

#3



# COMPLETED 08/01/06 SH DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00820 (P&F)  
Project Name: LANDS OF SALAZAR FAM TRU  
Agent: Community Sciences Corp.

Project # 1004184  
Phone No.: 897-0000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/12/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: Removal of PUBLIC UTILITY ENCUMBRANCES
- DEDICATION of PERMANENT 90<sup>th</sup> ST. ENCUMBRANCE.
- 
- 

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

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

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

- PLANNING (Last to sign): ✓ Zoning on 1<sup>st</sup> page of Plat
- Record the Plat
- 15 day appeal period
- Missing → Bulk Land variance documents — On the Plat
- AMAFCA sig. — itself

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

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

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

Project Number 1004184



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 12, 2006

- 3. Project # 1004184**  
06DRB-00819 Major-Bulk Land Variance  
06DRB-00820 Minor-Prelim&Final Plat Approval

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

At the July 12, 2006, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

### BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary and final plat was approved with final plat sign off delegated to Transportation Development for removal of public utility easement, dedication of permanent 98<sup>th</sup> Street easement, AMAFCA's signature and Planning for zoning on first page of plat, to record the plat, the 15-day appeal period and Notice of Subdivision Plat Conditions document.



## OFFICIAL NOTICE OF DECISION

### PAGE 2

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

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

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

  
Sheran Matson, AICP, DRB Chair

Cc: Tom Salazar, 1016 Summit NE, 87106  
Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004184 AGENDA#: 3 DATE: 7-12-06

1. Name: JON SWEDENBURN Address: P.O. Box 1320 Zip: 07040
2. Name: Jim Salayer Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004184**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Bulk Land Variance  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the BLV request.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** July 12, 2006



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 12, 2006

**Project # 1004184**

06DRB-00819 Major-Bulk Land Variance

06DRB-00820 Minor-Prelim&Final Plat Approval

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

AMAFCA No objection to requested actions. AMAFCA will sign the plat.

COG

For information, Unser Blvd is identified as a limited access principal arterial on the Long Range Roadway System Map. Since this facility will become under the jurisdiction of the NMDOT as per the Road Exchange Memorandum of Agreement between the City of Albuquerque and the NMDOT (2/89, contract # D04034), their concurrence is required before considering any proposed access. In addition, the Long Range Bikeway System map identifies Unser Blvd as having on-street bike lanes as well as a separate trail/path. Coordination with the NMDOT and the City's Municipal Development Department should be conducted to ensure appropriate project inclusion at such time as in the development process.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination No Association(s).

APS The request for a bulk land variance and minor subdivision approval for the **Lands of Salazar Family Trust et al** will have no adverse impacts to the APS district at this time as the final uses for this land has not been identified. APS will provide additional comments when the land uses become apparent.

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

Fire Department

No adverse comments.

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

No objection with the BLV. AMAFCA must sign plat. Location of new access easement needs discussion.

Transportation Development 98<sup>th</sup> Street needs to be granted as a permanent public roadway easement.

Parks & Recreation

For future submittals the Rio Bravo Sector Plan calls for a trail in this area along the arroyo, since the arroyo will not remain, a new alignment will need to be within a street ROW in lieu of sidewalk.

Utilities Development

No objection to Bulk Land Variance. Why are Public Utility Easements being granted with the Public Roadway easements?

Planning Department

No objection to the requested replat as the residentially zoned tracts are at least 5 acres in size as required by the DPM and the non-residential tract is over 40 acres.

The current zoning should be added to the first page of the plat before Planning signs the plat.

The property lies within the Rio Bravo Sector Plan boundaries.

Planning will take delegation for the 15 day appeal period and to record the plat if the requested actions are approved by DRB.

Impact Fee Administrator

No comments on the proposed variance. Impact Fee estimates will be provided at subsequent proposed subdivision action

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

cc:Tom Salazar, 1016 Summit NE, 87106

Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 12, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1004355**

06DRB-00808 Major-Vacation of Public Easements

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

**Project # 1003102**

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

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL-PALMER** (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

**Project # 1004184**

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

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

**Project # 1004715**

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

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

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1003613**

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

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

**Project # 1003247**

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

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

**Project # 1003469**

06DRB-00882 Major-Vacation of Public  
Easements

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

**Project # 1003886**

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

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

**SEE PAGE 3 . . .**



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 3

**Project # 1004974**

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

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

**Project # 1003703**

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

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

**Project # 1004240**

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

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

**Project # 1004932**

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

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

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

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



**Brown**  
**Seligman & Thomas**  
INSURANCE SOLUTIONS

**AMOS JOHNSON**  
**(505) 217-2405**

**Main: (505) 292-8000**

**Fax: (505) 897-8567**

**Cell: (505) 288-2148**

**1650 Alameda NW • Alb., NM 87114**

**E-Mail: [Amos@BSTins.com](mailto:Amos@BSTins.com)**

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

**Meeting Date:** JULY 12, 2006  
**Zone Atlas Page:** N-9-Z  
**Notification Radius:** 100 Ft.

**Project#** 1004184  
**App#06DRB-00819**  
**App#06DRB-00820**

**Cross Reference and Location:** VERMEJO PARK RD SW BETWEEN 98<sup>TH</sup> ST SW  
AND UNSER RD SW

**Applicant:** TOM SALAZAR  
**Address:** 1016 SUMMIT NE  
ALBUQUERQUE, NM 87106

**Agent:** COMMUNITY SCIENCES CORPORATION  
PO 1328  
CORRALES, NM 87048

**Special Instructions:**

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

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

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

**PROJECT #** 1004184  
**APPLICATION #** \_\_\_\_\_

**PAGE** 1 **OF** 3

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-9	1009054	280-110	402-01	✓ Dup
	1009054	495-200	401-30	✓
	1009054	060-215	301-01	✓ Dup
		160-200	02	✓
		269-204	401-01	✓ Dup <sup>2</sup>
		418-204	02	✓ Dup <sup>2</sup>
		267-245	04	✓
		330-232	03	✓ Dup <sup>2</sup>
	1009053	073-494	201-01	✓ Dup
		240-480	211-03	✓ Dup <sup>2</sup>
		498-465	114-01	✓ Dup <sup>2</sup>
	1009054	292-002	403-13	✓
		297-002	12	✓ Dup
		302-002	11	✓ Dup <sup>2</sup>
		308-002	10	✓ Dup <sup>2</sup>
		314-002	09	✓

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

**PROJECT #** 1004184  
**APPLICATION #** \_\_\_\_\_

**PAGE** 2 **OF** 3

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
11-9	1009054	319-002	403-08	✓ Dup <sup>2</sup>
		324-002	07	✓
		329-002	06	✓
		334-002	05	✓
		341-002	04	✓
		348-002	03	✓ Dup
		354-002	02	✓ Dup <sup>2</sup>
		361-002	01	✓
	1009053	375-533	106-15	✓
		408-465	107-50	✓
		392-532	45	✓
		398-533	44	✓
		406-533	43	✓
		411-529	42	✓
		425-470	114-40	✓ Dup <sup>2</sup>
		429-529	29	✓

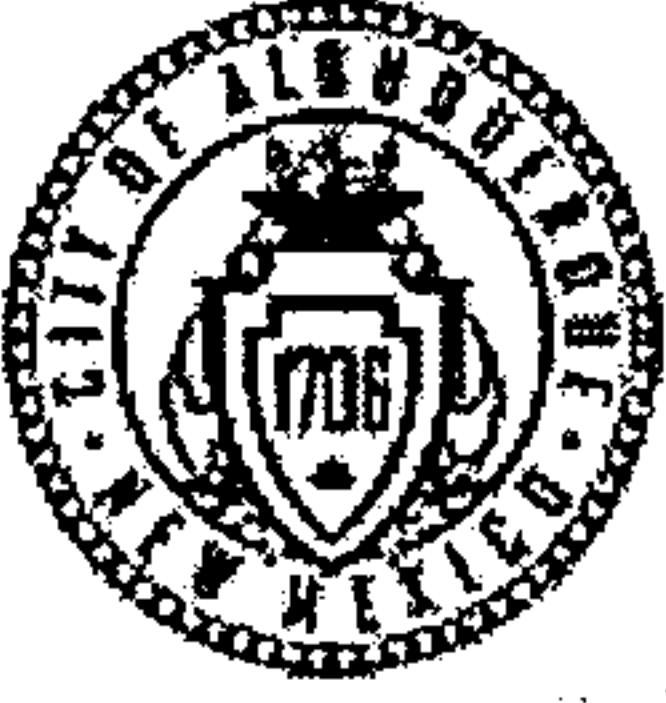
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

**PROJECT #** 1004184  
**APPLICATION #** \_\_\_\_\_

**PAGE** 3 **OF** 3

<b>ZONE ATLAS PAGE #</b>	<b>ZONE ATLAS #</b>	<b>GRID LOCATIONS</b>	<b>PARCEL SEQUENCES</b>	<b>NAME AND ADDRESS</b>
P-9	1009053	434-532	114-30	✓
		439-533	31	✓
		444-534	32	✓
		449-535	33	✓
		454-535	34	✓ Dup
		459-535	35	✓ Dup <sup>2</sup>
		464-535	36	✓ Dup <sup>2</sup>
		469-535	37	✓ Dup <sup>2</sup>
		474-535	38	✓ Dup <sup>2</sup>
		479-535	39	✓ Dup <sup>2</sup>
	1010054	004-235	201-01	✓
		020-225	02	✓
		048-224	206-01	✓





mainframe@coa1mp3.ca  
bq.gov

06/21/2006 08:21 AM

To  
cc  
bcc  
Subject

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01009054 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0100905428011040201 LEGAL: TR A COR RECTION PLAT VACATION & BULK LAND PLAT  
TRA LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV  
OWNER ADDR: PO BOX 1849  
ALBUQUERQUE NM 87103  
0100805449520040130 LEGAL: TR B -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1  
RO LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: KB HOME NM INC  
OWNER ADDR: 04921 ALEXANDER BL NE  
ALBUQUERQUE NM 87107  
0100905406021530101 LEGAL: TR 2 9A C ORRECTION PLAT VACATION & BULK LAND  
PLAT T LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CURB INC  
OWNER ADDR: 05160 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87109  
0100905416020030102 LEGAL: TR 3 0A-1 CORRECTION PLAT VACATION & BULK LAND  
PLAT LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: LONGFORD AT ARROWWOOD LLC  
OWNER ADDR: 03077 EAST WARM SPRINGS RD  
LAS VEGAS NV 89120  
0100905426920440101 LEGAL: TR 1 3-D BULK LAND PLAT FOR EL RANCHO GRANDE I  
LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: SALAZAR LUPE TRSTE S. FAMILY T  
OWNER ADDR: PO BOX 1849  
ALBUQUERQUE NM 87103  
0100905441820440102 LEGAL: TR 8 -A B ULK LAND PLAT FOR EL RANCHO GRANDE I  
LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CURB INC  
OWNER ADDR: 05160 SAN FRANCISCO DR NE  
ALBUQUERQUE NM 87109  
0100905426724540104 LEGAL: TR 1 2-A- 1 BULK LAND PLAT FOR EL RANCHO GRANDE I  
LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: YOO JAMES J & HEE Y &  
OWNER ADDR: 01306 BROADWAY BL SE  
ALBUQUERQUE NM 87102  
0100905433023240103 LEGAL: TR 1 2-A- 2 BULK LAND PLAT FOR EL RANCHO GRANDE I  
LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CURB INC  
OWNER ADDR: 05160 SAN FRANCISCO DR NE  
ALBUQUERQUE NM 87109



PAGE 3

0100905432400240307 LEGAL: LT 4 0-P1 BLK 1 CORRECTION PLAT FOR BLOSSOM  
RIDGE E LAND USE:  
PROPERTY ADDR: 00000 HIDDEN SPRING  
OWNER NAME: SAMORA MELINDA & GABRIEL A SR  
OWNER ADDR: 00311 N TIAGO DR  
GILBERT AZ 85233  
0100905432900240306 LEGAL: LT 4 1-P1 BLK 1 CORRECTION PLAT FOR BLOSSOM  
RIDGE E LAND USE:  
PROPERTY ADDR: 00000 HIDDEN SPRING  
OWNER NAME: SHELLEY JASON C  
OWNER ADDR: 00902 WEST ROMA  
PHOENIX AZ 85013  
0100905433400240305 LEGAL: LT 4 2-P1 BLK 1 CORRECTION PLAT FOR BLOSSOM  
RIDGE E LAND USE:  
PROPERTY ADDR: 00000 HIDDEN SPRING  
OWNER NAME: MCCORMICK JONATHAN & VERLYNN B  
OWNER ADDR: 02630 VERANDA RD NW  
ALBUQUERQUE NM 87107  
0100905434100240304 LEGAL: LT 4 3-P1 BLK 1 CORRECTION PLAT FOR BLOSSOM  
RIDGE E LAND USE:  
PROPERTY ADDR: 00000 HIDDEN SPRING  
OWNER NAME: LEE ULYSSES JR  
OWNER ADDR: 09015 HIDDEN SPRING AV SW  
ALBUQUERQUE NM 87121  
0100905434800240303 LEGAL: LT 4 4-P1 BLK 1 CORRECTION PLAT FOR BLOSSOM  
RIDGE E LAND USE:  
PROPERTY ADDR: 00000 HIDDEN SPRING  
OWNER NAME: MERLONGHI TONY R & GENIE  
OWNER ADDR: 01166 PARTRICK RD  
NAPA CA 94558  
0100905435400240302 LEGAL: LT 4 5-P1 BLK 1 CORRECTION PLAT FOR BLOSSOM  
RIDGE E LAND USE:  
PROPERTY ADDR: 00000 HIDDEN SPRING  
OWNER NAME: MERLONGHI TONY R & GENIE  
OWNER ADDR: 01166 PARTRICK RD  
NAPA CA 94558  
0100905436100240301 LEGAL: LT 4 6-P1 BLK 1 CORRECTION PLAT FOR BLOSSOM  
RIDGE E LAND USE:  
PROPERTY ADDR: 00000 HIDDEN SPRING  
OWNER NAME: SAAVEDRA FERNANDO  
OWNER ADDR: 09001 HIDDEN SPRING AV SW  
ALBUQUERQUE NM 87121  
0100905337553310615 LEGAL: LT 4 7-P1 BLK 1 CORRECTION PLAT FOR BLOSSOM  
RIDGE E LAND USE:  
PROPERTY ADDR: 00000 SANDY SPRING  
OWNER NAME: MOUNT ROBERT A & MADELEINE J T  
OWNER ADDR: 06575 LOWER RIDGE RD  
SANTA ROSA CA 95404  
0100905340846510750 LEGAL: TR J COR RECTION PLAT FOR THE MEADOWS AT  
ANDERSON H LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: ANDERSON HILLS LLC  
OWNER ADDR: 08910 ADAMS ST NE  
ALBUQUERQUE NM 87113





