004162/ 05EPC 00742, a request for approval of a site development plan for subdivision, for Tract L2, Vista Del Norte Subdivision, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 6-acre site located on Vista del Norte Drive, between Osuna Road and Vista Monte Drive.

2. The subject site is undeveloped and currently zoned SU-1/O-1 With Signage Restrictions. The applicant concurrently requests approval of a zone change from SU-1 /O-1 With Signage Restrictions to SU-1 for PRD for a maximum of 31 dwelling units.

3. With some minor modifications, the subject request furthers Developing Urban Area Policy 51 of the *Comprehensive Plan* by encouraging quality and innovation in design. The applicant proposes a residential subdivision design that is appropriate to the plan area.

4. This request furthers Zoning and Land Use Policy 2.g. of the *North Valley Area Plan*. The subject request proposes a residential use in an appropriate location.

5. The Alameda North Valley Association, the Northeast Valley Neighborhood Association, and Vista Del Norte Alliance are recognized neighborhood associations affected by this request. A facilitated meeting was held May 31, 2005. The minutes of this meeting indicate that, while there is general support for this project, there are still some concerns with respect to traffic congestion experienced at Osuna Road /Vista del Norte Drive, the proposed perimeter wall, and lighting on the subject site.

6. The approval of this site plan for subdivision as a gated community is not a precedent for future gated communities.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The following notes regarding required setbacks shall be included on sheet 5:
   a. The minimum setback of the living area of a dwelling shall be 15 feet. The minimum setback of the garage of a dwelling is 20 feet.
   b. A maximum of fifteen (15) lots within the subdivision may have garages that are setback less than the living area of the home.
   c. No more than 55% of the width of the front façade on any lot, may be garage door with the exception of lot 23 which shall not exceed 60%.
   d. No more than 50% of a front yard may be used for parking or a driveway.
   e. Side and rear yard setbacks are as regulated in the RT zone.
   f. The design standards shall be modified in accordance with the above.

3. Landscaping
   a. The landscaping plan shall clearly define required landscaping areas. The plan shall state that landscaping is required in the front yard, side yard (if the lot is located on the corner) and common areas.
   b. Landscaping for a typical residential lot shall be indicated on the plan prior to DRB approval: Typical landscaping for common areas shall also be indicated on the plan.
   c. Typical landscaping for all areas shall include low water use plants from the City of Albuquerque's plant list (may be obtained from *How to Guide to Xeriscaping* pamphlet).
   d. The plan shall indicate that a maximum of 20% of required landscaping areas can be high water use turf.
   e. The plan shall indicate the type of irrigation proposed within required landscaping areas.

4. Architecture and Signage
   a. Design requirements make reference to Exhibit A. This reference shall be clearly be labeled on sheet 5.
   b. The image of a dwelling shown on sheet 5 shall reflect the proposed setback requirements and architectural design requirements.
   c. The colors of exterior wall materials shall be indicated by the design requirements.
   d. The colors and materials of roofs shall be indicated by the design requirements.
   e. The plan shall indicate the type (e.g. freestanding monument or building mounted sign), the lighting, the maximum square footage and the maximum height of the proposed sign.

5. A common area with a square footage of approximately 3,800 SF in size shall be indicated on the site plan. Changes to the submittal shall be made, as per Exhibit A in order to accommodate this common area. The applicant shall provide and indicate the location of benches and landscaping within the proposed common area.

6. The plan shall specify the materials, colors, and height of all walls (north, south, east and west). The wall along Vista del Norte Drive shall comply with the General Height and Design Regulations for Walls, Fences and Retaining Walls of the Zoning Code (Section 14-16-3-19). All remaining walls shall be in compliance with Zoning Code regulations applicable to the R-1 zone.

7. The width of all proposed sidewalks shall be labeled on the plan. Sidewalk widths shall at least adhere to minimum DPM standards.

8. Freestanding lights proposed throughout the subdivision shall comply with the Area Lighting Regulations of the City Zoning Code (Section 14-16-3-9) and the minimum Development Process Manual standards. A detail drawing of proposed freestanding lights and their respective locations on the site plan shall be provided prior to DRB approval.

9. Based on Solid Waste Management agency comments, the site plan shall indicate that a storage area for residential automation carts shall be provided for each dwelling unit. Such storage area shall be located so that automation carts are not visible from the street. Also, the site plan shall indicate that the storage of boats, motor homes, or trailers, is not permitted on any proposed cul-de-sac or hammerhead turnaround.