PAGE 6

0101005404822420601    LEGAL: 37 P LAT    OF BLAKE VIEW MOBILE VILLAGE  
LAND USE:

PROPERTY ADDR: 00000    JOEL  
OWNER NAME: CASSIDY PAUL T & ELIZABETH  
OWNER ADDR: 02836    JOEL

SW

ALBUQUERQUE NM    87121

QUIT

100905428011040201

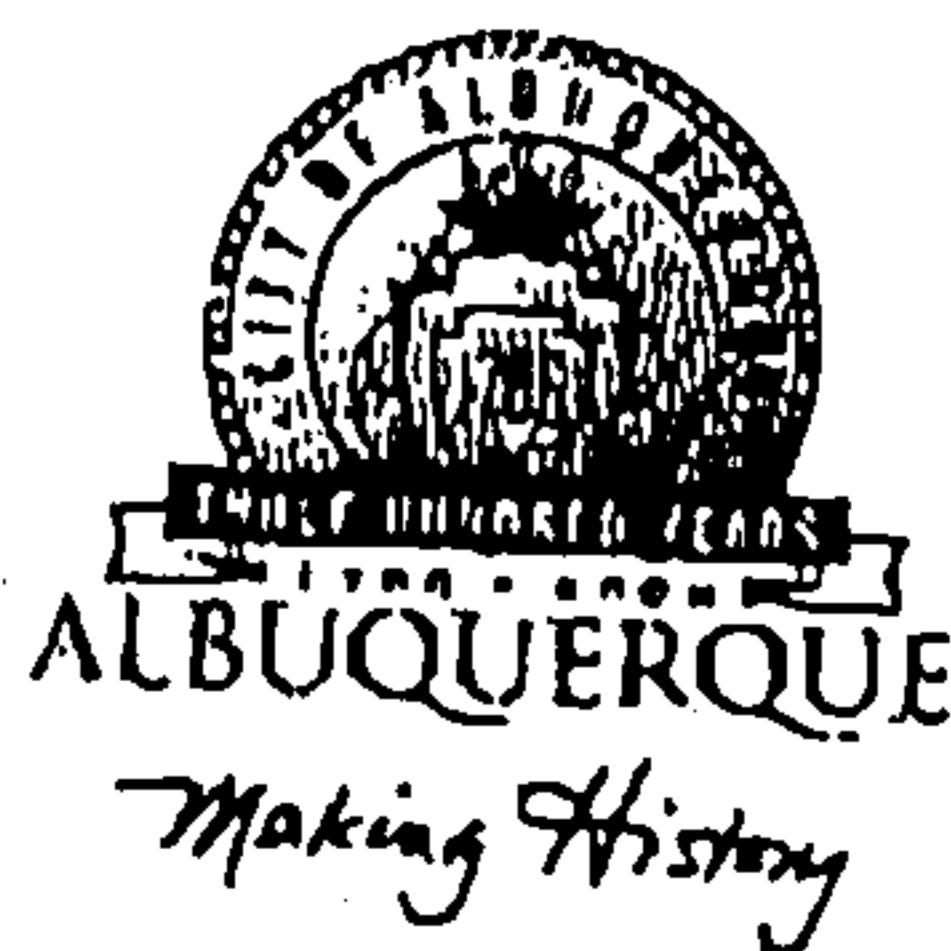
LEGAL: TR A CORRECTION PLAT VACATION & BULK LAND PL A, 30A-1,  
31A-1, 32H  
PROPERTY ADDR: N/A

OWNERS NAME: SALAZAR FAMILY TRUST & JSJ INV  
OWNERS ADDR: PO BOX 1849  
ALBUQUERQUE, NM 87103

100905426920440101

LEGAL: TR 13-D BULK LAND PLAT FOR EL RANCHO GRANDE B-1, 9-B-2, 11-  
A  
PROPERTY ADDR: N/A

OWNERS NAME: SALAZAR LUPE TRSTE S. FAMILY T  
OWNERS ADDR: PO BOX 1849  
ALBUQUERQUE, NM 87103



*City of Albuquerque*

P.O. Box 1293, Albuquerque, NM 87103

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

June 2, 2006

Planning Department  
*One Stop Shop Division*  
 Plaza Del Sol Building  
 600 Second St. NW  
 Second Floor (924-3860)

This letter will serve to notify you that on June 2, 2006:

**CONTACT NAME:**

TOM PATRICK

**COMPANY OR AGENCY:**

COMMUNITY SCIENCES CORPORATION  
 4481 CORRALES ROAD, CORRALES, NM 87048  
 PHONE: 897-0000/FAX: 898-6195

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **BULK LAND PLAT, TRACTS A-1-A, A-1-B, A-1-C, LANDS OF SALAZAR FAMILY TRUST LOCATED ON ACATE BLANCO CHANNEL BETWEEN FUTURE UNSER BOULEVARD SW AND FUTURE 98TH STREET SW** zone map **N-9**.

*Our records indicate that as of June 2, 2006, there were no Recognized Neighborhood Associations in this area.*

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator  
 OFFICE OF NEIGHBORHOOD COORDINATION  
 PLANNING DEPARTMENT

planningnrnaform(10/08/05)



Project # 1004184

TOM SALAZAR  
1016 SUMMIT NE  
ALBUQUERQUE, NM 87106

100805449520040130

KB HOME NM INC  
4921 ALEXANDER BL NE  
ALBUQUERQUE NM 87107

100905426724540104

YOO JAMES J & HEE Y &  
1306 BROADWAY BL SE  
ALBUQUERQUE NM 87102

100905429700240312

D R HORTON INC  
4400 ALAMEDA BL NE  
ALBUQUERQUE NM 87113

100905432900240306

SHELLEY JASON C  
902 WEST ROMA  
PHOENIX AZ 85013

100905434800240303

MERLONGHI TONY R & GENIE  
1166 PARTRICK RD  
NAPA CA 94558

100905339253210745

BARRINGER JAN  
3105 CRIMSON ROSE LN SW  
ALBUQUERQUE NM 87121

100905341152910742

GALVAN JAIME JR  
3104 CRIMSON ROSE LN SW  
ALBUQUERQUE NM 87121

100905343953311431

CHAN TINNA T & BEN K  
1350 32ND AV  
SAN FRANCISCCA 94122

100905345453511434

AMBASSADOR DEVELOPMENT LLC  
9241 4TH ST NW  
ALBUQUERQUE NM 87114

Project # 1004184

COMMUNITY SCIENCES CORPORATION  
PO 1328  
CORRALES, NM 87048

100905406021530101

CURB INC  
5160 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87109

100905307349420101

ANDERSON HILLS LLC  
8910 ADAMS ST NE  
ALBUQUERQUE NM 87113

100905431400240309

NICASIO PETER  
9101 HIDDEN SPRING AV SW  
ALBUQUERQUE NM 87121

100905433400240305

MCCORMICK JONATHAN & VERLYNN  
2630 VERANDA RD NW  
ALBUQUERQUE NM 87107

100905436100240301

SAAVEDRA FERNANDO  
9001 HIDDEN SPRING AV SW  
ALBUQUERQUE NM 87121

100905339853310744

LUONG VI & DIEP VAN K  
1257 OTIS DR  
ALAMEDA CA 94501

100905342952911429

HUMPHREY CHARLES LEE & CLAUDE  
3101 EL CABALLERO DR SW  
ALBUQUERQUE NM 87121

100905344453411432

RUBIO HECTOR H & TANYA L  
8531 ZYDECKO DR SW  
ALBUQUERQUE NM 87121

101005400423520101

GONZALES FERMIN ETUX  
2829 JOEL RD SW  
ALBUQUERQUE NM 87105

100905428011040201

SALAZAR FAMILY TRUST & JSJ IN  
PO BOX 1849  
ALBUQUERQUE, NM 87103

100905416020030102

LONGFORD AT ARROWWOOD LLC  
3077 EAST WARM SPRINGS RD  
LAS VEGAS NV 89120

100905429200240313

SAENZ PABLO & ALEJANDRINA  
9119 HIDDEN SPRING AV SW  
ALBUQUERQUE NM 87121

100905432400240307

SAMORA MELINDA & GABRIEL A SR  
311 N TIAGO DR  
GILBERT AZ 85233

100905434100240304

LEE ULYSSES JR  
9015 HIDDEN SPRING AV SW  
ALBUQUERQUE NM 87121

100905337553310615

MOUNT ROBERT A & MADELEINE J  
6575 LOWER RIDGE RD  
SANTA ROSA CA 95404

100905340653310743

PARE RANILO W & EVANGELINE R  
3100 CRIMSON ROSE LN SW  
ALBUQUERQUE NM 87121

100905343453211430

KRICKEN KENNETH & SYLVIA  
12 FALLEN LEAF  
RODEO CA 94572

100905344953511433

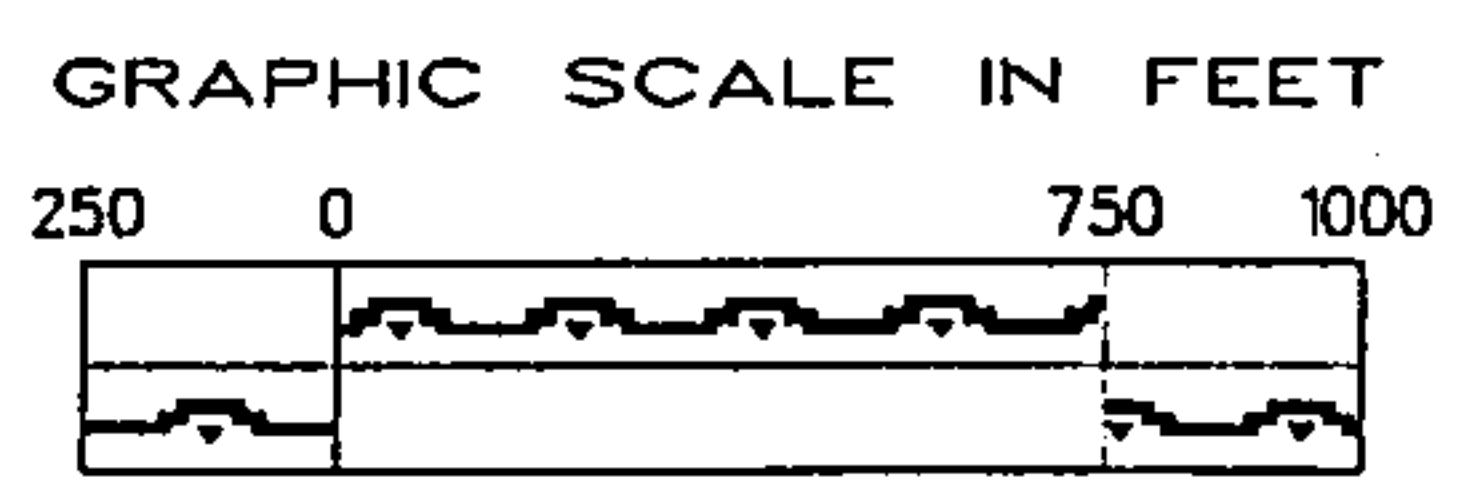
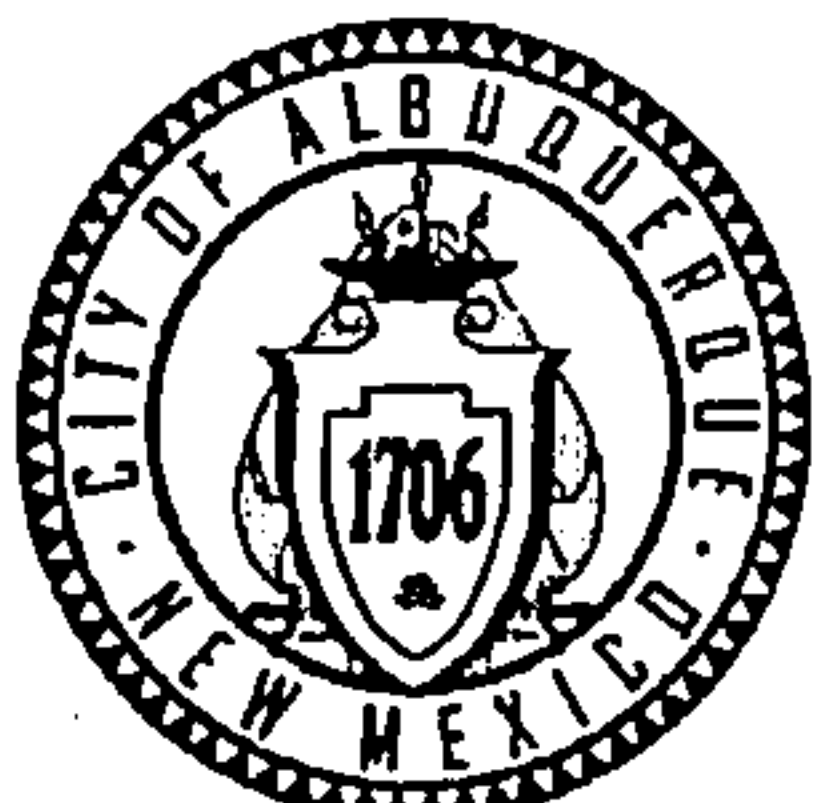
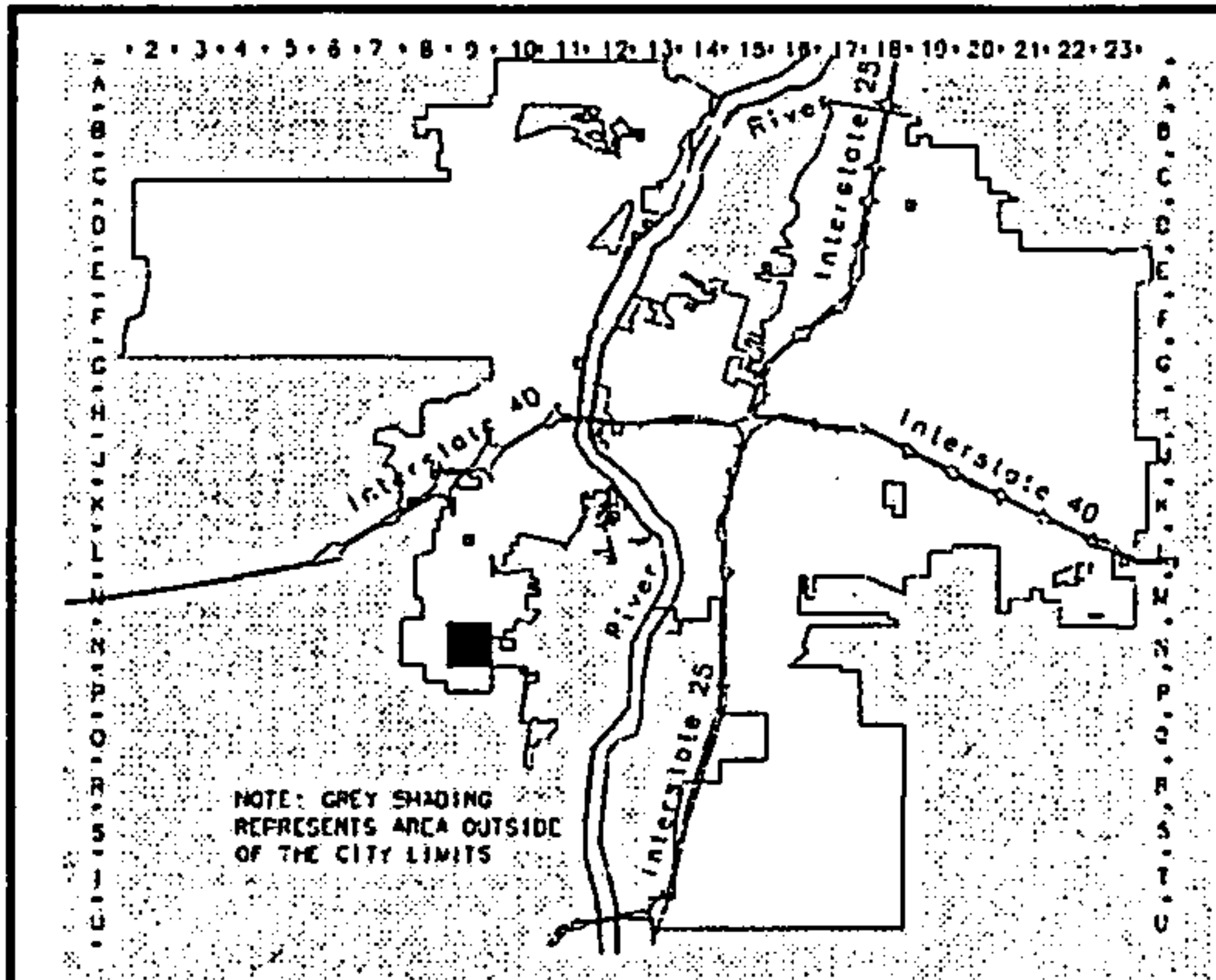
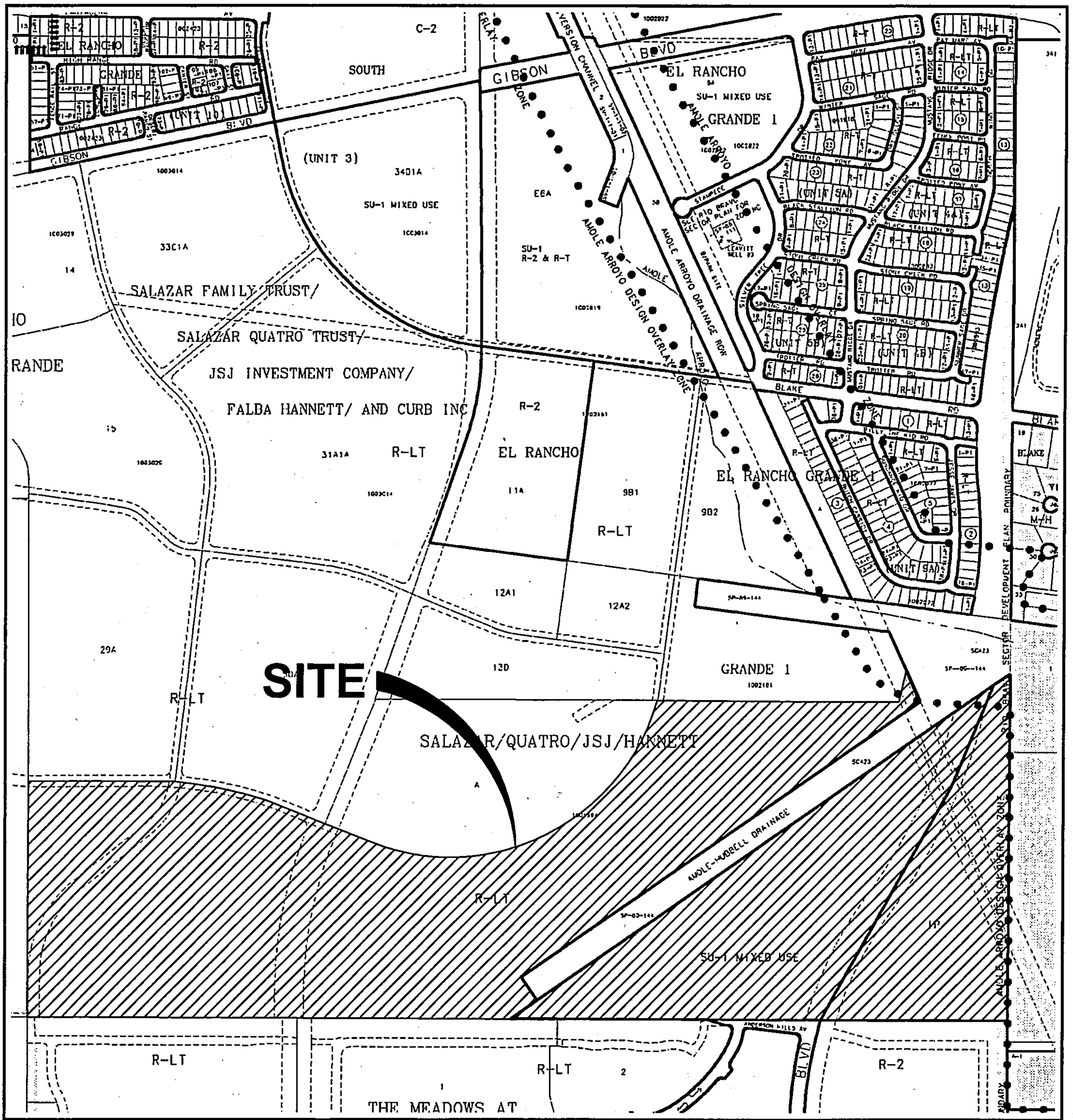
VANTAGE BUILDERS INC  
8910 ADAMS ST NE  
ALBUQUERQUE NM 87113

101005402022520102

COTHERN ROY J  
2837 JOEL ST SW  
ALBUQUERQUE NM 87121

101005404822420601

CASSIDY PAUL T & ELIZABETH  
2836 JOEL SW  
ALBUQUERQUE NM 87121



**A** **G** **I** **S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2004

**Zone Atlas Page**  
**N-9-Z**  
Map Amended through July 07, 2004

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

THOMAS W. PATRICK (AGENT)  
 Applicant name (print)

Thomas W. Patrick 6-08-2006  
 Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

Clare Senora 6/9/06  
 Planner signature / date

**Project # 1004184**

**4184**

### DXF Electronic Approval Form

DRB Project Case #: 1004184

Subdivision Name: SALAZAR FAMILY TRUST TRACTS A1A, A1B & A1C

Surveyor: THOMAS W PATRICK

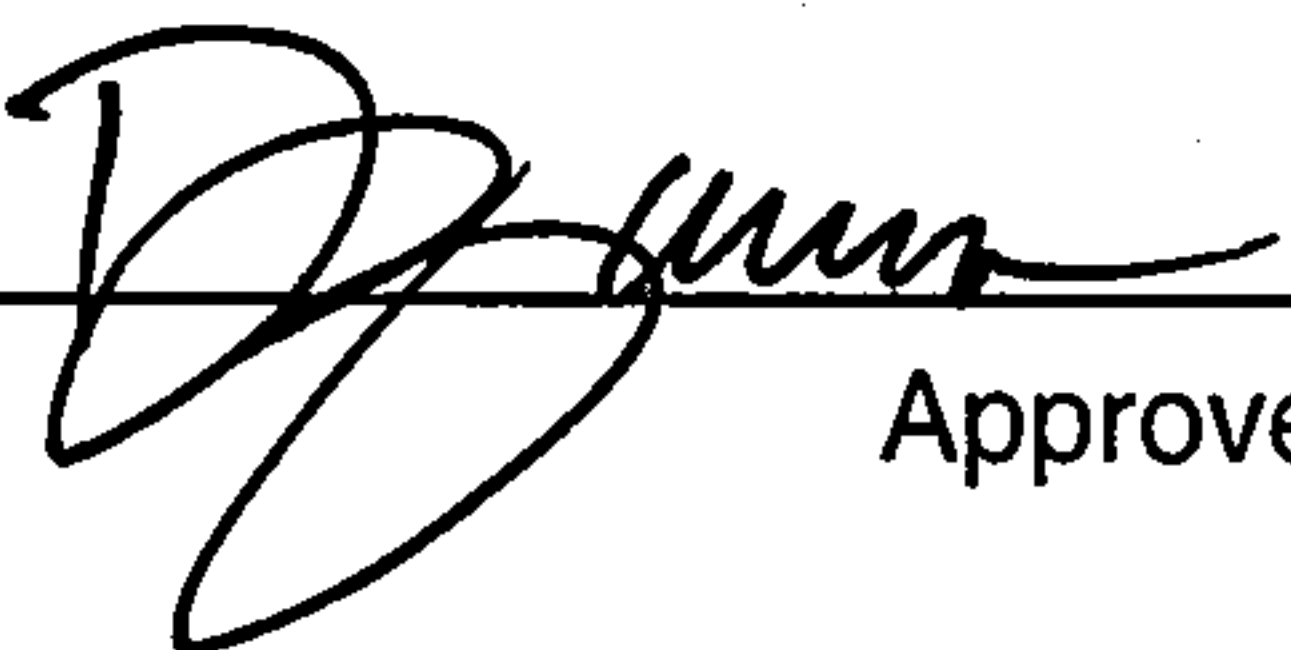
Contact Person: JON SWEDENBURG

Contact Information: 897-0000

DXF Received: 6/9/2006

Hard Copy Received: 6/9/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

06.09.2006  
Date

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

**AGIS Use Only**  
Copied fc **4184** to agiscov on **6/9/2006** Contact person notified on **6/9/2006**



# 3

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 12, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1004355**

06DRB-00808 Major-Vacation of Public Easements

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

**Project # 1003102**

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

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

**Project # 1004184**

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

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

**Project # 1004715**

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

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

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1003613**

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

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

**Project # 1003247**

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

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

**Project # 1003469**

06DRB-00882 Major-Vacation of Public  
Easements

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

**Project # 1003886**

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

MARK GOODWIN & ASSOCIATES agent(s) for **HOME SITE FIVE** request(s) the above action(s) for all or a portion of Tract(s) C & 42, **MESA VILLAGE SUBDIVISION** (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on **LOMAS BLVD NE**, between **SELLARS DR NE** and **EASTERDAY NE** containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

**SEE PAGE 3 . . .**



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 3

**Project # 1004974**

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

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

**Project # 1003703**

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

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

**Project # 1004240**

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

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

**Project # 1004932**

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

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

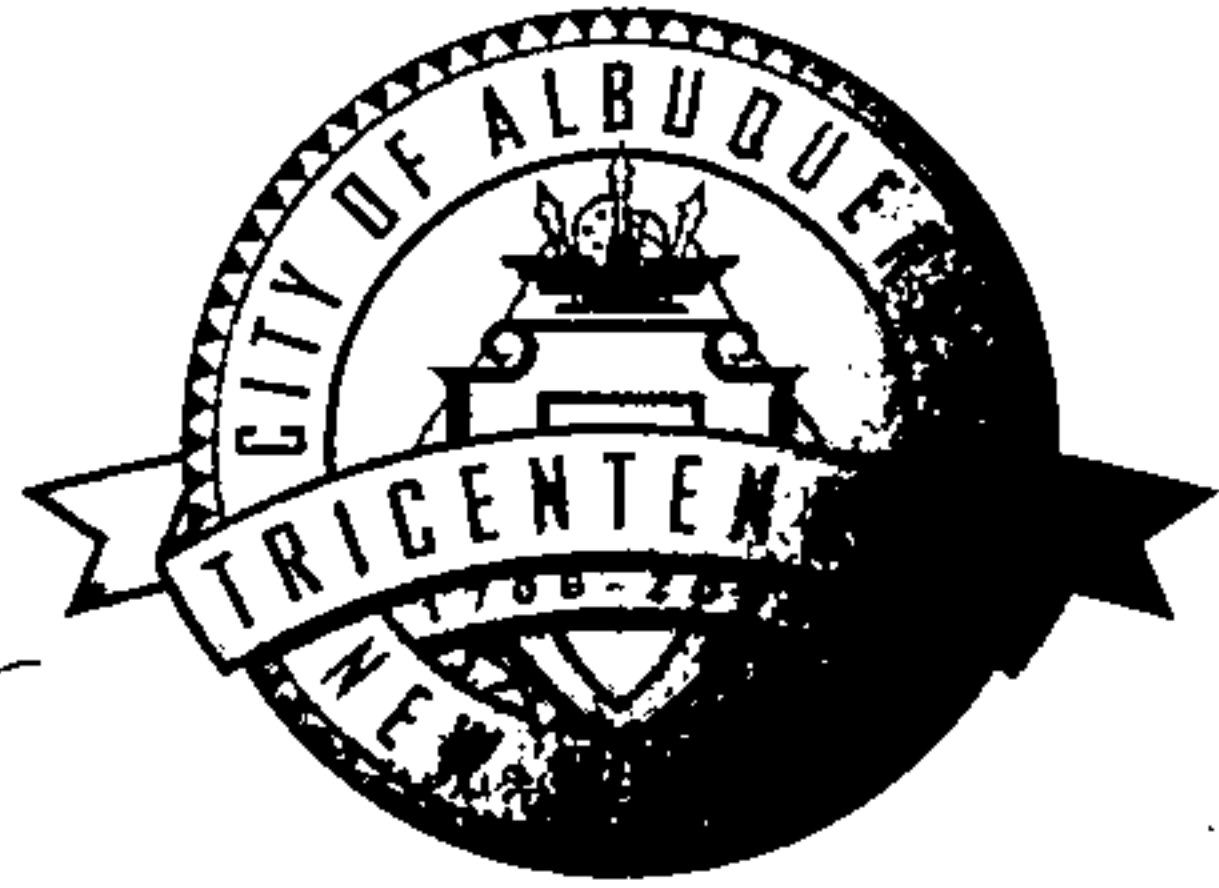
Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair  
Development Review Board