10. Per comments from Fire, "No Parking" signs shall be provided on one side of the street throughout development due to the proposed road widths. These signs shall be indicated on the plan. A Knox Key access for the proposed gate(s) shall be provided. The applicant shall provide hydrants per DPM standards. Hydrants must be shown on the site plan prior to DRB approval.

11. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
    b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    c. Provide cross access agreement.
    d. Site plan shall comply and be designed per DPM Standards.
    e. Platting must be a concurrent DRB action.

12. Conditions 2 through 10 require that additional information be added to the subject submittal. This additional information shall be added to a revised site plan prior to DRB approval.

13. Prior to making application for DRB review, the applicant shall meet with Planning Staff to review the conditions of approval and ensure that conditions are adequately met

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 1, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Richard Dineen
Planning Director

RD/EL/ac

cc: Jeff Mortensen & Assoc., Inc. 6010 B Midway Park Blvd NE, Albuq. NM 87109
Steve Wentworth, Alameda North Valley Assn., 8919 Boe Ln. NE, Albuq. NM 87113
Leroy Gurule, Alameda North Valley Assn., 713 Alameda Blvd. NW, Albuq. NM 87114
Linda Trujillo, Northeast Valley NA, 508 Bear Canyon Ln. NE, Albuq. NM 87113
Virginia Huettig, Northeast Valley NA, 7442 Edith Blvd. NE, Albuq. NM 87113
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr. NE, Albuq. NM 87113
Rod Crawley, Vista del Norte Alliance, 7o331 Sidewinder Dr. NE, Albuq. NM 87113
RJ Marney, 6812 Tokay St. NE, Albuq. NM 87113

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

PAID RECEIPT

APPLICANT NAME Hofch Real ESTATE

AGENT Jeff Mortensen & Assoc.

ADDRESS 6010B Midway PARK Blvd. NE

PROJECT & APP # 1004162/01275

PROJECT NAME Vista Del NORTE

$ 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.*

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

8/5/2005 3:16PM LOC: 4NNX
RECEIPT# 00044250 WS# 008 TRANS# 0048
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $20.00
J24 Misc
$20.00
MC $20.00
CHANGE $0.00
Thank You

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 20, 2005

12. Project # 1004162
05DRB-01139 Minor-Vacation of Private Easements
05DRB-01140 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, **VISTA DEL NORTE,** zoned SU-1 FOR PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742] (E-16)

At the July 20, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

The sketch plat was reviewed and comments were given.

Sheran Matson, AICP, DRB Chair

Cc: Hoech Real Estate Corp., 8300 Carmel Ave NE, Suite 601, 87122
Jeff Mortensen & Associates, 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 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

****

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: 10:45 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003257**
05DRB-00934 Major-Vacation of Public Easements
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] *[Deferred from 6/29/05 & 7/20/05]*(A-10) **DEFERRED AT A.R. TO 7/27/05.**

2. **Project # 1000650**
05DRB-01067 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA,** zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). *[Deferred from 7/20/05]* (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

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

A. MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION,** zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). (L-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004281**
05DRB-01057 Major-SiteDev Plan Subd
05DRB-01058 Major-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for VENTURA PACIFIC CAPITAL CO request(s) the above action(s) for all or a portion of Tract(s) H-6A7A1, **RIVERVIEW SUBDIVISION,** zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 2 acre(s). [REF: SP-97-193; DRB-97-245] (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILDING NOTES, PARKING CALCS AND THE RIGHT TO USE SOUTH ACCESS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILDING NOTES, PARKING CALCS AND THE RIGHT TO USE SOUTH ACCESS.**

5. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION,** zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s). *[Deferred from 7/20/05]* (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

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

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

6. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

7. **Project # 1004236**
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 & 4/20/05]* (G-13) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1004320**
05DRB-01137 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK, PHASE 1,** zoned IP industrial park zone, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 5 acre(s). (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCS AND TRANSPORTATION DEVELOPMENT FOR WIDENED ENTRANCE, 15-FOOT RADII, CHECK OFFISTE IMPROVEMENTS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1004326**
05DRB-01147 Minor-SiteDev Plan BldPermit

INSITEWORKS agent(s) for JLM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-A, **LOOP INDUSTRIAL DISTRICT, UNIT 5,** zoned SU-2 for M-1, located on JEFFERSON ST NE, between PASEO DEL NORTE NE and WILSHIRE AVE NE containing approximately 2 acre(s). *[Deferred from 7/20/05]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