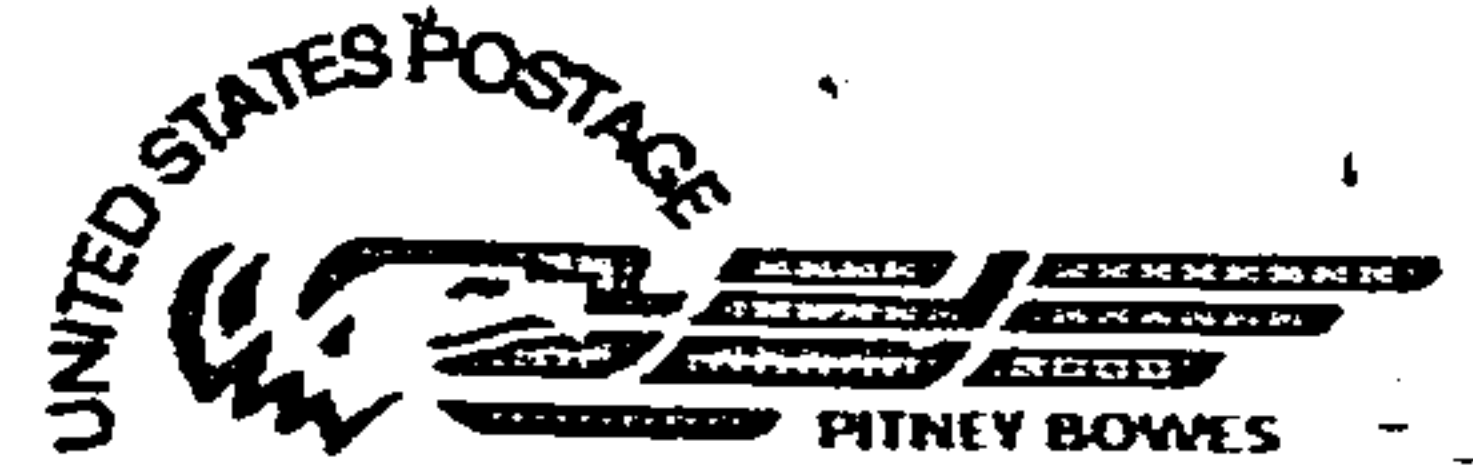
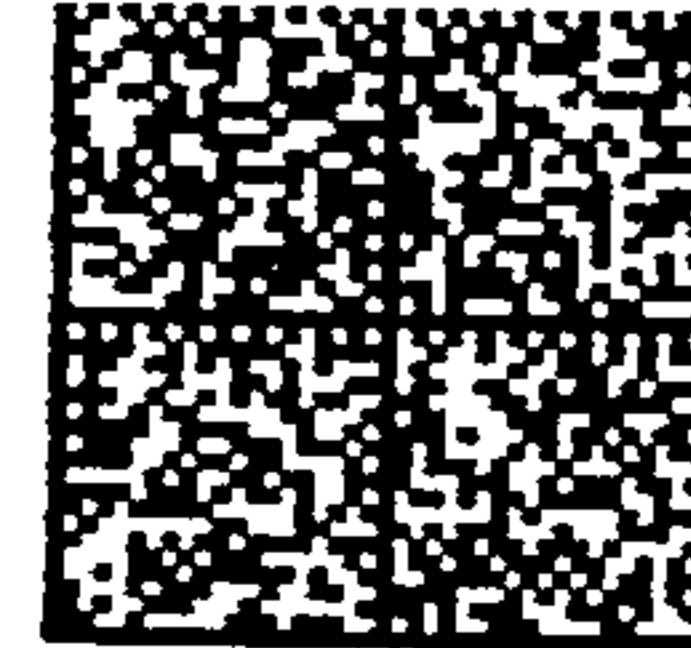
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 26, 2006.**



# CITY OF ALBUQUERQUE

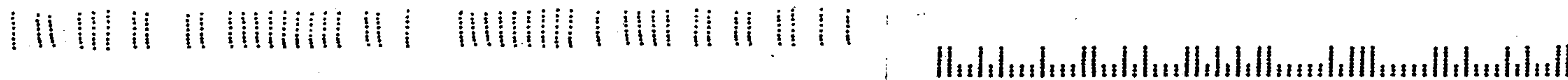


Planning Department



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

*[Handwritten signature]*  
**URGENT**  
101005402022520102  
COTHERN ROY J  
2837 JOEL ST SW  
ALBUQUERQUE NM 87121



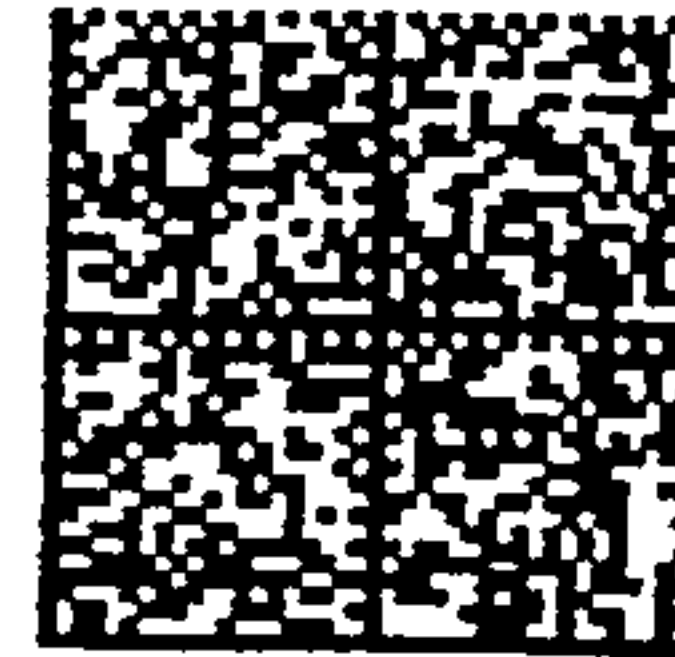
DRB



# CITY OF ALBUQUERQUE



Planning Department



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

100805449520040130

KB HOME NM INC  
4921 ALEXANDER  
ALBUQUERQUE NM

BL 1  
8710

KB--921 871072045 1105 13 06/28/06  
FORWARD TIME EXP RTN TO SEND  
:KB HOME INC  
6330 RIVERSIDE PLAZA LN NW STE 200  
ALBUQUERQUE NM 87120-2682

RETURN TO SENDER

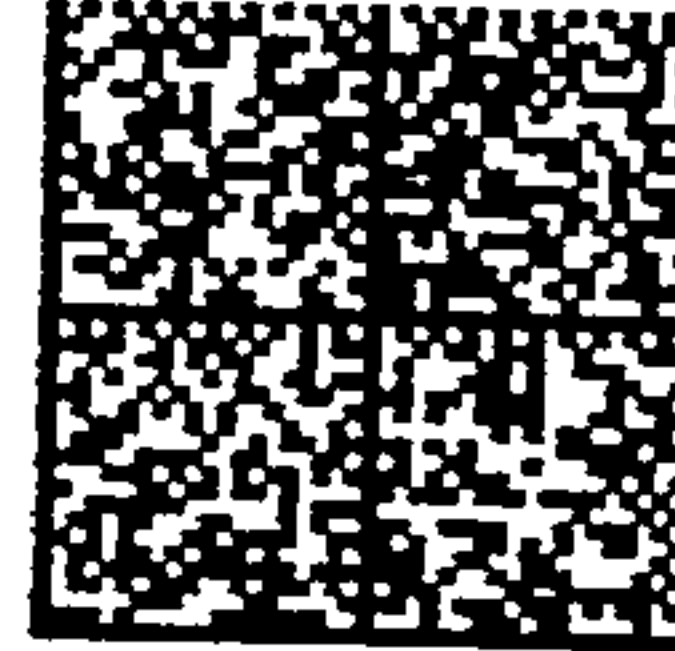
87107+7037-99 C02B

P O Box 1293 Albuquerque, New Mexico 87103



Planning Department

# CITY OF ALBUQUERQUE



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0004329277 JUN 23 2006  
MAILED FROM ZIP CODE 87102

100905344453411432

RUBIO HECTOR H & TANY  
8531 ZYDECKO DR S  
ALBUQUERQUE NM 87102

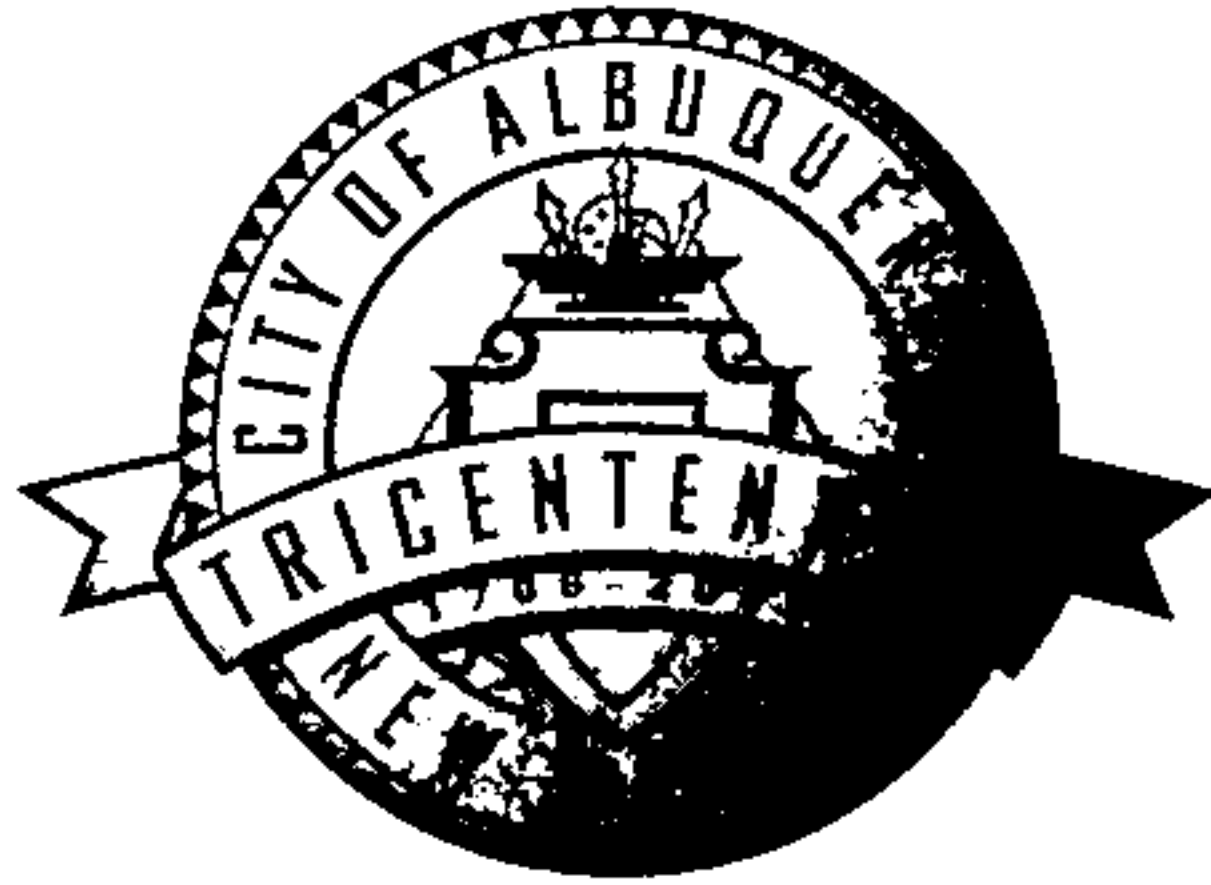
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RUBIO  
PO BOX 719  
CHICO CA 95927-0719

RETURN TO SENDER

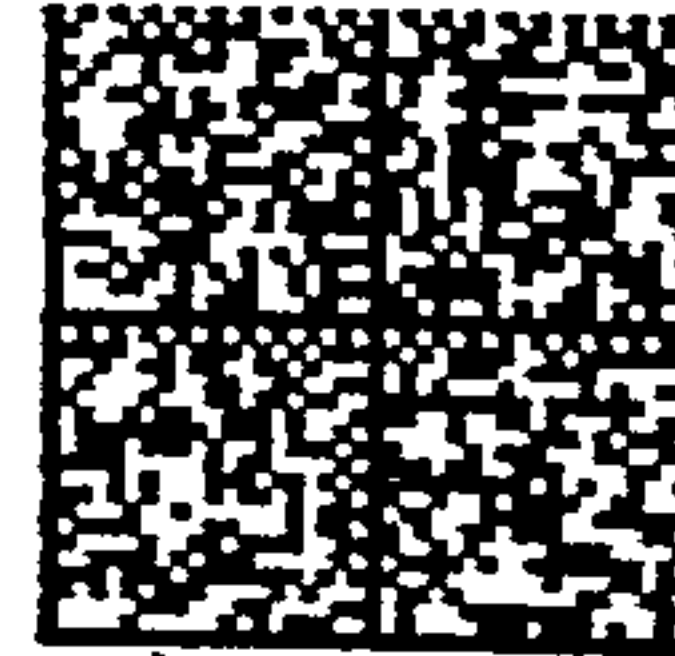
87121+2181-31 R020

P O Box 1293 Albuquerque, New Mexico 87103

# CITY OF ALBUQUERQUE



Planning Department



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

*AKP  
UNK*

**ATTEMPTED,  
NOT KNOWN**

1009053449535114  
VANTAGE BUILDE  
8910 ADAMS  
ALBUQUERQUE NM

VANT910 871132002 IN 10 06/27/06  
UNABLE TO FORWARD  
NO FORWARD ORDER ON FILE  
RETURN TO POSTMASTER  
OF ADDRESSEE FOR REVIEW



**DRB**





**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 15, 2012  
DRB Comments**

**ITEM # 14**

**PROJECT # 1004184**

**APPLICATION # 12-70058**

**RE: Tract A-1A, Lands of Salazar**

Refer to the Rio Bravo Sector Development Plan regarding subdivision design; pedestrian connections will be needed at the end of stub streets. Mesa Arenoso SW may be classified as a Major Local Street depending on a traffic study – if so, lots will not be allowed to front that street.