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

10. **Project # 1000508**
05DRB-01126 Minor-Prelim&Final Plat Approval

TIERRA WEST, LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A1A, **TOWNE PARK PLAZA,** zoned SU-1/C-1, located on EUBANK BLVD NE, between INTERSTATE 40 EAST and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 02DRB-01528, 02DRB-01529, 02AA-01605, 05DRB-00093, 05AA-00325] (K-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER LINE RELOCATION OR ELSE A TEMPORARY PAPER EASEMENT FOR EXISTING LINE LOCATION BEING VACATED.**

11. **Project # 1002591**
05DRB-01128 Minor-Prelim&Final Plat Approval

TIERRA WEST, LLC agent(s) for KPS GROUP request(s) the above action(s) for all or a portion of Tract(s) C & G, **FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX,** zoned SU-1/PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA-00608] (L-22) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1004162**
05DRB-01139 Minor-Vacation of Private Easements
05DRB-01140 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, **VISTA DEL NORTE,** zoned SU-1 FOR PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742] (E-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004281**
05DRB-01133 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL'S JR. GOLF COURSE request(s) the above action(s) for TRACTS H6A7A1-A & H6A7A1-B, **RIVERVIEW,** zoned SU-1/IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 2 acre(s). [Heard under Project #1004317 in error] (C-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT TO USE ACCESS POINTS AND UTILITIES DEVELOPMENT FOR SIGNATURES OF NMUI, A BETTER DESCRIPTION OF 10-FOOT UTILITY EASEMENT AND PROVIDE BENEFICIARY AND MAINTENANCE STATEMENT FOR EASEMENT.**

14. Project # 1004323
05DRB-01144 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DAVID DONOHUE & SHIRLEY SAVARESE request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, **JOHN BARON BURG PARK,** zoned SR, located on 20th ST NW, between 21st ST NW and ASPEN AVE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOT LINE ADJUSTMENT.**

15. Project # 1004325
05DRB-01146 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD, agent(s) for BILL ROBERTS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) F, **HOLIDAY PARK, UNIT 11,** zoned C-1 neighborhood commercial zone, located on JUAN TABO BLVD NE, between COMANCHE RD NE and containing approximately 1 acre(s). [REF: Z-1761] *[Deferred from 7/20/05]* (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

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

16. Project # 1001638
05DRB-01110 Minor-Sketch Plat or Plan

ALBUQUERQUE SURVEYING CO., INC., agent(s) for KEVIN GEORGES & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1-A, **LOVELACE HOSPITAL,** zoned SU-1 special use zone, located on SAN MATEO BLVD SE, between GIBSON BLVD SE and RIDGECREST DR SE containing approximately 17 acre(s). (M-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1004319**
05DRB-01136 Minor-Sketch Plat or Plan

JAMES AND LORINDA LYNCH request(s) the above action(s) for all or a portion of Lot(s) 33, Block(s) 2, **SIERRA AZUL,** zoned R-1, located on COMANCHE NE, between WYOMING NE and PENNSYLVANIA NE containing approximately 1 acre(s). (G-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004322**
05DRB-01143 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for all or a portion of Lot(s) 24, 21, **LOS HERMANOS ADDITION,** zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. ADJOURNED: 10:45 A.M.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004162 Item No. 12 Zone Atlas E-16

DATE ON AGENDA 7-20-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	No objection to vacation action, however, a platting action will be needed. (Does the easement appear on the south tract?)
2)	The gate will need to be located so as not to que vehicles within the remaining x-access area.
3)	Cross sections of streets will be needed to determine infrastructure requirements and if any variances will be allowed.

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

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004162	**DRB Date:** 7/20/2005
Application Number: 05DRB-01140	**Item Number:** 12

Subdivision:

Tract L-2, Vista Del Norte

Zoning: SU-1/O-1

Zone Page: E-16

New Lots (or units) : 31

Request for:

- [x] 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
- [x] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

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

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004162 **AGENDA ITEM NO: 12**

SUBJECT:

Sketch Plat
Vacation of Private Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:
No objection to Vacation request.
An approved infrastructure list is required prior to approval.
An approved grading and drainage report must be on file prior to approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ✓ Vacation; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ✓ Sketch Plat; WITHDRAWN ___

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 20, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 20, 2005
DRB Comments

ITEM # 12

PROJECT # 1004162 **APPLICATION # 05-01140, 05-01139**

RE: Lovelace Hospital/ vacation of private easement/ sketch plat

There is no objection to the sketch plat.

Need copy of recorded plat that shows the reciprocal cross-lot drainage easement for the vacation exhibit.

The EPC approved site plan should be submitted for final DRB sign off prior to or at the same time as the plat is submitted.

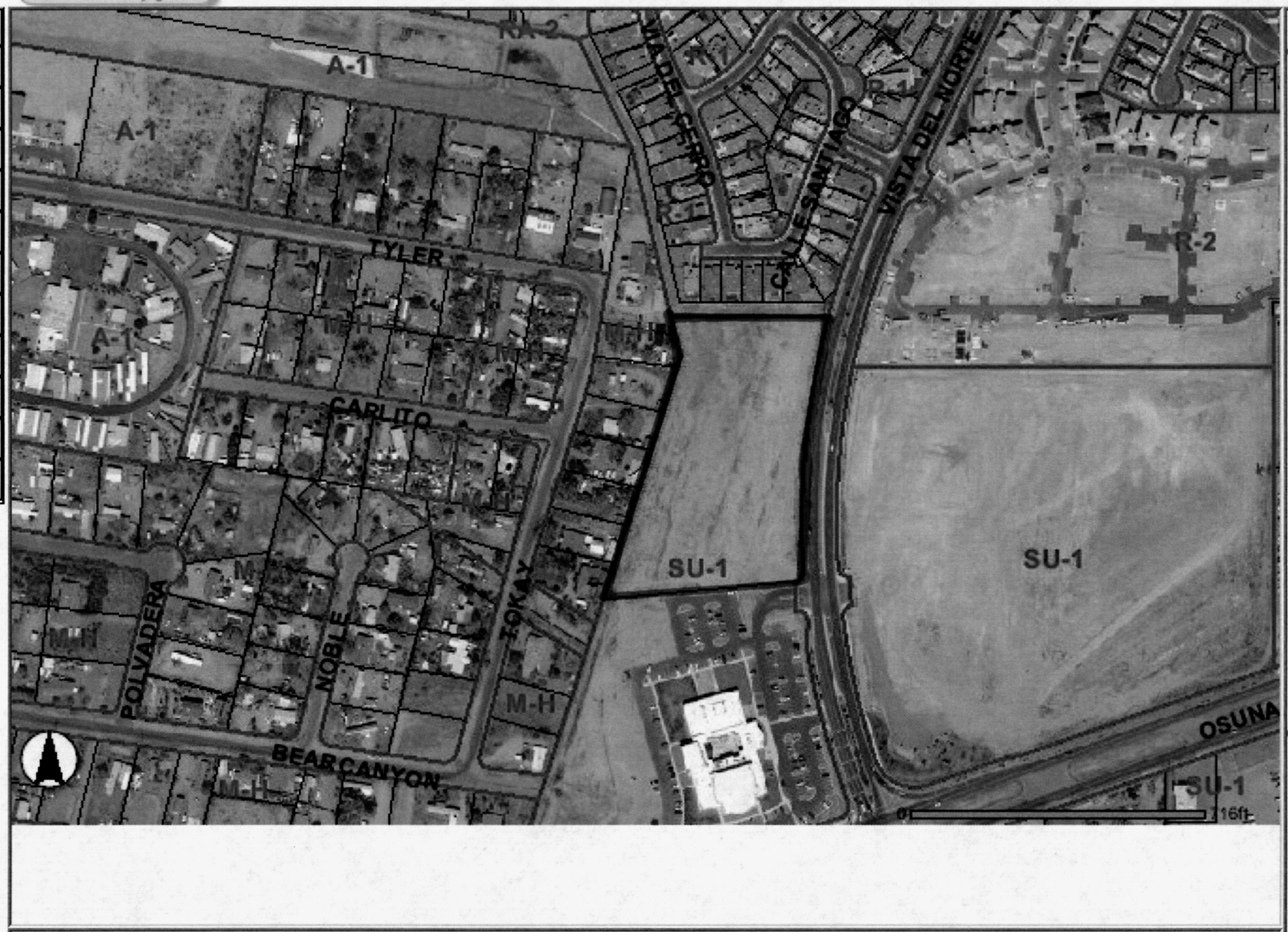
Planning will comment further upon submittal of the EPC site plan and plat.