---

Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov



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

Development Review Board Comments

**Project Number:** 1004184  
**Application Number:** 12DRB-70058

**DRB Date:** 3/7/2012  
**Item Number:** 14

**Subdivision:** Lands of Salazar  
Lot A-1-A Lands of Salazar

**Request for:**

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

**Zoning:** RLT

**Zone Page:** N-09

**New Lots (or units)** 50

**Parks and Recreation Comments:**

Park Impact Fees will be due at building permit.

**Signed:** Carol S. Dumont  
Carol S. Dumont Phone: 768-5387  
Parks & Recreation Dept.



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

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

**APPLICATION INFORMATION:**

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

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

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

APPLICANT: THOMAS SALAZAR PHONE: 505-977-5322

ADDRESS: #9 CRESTVIEW TRAIL NE FAX: \_\_\_\_\_

CITY: Alb STATE NM ZIP 87122 E-MAIL: thomassoalazar08

Proprietary interest in site: OWNER List all owners: SALAZAR FAMILY TRUST EVHOL.COM  
FALBA HONNET

**DESCRIPTION OF REQUEST:**

SEE LETTER

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

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

Lot or Tract No. A-1-A- Lands of Salazar Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: \_\_\_\_\_

Existing Zoning: RLT Proposed zoning: RLT MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): N9- UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
06 DRB - 00820 - , 1005224, 1001594, 1004184

**CASE INFORMATION:**

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

No. of existing lots: 1 No. of proposed lots: 40-50 Total site area (acres): 8.8620

LOCATION OF PROPERTY BY STREETS: On or Near: 98th + Colabel

Between: DENNIS CHAVEZ and ELISON SW.

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

SIGNATURE THOMAS SALAZAR DATE 2/  
(Print Name) THOMAS SALAZAR Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70058</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>March 7, 2012</u>			Total \$ <u>0</u>

[Signature] 2-21-12  
Staff signature & Date

Project # 1004184

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)**

Your attendance is required.

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

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)**

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)**

Your attendance is required.

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

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

THOMAS SALAZAR  
Applicant name (print)

Thomas Salazar  
Applicant signature / date

2/21/12



Form revised October 2007

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

Application case numbers  
12 - DRB - 70058

[Signature] 2-21-12  
Planner signature / date  
Project # 1004184





98TH STREET SW

COLONEL STREET SW

ZONED RL1

ZONED RL1

ZONED RL1

SALAZAR - DAVIS TRACTS

AREA B 159 AC

AREA C 69 AC

AREA A 69 AC

MESA

98TH

ACT 1-00

SECTION 17

89

## **Sketch Plat**

### **PARCEL A-1-A Lands of Salazar Family Trust**

**I am seeking input so I can determine if it is cost effective for me to develop this parcel. If said parcel looks viable I will go forward with a planning engineer.**

**Submitted plat is one scenario that was planned some time ago. I would like to stay within the A=1-A parcel and build 49 lots with as close to a 45' to 50' fronts as possible.**

#### **TRANSPORTATION:**

**1. Can I connect my major local that runs south on the 2W water line to the major local that runs North/ South and parallels the street to the west? There would be no need for a right of way if put in the right place? Any ideas?**

**2. Can I reduce the easement on the 2W water line from the proposed turn going south to the minimum since it runs into a block wall?**

**3. I need to do a traffic impact study, TIS.?**

**4. How many street lights in this scenario?**

**5. Can I qualify for the 42' width on the local street as specified in DPM,**

**6. Can I get by with 6' curb on my local street?**

#### **UTILITIES:**

**1. Can I hook up the sewer to the outfall on Shiraz? What size sewer lines would be needed?**

**2. Can I have some idea what size water lines would be needed to circulate water within this subdivision.**

**3 How many fire hydrants?**

**PARKS:**

**What are my requirements?**

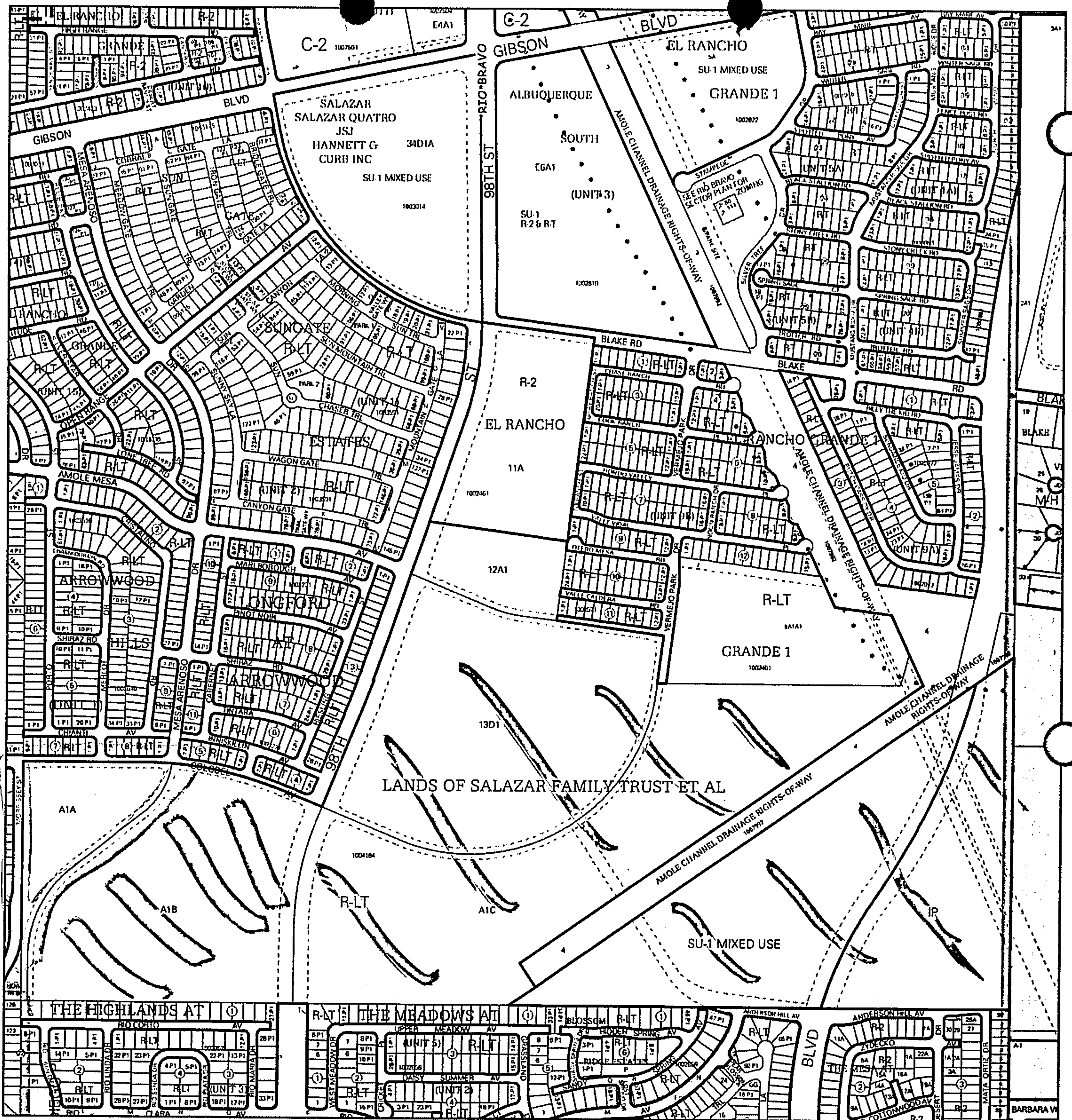
**HYDROLOGY:**

- 1. Could you identify those FEMA flood zones that have had a LOMR? What remains?**
- 2. There is an approved drainage management plan in your files. Is it possible that there could be surface drainage on this parcel?**

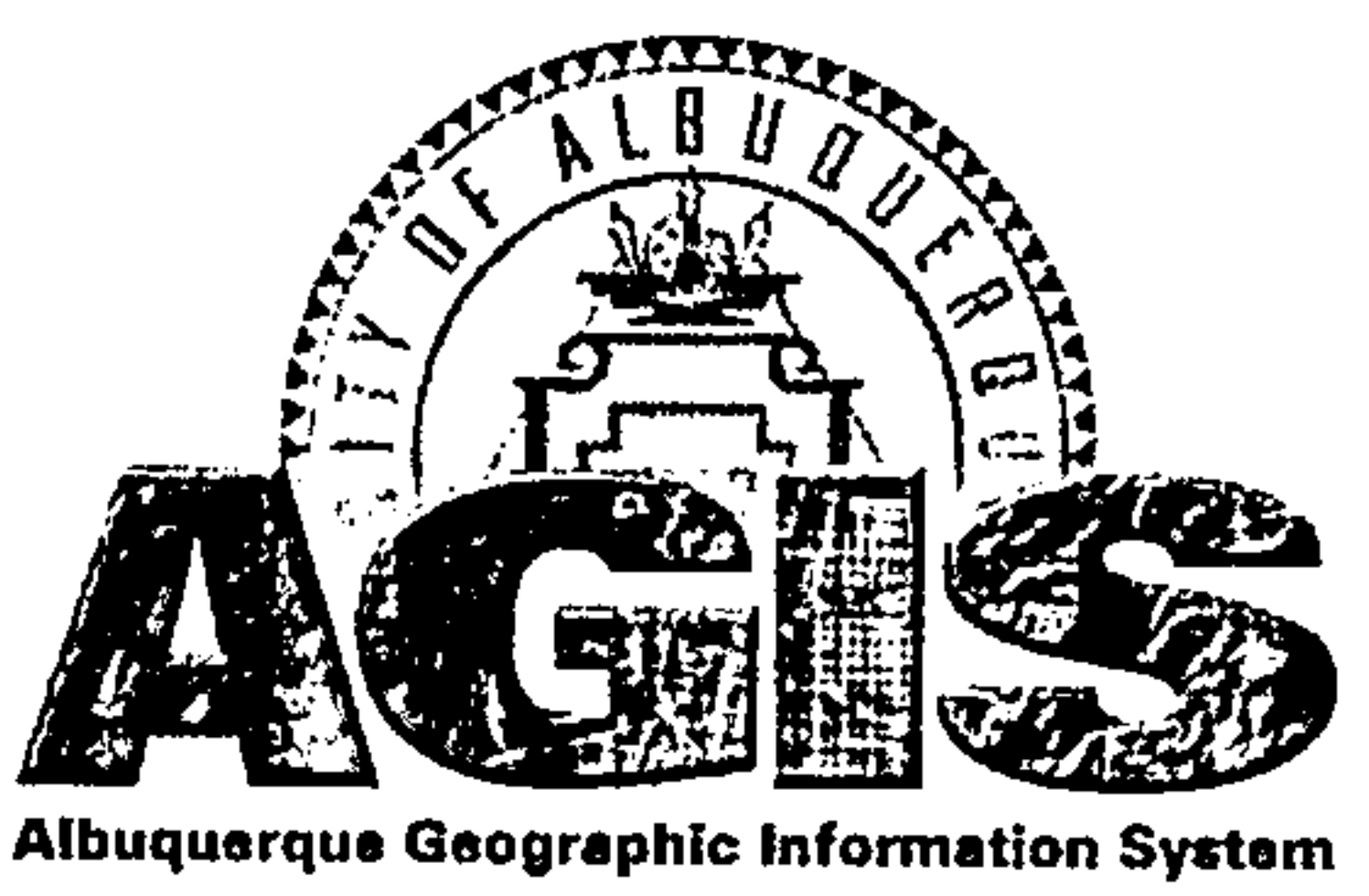
**Thomas Salazar**

*Thomas Salazar*      *2/21/12*

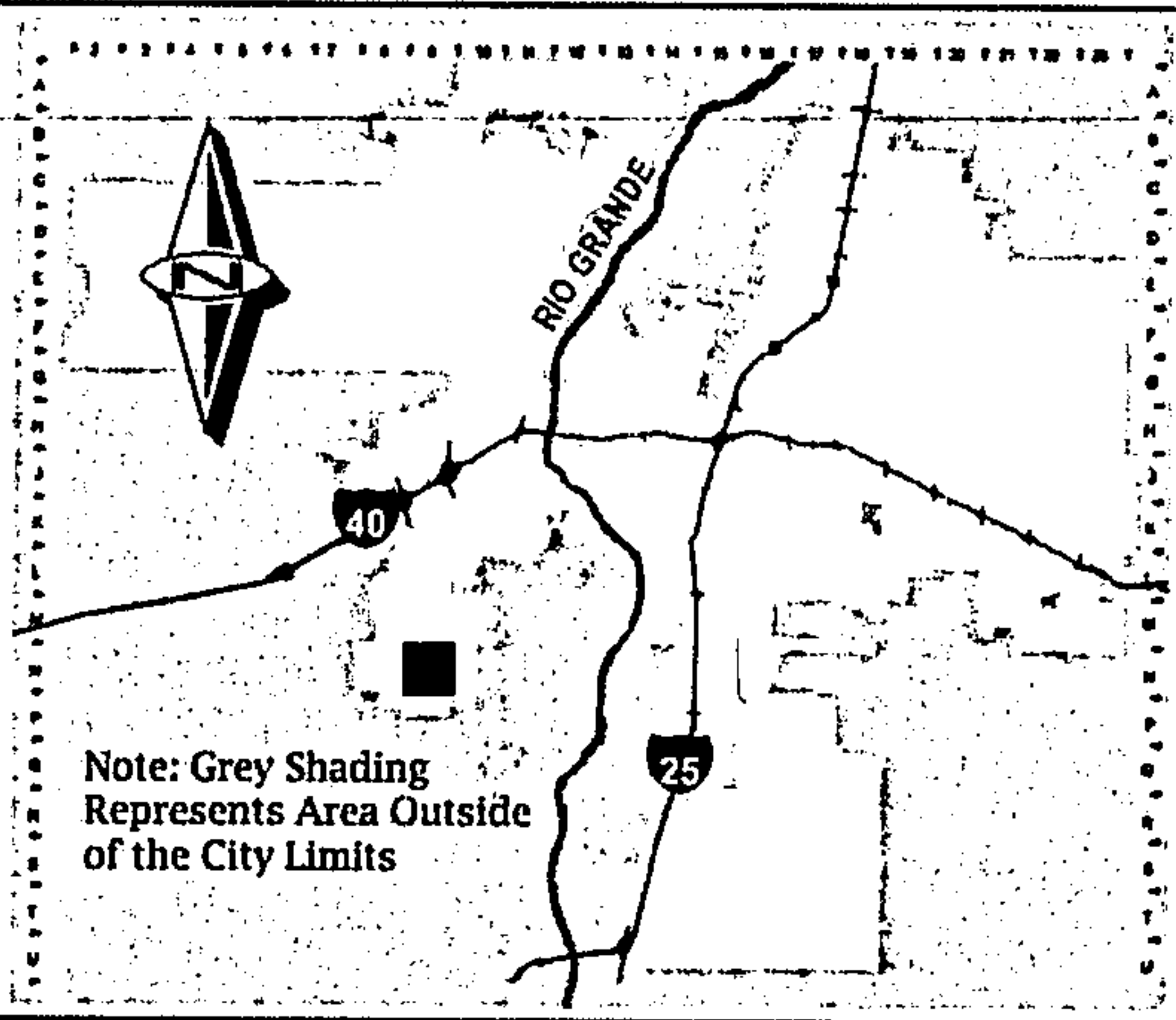




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011

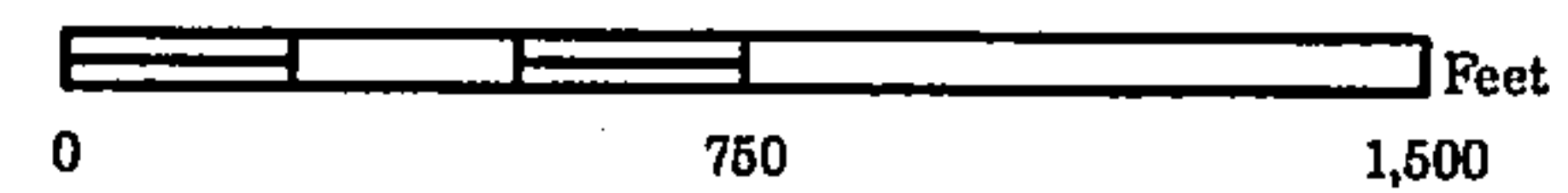


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**N-09-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



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 0464  
CONNECTION TEL 9p8985195  
SUBADDRESS  
CONNECTION ID  
ST. TIME 06/27 15:30  
USAGE T 00'55  
PGS. 2  
RESULT OK



### DEVELOPMENT REVIEW BOARD FAX FORM

TO: COMMUNITY SCIENCES CORP

FAX NUMBER: 898-5195 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 02/27/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004184 APPLICATION NO: \_\_\_\_\_

06DRB-00819  
06DRB-00820

\*\*\*\*\*

LANDS OF SALAZAR FAMILY TRUST ETAL



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

**TO:** COMMUNITY SCIENCES CORP

**FAX NUMBER:** 898-5195      **# PAGES** 2

**SENT BY:** Sheran Matson, DRB Chair      **DATE:** 02/27/06

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

**PROJECT NO:** 1004184      **APPLICATION NO:** \_\_\_\_\_

06DRB-00819  
06DRB-00820

\*\*\*\*\*

LANDS OF SALAZAR FAMILY TRUST ETAL

**Project # 1004184**

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

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

No objection to the requested replat as the residentially zoned tracts are at least 5 acres in size as required by the DPM and the non-residential tract is over 40 acres.

The current zoning should be added to the first page of the plat before Planning signs the plat.

The property lies within the Rio Bravo Sector Plan boundaries.

Planning will take delegation for the 15 day appeal period and to record the plat if the requested actions are approved by DRB.

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

**Project # 1004715**

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

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

The perimeter wall design: The maximum total height must be stated on the design. If retaining walls are included, note that also. If the combined height exceeds 8 feet, either a variance is required or a segment step back of segments no higher than 6 feet maximum for each segment with 4 feet in between is allowed. Also, any walls adjacent to Tract 1-A, etc. Public Open Space must also have the wall design.

Why is there a Tract 1-D? Is it Open Space as well?

Because not all lots have dimensions, a statement is required on the preliminary plat declaring the minimum lot size. Please add this to Planning's copy at least & re-submit a corrected preliminary plat for our file before July 12<sup>th</sup>.

Once these corrections are made, Planning has no objection to the applications.

Be aware that preliminary plat and final plat approvals



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

**APPLICANT INFORMATION:**

NAME: Tom Salazar PHONE: 268-3025  
 ADDRESS: 10116 Summit NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: SEE ATTACHED LIST  
 AGENT (if any): COMMUNITY SCIENCES CORPORATION PHONE: 897-0000  
 ADDRESS: PO 1320 FAX: 898-5195  
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: tompatrick@communitysciences.com

DESCRIPTION OF REQUEST: BULK LAND VARIANCE - DIVIDE ONE TRACT INTO THREE  
NEW BULK LAND TRACTS. PRELIMINARY / FINAL PLAT

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

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

Lot or Tract No. TRACT A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. LANDS OF SALAZAR FAMILY TRUST ET AL  
 Current Zoning: PLT & SU-1 MIXED USE Proposed zoning: UNCHANGED  
 Zone Atlas page(s): N-9-2 No. of existing lots: 1 No. of proposed lots: 3  
 Total area of site (acres): 1409101 Density if applicable: dwellings per gross acre: - dwellings per net acre: -  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1-009-054-280-110-4-0201 MRGCD Map No. -  
 LOCATION OF PROPERTY BY STREETS: On or Near: VERMILIO PARK RD SW  
 Between: 98th SW and ANOLE MESA & ANDERSON HILL  
UNSER BID SW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
05DRB-00810, 05DRB-00811 1004184

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

SIGNATURE Thomas W. Patrick DATE 6-05-2006  
 (Print) THOMAS W. PATRICK Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

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

Application case numbers	
06DRB -	00819
06DRB -	00820
_____	_____
_____	_____
_____	_____

Artinn	S.F.	Fees
BLV	_____	\$ 145.00
P+P	_____	\$ 355.00
ADV	_____	\$ 75.00
CME	_____	\$ 20.00
_____	_____	\$ _____
Total		\$ 595.00

Hearing date 7-12-06

Project # 1004184

Thomas W. Patrick 7/6/06

FORM V: SUBDIVISION VARIANCES & VACATIONS

**BULK LAND VARIANCE (PUBLIC HEARING CASE)**

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

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

**VACATION OF PRIVATE EASEMENT**

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

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


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

**VACATION OF RECORDED PLAT**

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

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

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

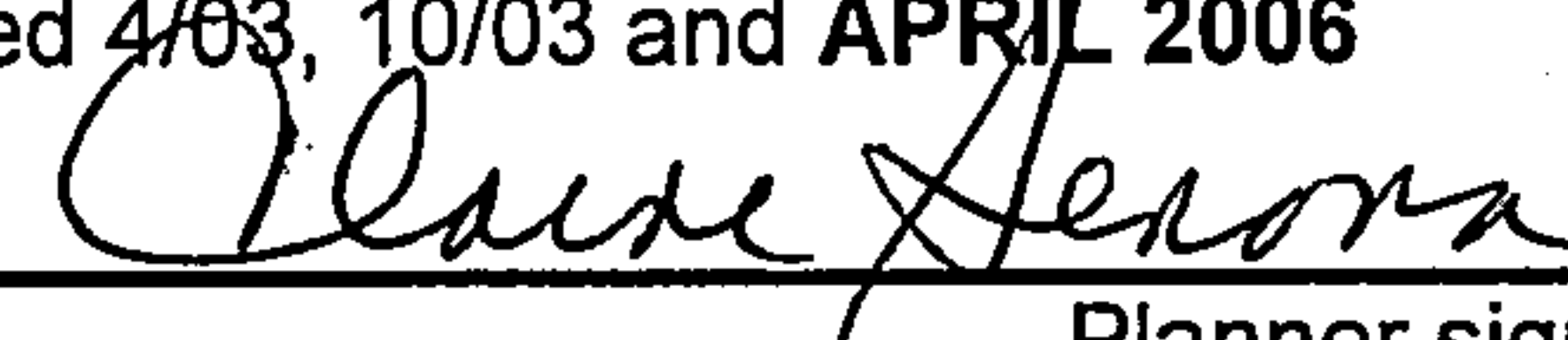
THOMAS W. PATRICK (AGENT)  
 Applicant name (print)  
  
 Applicant signature / date 6.08.2006



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

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

Application case numbers
_____
_____
_____

  
 Planner signature / date 6/9/06  
 Project # 1004184

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

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

THOMAS W. PATRICK (AGENT)  
Applicant name (print)  
Thomas W. Patrick 6.08.2006  
Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers \_\_\_\_\_

Form revised 8/04, 1/05 & 10/05  
Clare Senora 6/9/06  
Planner signature / date  
**Project # 1004184**





P. O. Box 1328  
Corrales, NM 87048

June 8, 2006

Sheran Matson  
Chairperson Development Review Board  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Bulk Land Plat, Tracts A-1-A, A-1-B and A-1C, Lands of Salazar Family Trust et al

Dear Ms. Matson:

Community Sciences Corporation, as an agent for Salazar Family Trust et al, requests a Bulk Land Variance and Minor Subdivision Plat approval for the property identified in this application. The proposed subdivision is intended to facilitate a bulk land transfer. Further subdivision or Zoning Site Development Review will occur prior to use of the land for building purposes. Improvements are assured to be guaranteed or installed to meet development requirements as they arise. The Bulk Land Plat is consistent with other bulk land transfers in this area and use of the land for building purposes is not contemplated. Therefore, we submit our request that the Development Review Board grant a waiver for construction of all required improvements and concurrently consider our request for the Minor Subdivision Preliminary Final Plat approval.

Respectfully,

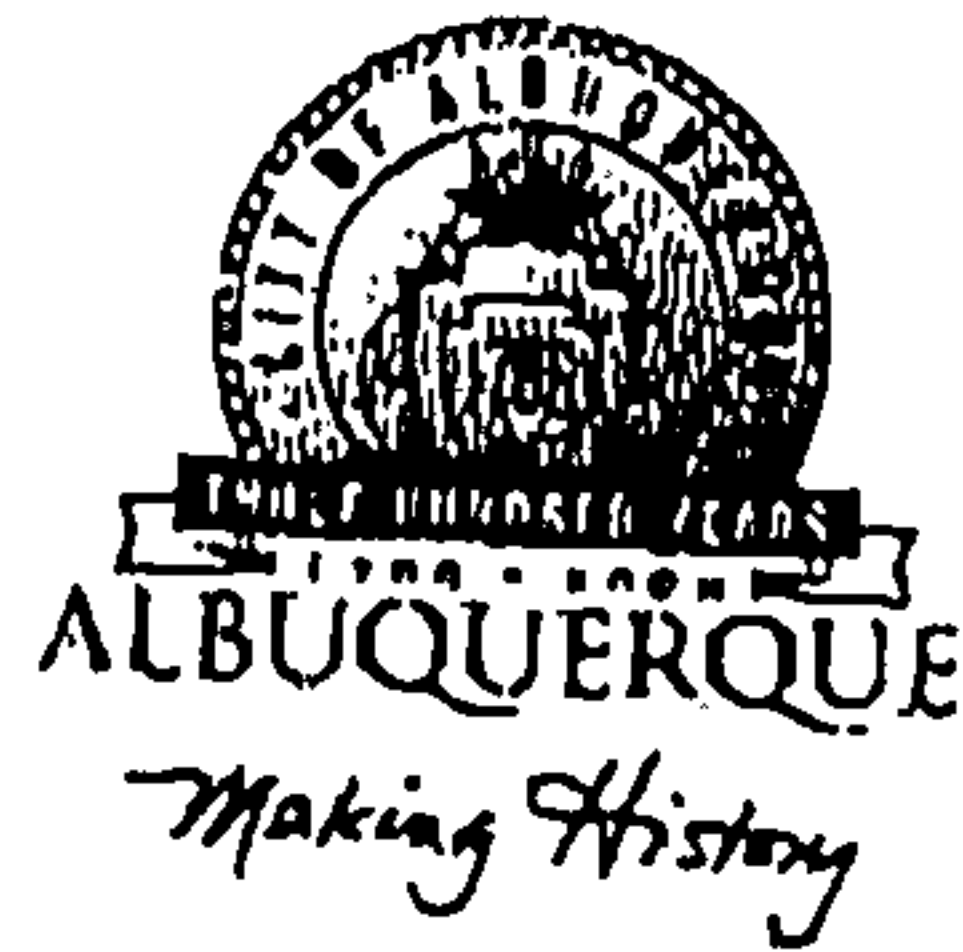


Thomas W. Patrick  
New Mexico Professional Surveyor No. 12651

TWP/ckh

OWNERS - LANDS OF  
SALAZAR FAMILY TRUST

1. Lupe Salazar – Trustee of the Salazar Family Trust
2. Thomas F. Salazar – Co-Trustee of the Salazar Family Trust
3. Victor Salazar Jr. – Co-Trustee of the Salazar Family Trust
4. Thomas F. Salazar
5. Falba Hannett
6. Nancy Friedman
7. Valerie A. Staff



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

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

June 2, 2006

Planning Department  
*One Stop Shop Division*  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on June 2, 2006:

**CONTACT NAME:** TOM PATRICK

**COMPANY OR AGENCY:** COMMUNITY SCIENCES CORPORATION  
4481 CORRALES ROAD, CORRALES, NM 87048  
PHONE: 897-0000/FAX: 898-6195

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **BULK LAND PLAT, TRACTS A-1-A, A-1-B, A-1-C, LANDS OF SALAZAR FAMILY TRUST LOCATED ON ACATE BLANCO CHANNEL BETWEEN FUTURE UNSER BOULEVARD SW AND FUTURE 98TH STREET SW** zone map **N-9**.