Replat showing the vacation must occur within one year of the vacation approval or the vacation expires.

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

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- All Layers
  - STREETS
  - BASEMAP
  - INFRASTRUCTURE
  - TRANSIT/SUNTRAN
  - BOUNDARIES
  - SITES
  - ENVIRONMENT
  - APS
  - TRAFFIC ENG.
  - AIR PHOTO
    - 2004 AIR PHOTO
    - 2002 AIR PHOTO
    - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

ZONING is now the Active Layer

Zoom In SEARCH REFRESH HELP INDEX PAGE CONTACT

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

	Supplemental form
ZONING	**Z**
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	

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

APPLICANT INFORMATION:

NAME: Hoech Real Estate Corporation — PHONE: 821-4440
ADDRESS: 8300 Carmel Avenue, NE Suite 601 — FAX: ____
CITY: Albuquerque — STATE NM — ZIP 87122 — E-MAIL: ____
Proprietary interest in site: Contract Purchaser
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: (505) 345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: (505) 345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Vacation request of Reciprocal Cross-Lot and Drainage Easement including Sketch Plat Review and Comment
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. L-2 — Block: ____ — Unit: ____

Subdiv. / Addn. Vista Del Norte

Current Zoning: SU-1 / O-1 with signage restriction — Proposed zoning: SU-1 / PRD

Zone Atlas page(s): E-16 — No. of **existing** lots: 1 — No. of **proposed** lots: 31

Total area of site (acres): 5.95 — Density if applicable: dwellings per gross acre: 5.2 — dwellings per net acre: 6.8

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No

UPC No. 101606229233410323 — MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Vista Del Norte Drive, NE
Between: Osuna Road, NE and Calle Del Campo 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.): Projectt # 1004162 05EPC - 00742, DRB Project No. 1000490

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

SIGNATURE Debie LeBlanc Trujillo — DATE June 29, 2005

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

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

Application case numbers	Action	S.F.	Fees
05DRB - - 01139		V	$ 145.00
05DRB - - 01140	SK	S(3)	$ Ø
- -	CMF		$ 20.00
- -			$
- -			$
			Total $ 165.00

Hearing date 7/20/05

Planner signature / date

Project # 1004162

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. (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

❑ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)
❑ SIDEWALK DESIGN VARIANCE
❑ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

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

__ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

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

☒ VACATION OF PRIVATE EASEMENT

✓ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
✓ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the vacation
✓ Letter of authorization from the grantors and the beneficiaries
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

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

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

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo 06-29-05
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
05 DRB - ____ - 01139
____ - ____ - ____
____ - ____ - ____

Andrew Garcia 7-12-05
Planner signature / date

Project # 1004162

2005-028-1

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.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05 DRB - ____ - 01140
____ - ____ - ____
____ - ____ - ____

Andrew Spurce 7-12-05
Planner signature / date

Project # 1004162

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.028.1
July 1, 2005

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Vacation of a Private Access and Drainage Easement
including Sketch Plat Review and Comment
Tract L-2, Vista Del Norte Subdivision (To be known as Agave Subdivision)
Project # 1004612 (05EPC-00741 and 00742)

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms S(3) and V, along with related fees
- Six (6) copies of the Vacation Request and Sketch Plat
- Six (6) copies of the document which created the Private Easement to be vacated
- City of Albuquerque Zone Atlas E-16
- Letter of Authorization from the Beneficiary

On behalf of our client, Hoech Real Estate Corporation, we are requesting Vacation of a Private Reciprocal Cross-Lot Access and Drainage Easement on Tract L-2 including Sketch Plat Review and Comment. We are proposing to create 31 lots that are single family dwellings which will be in a gated subdivision. The homes will be restricted to single story with a maximum height of 18 feet. This project was heard by the Environmental Planning Commission for a Zone Map Amendment and Site Development Plan for Subdivision on June 16, 2005, and was approved with conditions to be addressed with the forthcoming Site Plan and Preliminary Plat submittals.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Don Hoech – Hoech Real Estate Corporation w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

July 6, 2005

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Development and Building Services Division
600 Second Street N.W.
Albuquerque, NM 87102

RE: Authorization to Vacate Private Easement on Tract L-2, Vista del Norte Subdivision

Dear Ms. Matson,

Desert Springs Bible Church, Inc. is the owner of Tract L-1, Vista del Norte Subdivision. Our tract is the beneficiary of a reciprocal cross-lot access and drainage easement that was granted by plat (2000C-242) to and to be jointly maintained by the owners of Tracts L-1 and L-2. We do not require access through or across Tract L-2. Our drainage flows are contained within a 20' private drainage easement on Tract L-2 that was granted by separate document filed 2/22/2002, book A-32 page 3694, doc # 2002023769. We therefore do not require the easement and do not object to its vacation.