*Our records indicate that as of June 2, 2006, there were no Recognized Neighborhood Associations in this area.*

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani J. Winklepleck***

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

planningnrnaform(10/08/05)



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from 6-27-06 To 7-12-06

#### 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.

Jon Suedinborg  
(Applicant or Agent)

6/9/06  
(Date)

I issued 3 signs for this application,

6/9/06  
(Date)

Olivia Senora  
(Staff Member)

DRB PROJECT NUMBER: 1004184

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 0374  
CONNECTION TEL 9p8985195  
SUBADDRESS  
CONNECTION ID  
ST. TIME 06/12 11:43  
USAGE T 03'29  
PGS. 5  
RESULT OK

City of Albuquerque  
Planning Department  
505-924-3900 (main number)  
505-924-3864 (fax number - 2nd Level)  
505-924-3440 (fax number - 4th Floor)  
Development and Building Services (One Stop Shop)  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**City of Albuquerque  
Planning Dept.  
Dev. & Bldg. Svcs.**

# Fax

To: THOMAS PATRICK From: SANDY  
Fax: 898-5195 Pages Sent: (including this page) 5  
Phone: 897-0000 Date: 06/12/06  
Time: 11:40

Urgent  For Review  Please Comment  Please Reply  Please Recycle

**Comments:**

THESE CASE & PROJECT NUMBERS  
NEED TO BE ADDED TO YOUR SIGNS

THANKS





Thomas F. Salazar Co-Trustee of the Salazar Quatro Trust Date 7/18/06

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 18<sup>th</sup> day of July, 2006, by Thomas Salazar on behalf of said Trust.

By: Camelou B. Cavalier  
Notary Public  
OFFICIAL SEAL  
Camelou B. Cavalier  
NOTARY PUBLIC-STATE OF NEW MEXICO

My Commission expires: 10/29/2006

[Signature] 7-17-06  
Victor Salazar Jr., Co-Trustee of the Salazar Quatro Trust Date

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 17<sup>th</sup> day of July, 2006, by Victor Salazar on behalf of said Trust.

By: Camelou B. Cavalier  
Notary Public  
OFFICIAL SEAL  
Camelou B. Cavalier  
NOTARY PUBLIC-STATE OF NEW MEXICO

My Commission expires: 10/29/2006

Falba Hannett July 17, 2006  
Falba Hannett Date

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 17 day of July, 2006, by Falba Hannett.

By: Camelou B. Cavalier  
Notary Public  
OFFICIAL SEAL  
Camelou B. Cavalier  
NOTARY PUBLIC-STATE OF NEW MEXICO

My Commission expires: 10/29/2006

2006114439  
6502092  
Page: 2 of 3  
08/01/2006 10:02A  
Bk-A121 Pg-4119  
R 13.00  
Bern. Co. NOT  
Mary Herrera

Nancy Friedman  
Nancy Friedman

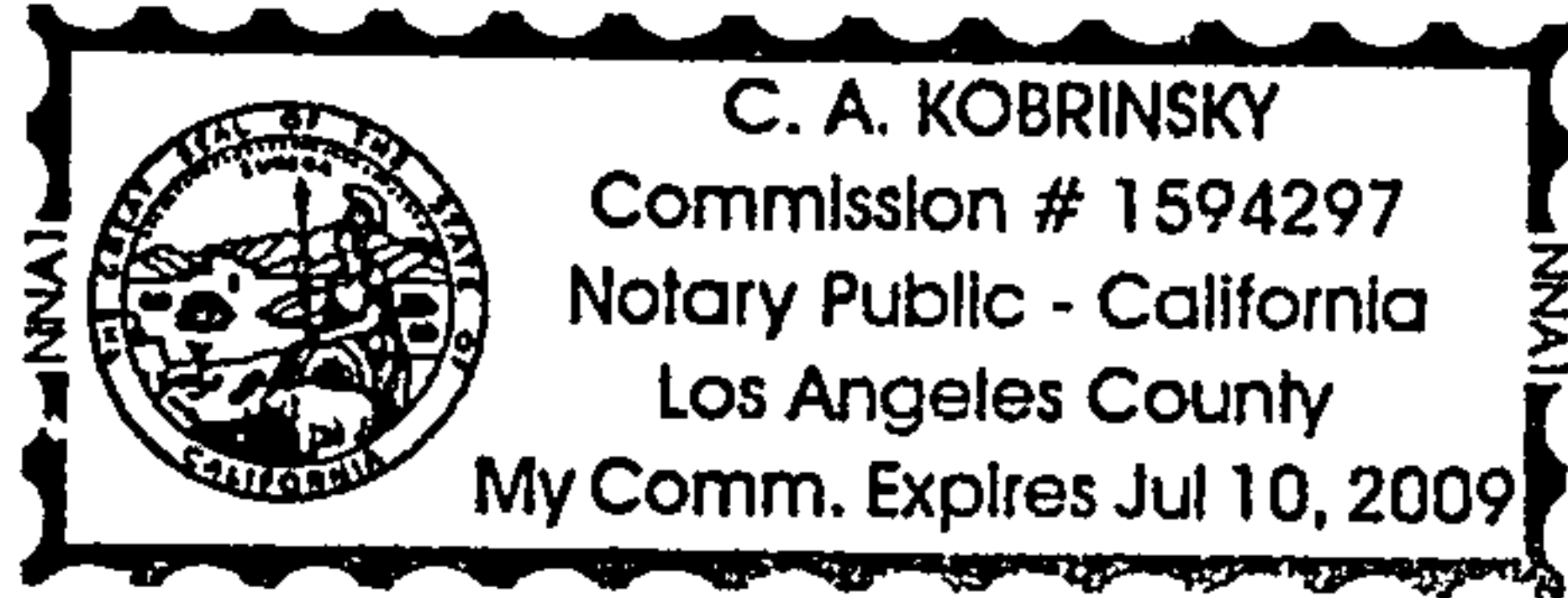
7-15-06

Date

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF LOS ANGELES)

This instrument was acknowledged before me this 15<sup>th</sup> day of July, 2006, by Nancy Friedman.

By: C.A. Kobrin  
Notary Public



My Commission expires: July 10, 2009

Valerie A. Staff  
Valerie A. Staff

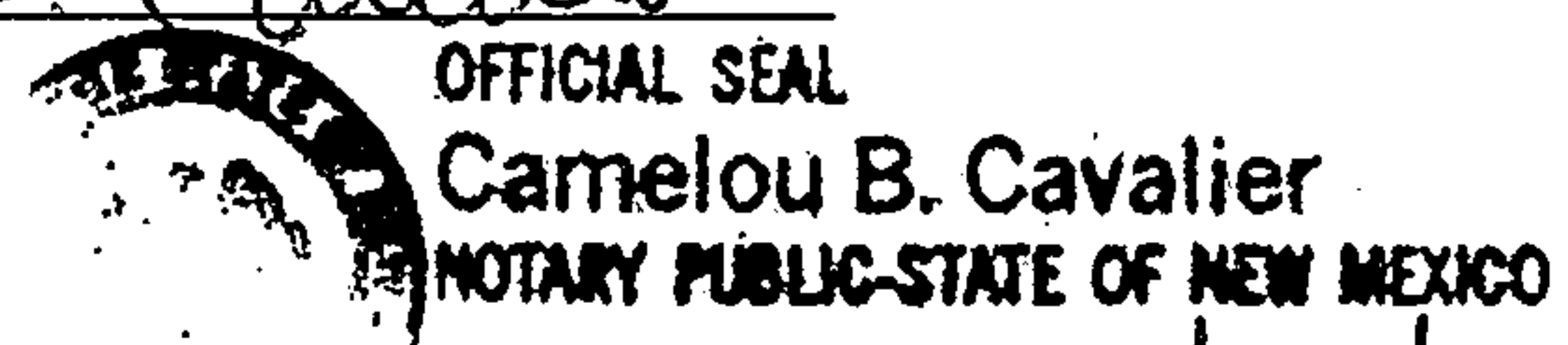
7-18-06

Date

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 18<sup>th</sup> day of July, 2006, by Valerie A. Staff.

By: Camelou B. Cavalier  
Notary Public



My Commission expires: 10/29/2006

J. Matson  
Chair, Development Review Board

07/21/06  
Date



2006114439  
6502002  
Page: 3 of 3  
08/01/2006 10:02A  
Bk-A121 Pg-4119

#7



COMPLETED

09/08/05 stt

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00811 (P&F)
Project Name: Lands of Salazar Family Trust
Agent: Community Sciences

Project # 1004184
897-0000

Project Number

1004184

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/8/05 by the DRB with delegation of signature(s) to the following departments. OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION:
[ ]
[ ]
[ ]
[ ]

UTILITIES:
[ ]
[ ]
[ ]
[ ]

[X] CITY ENGINEER / AMAFCA: AMAFCA concurrence
Roadway Easement, existing SAS interceptor easement and new blanket SAS easement across A-1 for Benefit of 13-D-1
CHSUA RDWY CONSENT

[ ] PARKS / CIP:
[ ]
[ ]
[ ]

[X] PLANNING (Last to sign): 15 day appeal
AGIS

- 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.
[X] AGIS DXF File approval required.
[ ] Copy of recorded plat for Planning.

Handwritten mark

#7



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00811 (P&F)  
Project Name: Lands of Salazar Family Trust  
Agent: Community Sciences

Project # 1004184  
897-0000

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/8/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

CITY ENGINEER / AMAFCA: AMAFCA concurrence  
Roadway Easement, existing SAS interceptor easement  
and new blanket SAS easement across A-1 for Benefit  
of 13-D-1  
CHSLR RDWY. CONSENT

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

PLANNING (Last to sign): AGIS 15 day appeal  
\_\_\_\_\_  
\_\_\_\_\_

### 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.

*OKay*

Project Number

1004184

**4184**

### DXF Electronic Approval Form

DRB Project Case #: 1004184

Subdivision Name: SALAZAR FAMILY TRUST TRACTS A1 & 13D1

Surveyor: THOMAS W PATRICK

Contact Person: THOMAS W PATRICK

Contact Information: 259-0883

DXF Received: 6/29/2005

Hard Copy Received: 6/24/2005

Coordinate System: NMSP Grid (NAD 27)

  
Approved

06-29-2005  
Date

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

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**AGIS Use Only**

Copied fc **4184** to agiscov on **6/29/2005** Contact person notified on **6/29/2005**



## OFFICIAL NOTICE OF DECISION

### 7. Project # 1004184

05DRB-00810 Major-Bulk Land Variance

05DRB-00811 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s).[REF: Z-99-58, Z-98-5, Z-98-6] (N-9)

At the June 8, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

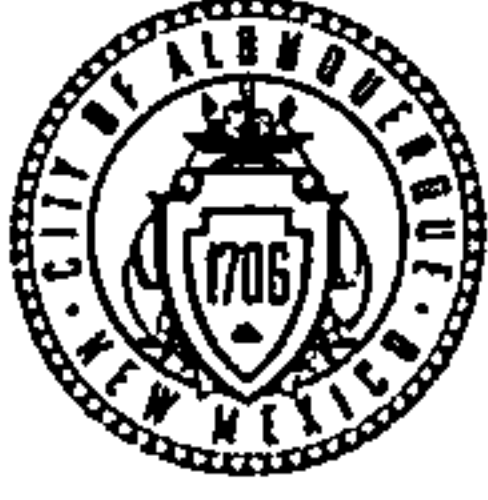
#### BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary and final plat was approved with final plat sign off was delegated to City Engineer for various easement language and AMAFCA concurrence.

If you wish to appeal this decision, you must do so by June 23, 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.



**OFFICIAL NOTICE OF DECISION  
PAGE 2**

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).

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

Sheran Matson, AICP, DRB Chair

Cc: Salazar Family Trust Et Al, 1016 Summit NE, 87106  
Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004184 AGENDA#: 7 DATE: 6/8/05

*Community Access*

1. Name: TOM PATRICK Address: 4401 CUMMINGS Zip: 48104

2. Name: Tom Salazar Address: 1016 Summit<sup>NE</sup> Zip: 87106

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

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

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

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

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

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

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

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

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

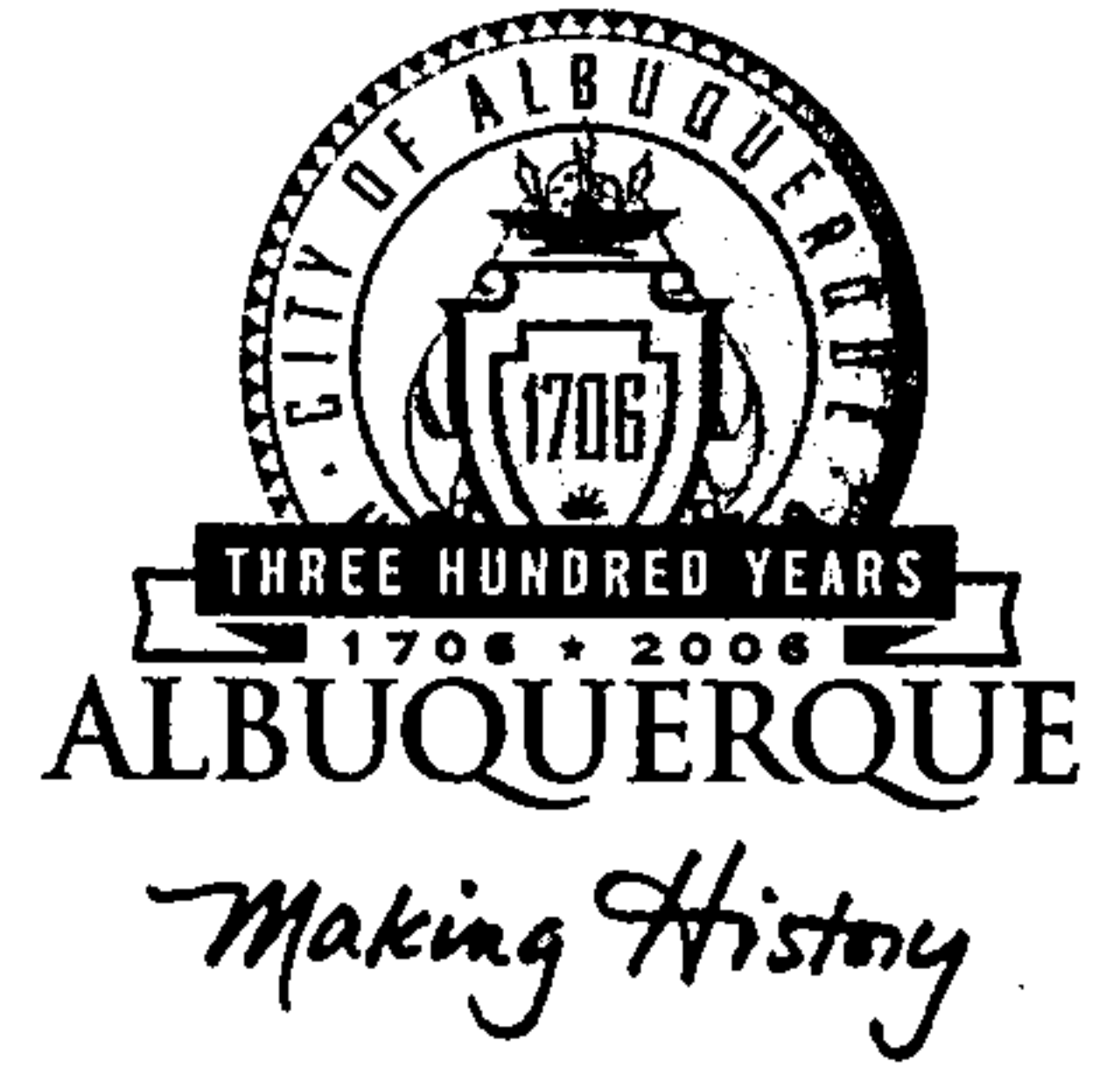
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004184