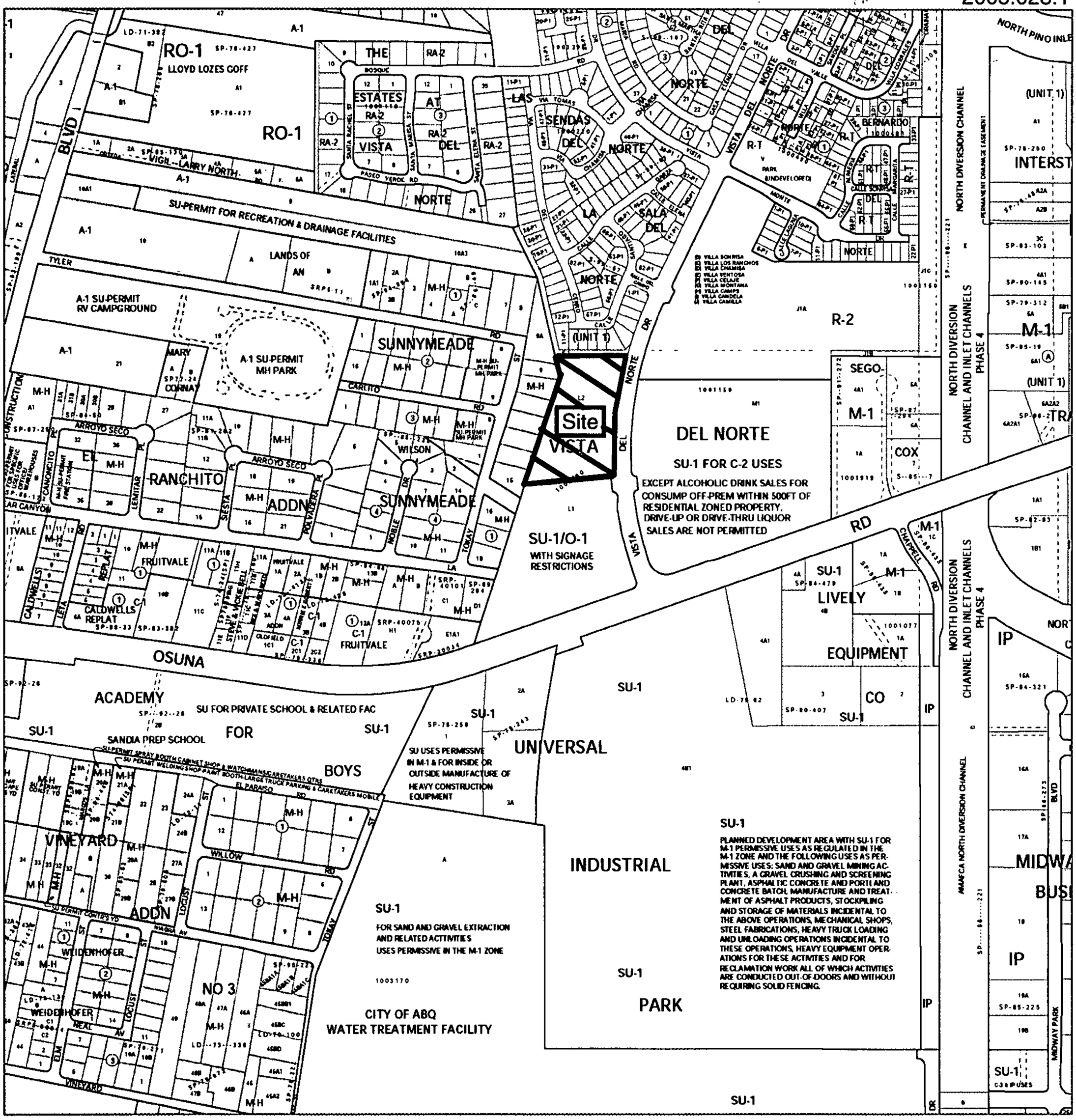
Sincerely,

Desert Springs Bible Church, Inc.

William A. Reid

William A. Reid, Senior Associate

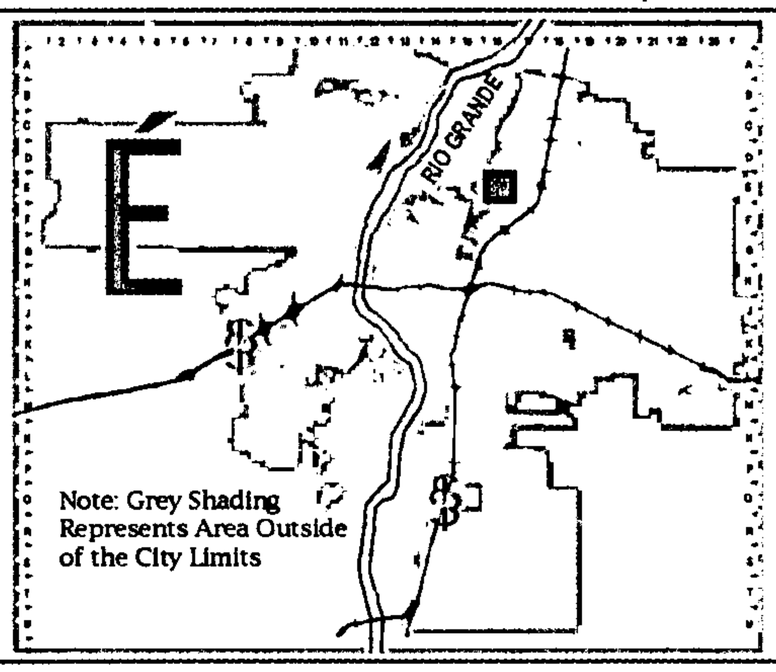
2005.028.1



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

E-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME Hoech Real Estate Corp.

AGENT Jeff Mortensen : Associates, Inc.

ADDRESS 6010-B Midway Park Blvd N.E.

PROJECT & APP # 1004162 / 05DRB 01139, 01140

PROJECT NAME Vista Del Norte

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 45.00 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

$ 65.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

7/12/2005 10:27AM LOC: ANNX
RECEIPT# 00045896 WS# 007 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $65.00
J24 Misc $20.00
MC $65.00
CHANGE $0.00

Thank You

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

7/12/2005 10:27AM LOC: ANNX
RECEIPT# 00045895 WS# 007 TRANS# 0017
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $65.00
J24 Misc $20.00

Thank You

JEFF MORTENSEN + ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

TRANSMITTAL

TO: Sheran Matson		DATE:	July 21, 2005
DRB Chairperson		PROJECT:	DRB Project No. 1004162
Plaza Del Sol		JMA JOB NO:	2005.028.3

VIA: ☑ Hand Delivery ☐ Pickup ☐ US Mail ☐ Overnight Delivery

WE ARE SENDING:

QTY.	DESCRIPTION	FOR
1	Full size Site Plan for Subdivision (Agave Subdivision)	Your Use

REMARKS:

Transmitted herewith is the above listed item per your request. Please do not hesitate to call me if you should have any questions or comments concerning this transmittal or any other aspect of the project.

Debie LeBlanc Trujillo

RECEIVED
2005
HYDROLOGY SECTION

Debie LeBlanc Trujillo

PLAT FOR

VISTA DEL NORTE SUBDIVISION
TRACT L-1 & L-2

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2000

2000091352
5412823
Page: 2 of 3
09/15/2000 10:34A
Bk-2000C Pg-242
Bernalillo Co Clerk Bern. Co. PLAT R 17.00

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats (and documents) of record entitled:

   PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)

   all being records of Bernalillo County, New Mexico.
5. Field Survey performed July, 2000.
6. Title Report: provided by Fidelity National Title Insurance Company Commitment No.: 00-1005051-B-VG (Effective date: July 26, 1999)
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: SU-1 FOR LIMITED MIXED USES
9. Flood Zone Designation: ZONE X, as shown on Panel 136 of 825 Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This property does not lie within the 100 year flood plain).
10. Unless otherwise noted all points are "SET 5/8" REBAR with cap "ALS LS 7719".
11. There shall be a reciprocal cross-lot access and drainage easement granted to and to be jointly maintained by by the owners of Tracts L-1 and L-2, by this plat.