AGENDA ITEM NO: 7

SUBJECT:

Bulk Land Variance  
Final Plat  
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the BLV request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

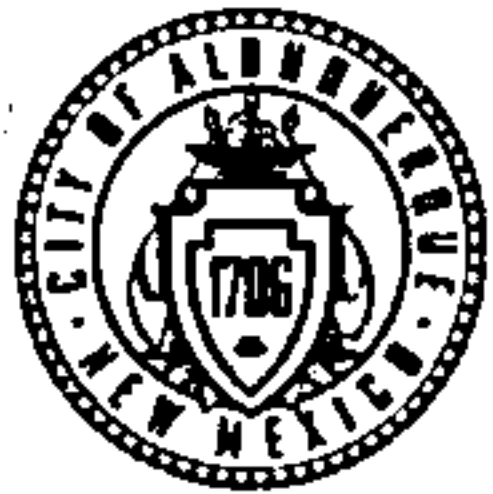
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: June 8, 2005



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 8, 2005

**Project # 1004184**

05DRB-00810 Major-Bulk Land Variance

05DRB-00811 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s).[REF:Z-99-58, Z-98-5, Z-98-6] (N-9)

AMAFCA

No objection to requested actions. AMAFCA will sign the Final Plat.

COG

The platting as shown on the site plan correctly shows both 98<sup>th</sup> Street and Unser Blvd as having 156' of right of way as designated on the Long Range Roadway System. In addition, Unser Blvd is identified as a limited access principal arterial with access points subject to approval of the MTB. Note that the Long Range Bikeway System map identifies Unser Blvd as having on street bike lanes as well as a separate path. Coordination with the City's DMD should be pursued to ensure these facilities are included in the project as appropriate.

Transit

No objection to the requests.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

No Association(s).

APS

No comments received.

Police Department

No CPTED or crime prevention comments at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No objection to the BLV request. Questions on plat.

Transportation Development

Where is the bulk land variance language? The Unser right-of-way needs to be dedicated as a public roadway easement. Unser is a limited access facility and the eastern part of Tract A-1 will need to consider access. (The parcel is almost entirely cut off with the Sacate Blanco Channel.)

Parks & Recreation

No objection.

Utilities Development

There needs to be a public sanitary sewer easement granted across Tract A-1 so that Tract 13-D-1 has an outfall to the new interceptor along the amole channel. The new access easement separating the Tracts should include public water/sewer easements or be dedicated as a public roadway easement. No objection to Bulk Land Variance.

Planning Department

There is an already approved & recorded bulk land plat which includes RLT, SU1 for Mixed Use and IP zoning in one tract. The origin of the zoning delineations appears to originate in the Rio Bravo Sector Plan. The lines shown are zoning lines per the Zoning Enforcement Office.

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

cc:Salazar Family Trust Etal, 1016 Summit NE, 87106

Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048

The line below the  
Sacate Blanco Channel  
must remain as a  
SU1 zone line so designated  
for on plat.  
Mixed Use



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 2

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

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9)

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, MAY 23, 2005.**



**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, June 8, 2005**, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1001004**

05DRB-00813 Major-Two Year SIA

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

**Project # 1001228**

05DRB-00801 Major-Two Year SIA

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

**Project # 1001376**

05DRB-00806 Major-Two Year SIA

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

**Project # 1001306**

05DRB-00805 Minor-Prelim&Final Plat  
Approval  
05DRB-00804 Major-Vacation of Public  
Easements

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE**, zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10)

**SEE PAGE 2 . . .**

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

**Meeting Date:** JUNE 8, 2005  
**Zone Atlas Page:** N-9-Z  
**Notification Radius:** 100 Ft.

**Project# 1004184**  
**App# 05DRB-00810**  
**App# 05DRB-00811**

**Cross Reference and Location:** LOCATED ON AMOLE HUBBELL ARROYO  
BETWEEN BLAKE SW AND DENNIS CHAVEZ SW

**Applicant:** SALAZAR FAMILY TRUST ETAL  
**Address:** 1016 SUMMIT NE  
ALBUQUERQUE NM 87106

**Agent:** COMMUNITY SCIENCES CORPORATION  
**Address:** PO BOX 1328 / 4481 CORRALES RD  
CORRALES NM 87048

**Special Instructions:**

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

**Date Mailed:** MAY 20, 2005

**Signature:** KYLE TSEHLIKAI





<mainframe@coa1mp3.cabq.gov>

05/17/2005 03:12 PM

To:
cc:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01009054 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905428011040201 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905406021530101 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905416020030102 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905426920440101 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905426724540104 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905433023240103 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905441820440102 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805449520040130 LEGAL: TR B -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1
RO LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: AVALON WEST INVESTMENTS LLC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100805345035010142 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905309548020102 LEGAL: TR B BUL K LAND PLAT OF TRACTS A, B, C, D, E, F,
G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: PO BOX 18917
RENO NV 89511
0100905322047520103 LEGAL: TR D BUL K LAND PLAT OF TRACTS A, B, C, D, E, F,
G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: PO BOX 18917
RENO NV 89511
0100905335048510304 LEGAL: TR F BUL K LAND PLAT OF TRACTS A, B, C, D, E, F,
G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: PO BOX 18917
RENO NV 89511
0100905349047510307 LEGAL: TR I BUL K LAND PLAT OF TRACTS A, B, C, D, E, F,
G, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROOKSIDE HOLDINGS LLC
OWNER ADDR: PO BOX 18917
RENO NV 89511

QUIT



100905428011040201 TRACT A CORRECTION PLAT VACATION & BULK LAND PLAT TRACTS A,  
29A, 30A-1, 31A-1, 32H-1 & 3  
PROPERTY ADDR: 00000  
  
OWNERS NAME: SALAZAR FAMILY TRUST & JSJ INVENTORS  
OWNER ADDR: PO BOX 1849  
ALBUQUERQUE NM 87103

100905406021530101 TRACT 29A CORRECTION PLAT VACATION & BULK LAND PLAT TRACTS A,  
29A, 30A-1, 31A-1, 32H-1 & 3  
PROPERTY ADDR: 00000  
  
OWNERS NAME: SALAZAR FAMILY TRUST & JSJ INVENTORS  
OWNER ADDR: PO BOX 1849  
ALBUQUERQUE NM 87103

100905416020030102 TRACT 30A-1 CORRECTION PLAT VACATION & BULK LAND PLAT TRACTS A,  
29A, 30A-1, 31A-1, 32H-1 & 3  
PROPERTY ADDR: 00000  
  
OWNERS NAME: SALAZAR FAMILY TRUST & JSJ INVENTORS  
OWNER ADDR: PO BOX 1849  
ALBUQUERQUE NM 87103

100905426920440101 TRACT 13-D BULK LAND PLAT FOR EL RANCHO GRANDE I TRACTS 8-A, 9-B-  
1, 9-B-2 & 11-A  
PROPERTY ADDR: 00000  
  
OWNERS NAME: SALAZAR LUPE TRUSTEE S. FAMILY TRUST  
OWNER ADDR: PO BOX 1849  
ALBUQUERQUE NM 87103

100905426724540104 TRACT 12-A-1 BULK LAND PLAT FOR EL RANCHO GRANDE I TRACTS 8-A, 9-  
B-1, 9-B-2 & 11-A  
PROPERTY ADDR: 00000  
  
OWNERS NAME: YOO JAMES J & HEE Y &  
OWNER ADDR: 1306 BROADWAY BLVD SE  
ALBUQUERQUE NM 87102

100905433023240103 TRACT 12-A-2 BULK LAND PLAT FOR EL RANCHO GRANDE I TRACTS 8-A, 9-  
B-1, 9-B-2 & 11-A  
PROPERTY ADDR: 00000  
  
OWNERS NAME: YOO JAMES J & HEE Y &  
OWNER ADDR: 1306 BROADWAY BLVD SE  
ALBUQUERQUE NM 87102

100905441820440102 TRACT 8-A BULK LAND PLAT FOR EL RANCHO GRANDE I TRACTS 8-A, 9-B-1,  
9-B-2 & 11-A  
PROPERTY ADDR: 00000  
  
OWNERS NAME: YOO JAMES J & HEE Y &  
OWNER ADDR: 1306 BROADWAY BLVD SE  
ALBUQUERQUE NM 87102

100805345035010142

LEGAL: PARCEL A BULK LAND PLAT OF PARCELS A & B ANDERSON  
HEIGHTS CONT 68.8160 AC  
PROPERTY ADDR: 00000

OWNERS NAME: WESTLAND DEVELOPMENT CO INC  
OWNERS ADDR: 401 COORS BLVD NW  
ALBUQUERQUE NM 87121

Project# 1004184

SALAZAR FAMILY TRUST ETAL  
1016 SUMMIT NE  
ALBUQUERQUE NM 87106

100905309548020102

BROOKSIDE HOLDINGS LLC  
PO BOX 18917  
RENO NV 89511

100805345035010142

WESTLAND DEVELOPMENT CO INC  
401 COORS BLVD NW  
ALBUQUERQUE NM 87121

COMMUNITY SCIENCES CORP.  
PO BOX 1328  
CORRALES NM 87048

100905428011040201

Salazar Family Trust JSJ Investors  
PO Box 1849  
Albuquerque NM 87103

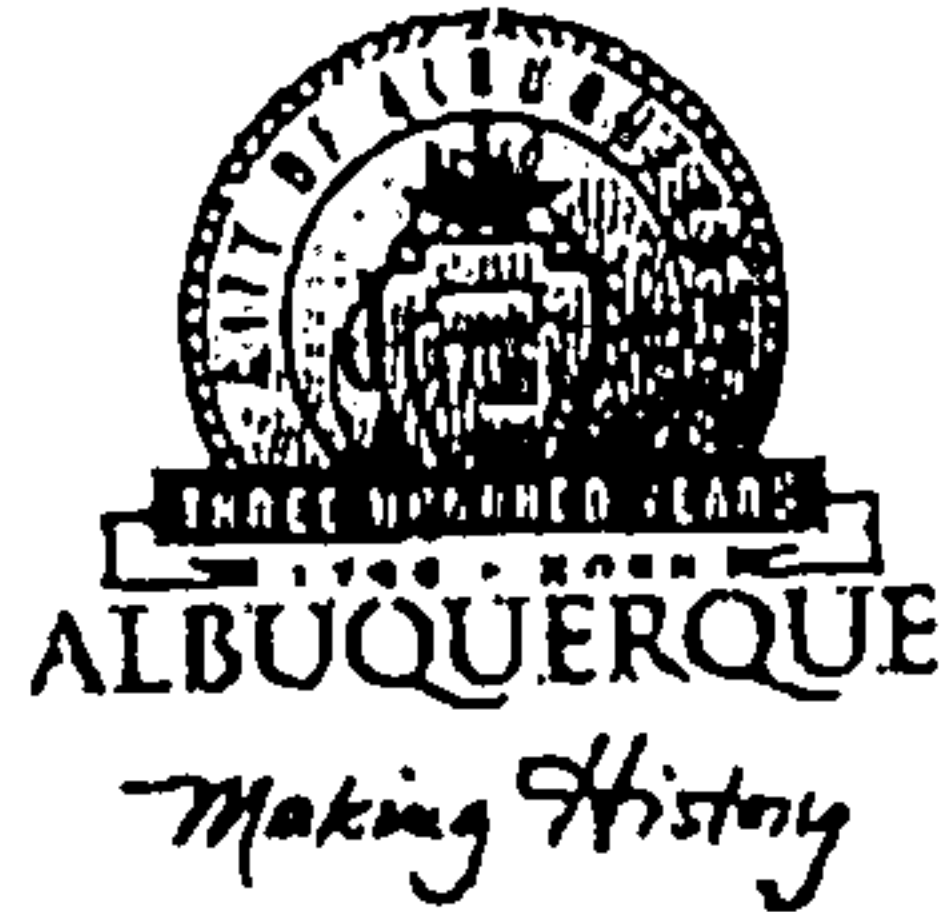
100805449520040130

AVALON WEST INVESTMENTS LLC  
6301 INDIAN SCHOOL RD NE  
ALBUQUERQUE NM 87110

100905426724540104

YOO JAMES J & HEE Y &  
1306 BROADWAY BLVD SE  
ALBUQUERQUE NM 87102





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

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

May 12, 2005

Planning Department  
*One Stop Shop Division*  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on May 12, 2005:

**CONTACT NAME:** COLLEEN HEAPS  
**COMPANY OR AGENCY:** COMMUNITY SCIENCES CORPORATION  
P.O. BOX 1528, CORRALES, NM 87048  
PHONE: 987-0000/FAX: 898-5195

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 13D OF THE BULK LAND PLAT FOR EL RANCHO GRANDE 1 AND TRACT A OF THE CORRECTION PLA, VACATION AND BULK LAND PLAT, TRACTS A,2-A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-11, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, zone map N-9.**

*Our records indicate that as of May 12, 2005, there were no Recognized Neighborhood Associations in this area.*

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

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

planningnrnaform(10/08/04)

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

**COPY**



6/8  
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

**PAGE 2**

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

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9)

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, MAY 23, 2005.**



**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, June 8, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1001004**

05DRB-00813 Major-Two Year SIA

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

**Project # 1001228**

05DRB-00801 Major-Two Year SIA

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

**Project # 1001376**

05DRB-00806 Major-Two Year SIA

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

**Project # 1001306**

05DRB-00805 Minor-Prelim&Final Plat Approval

05DRB-00804 Major-Vacation of Public Easements

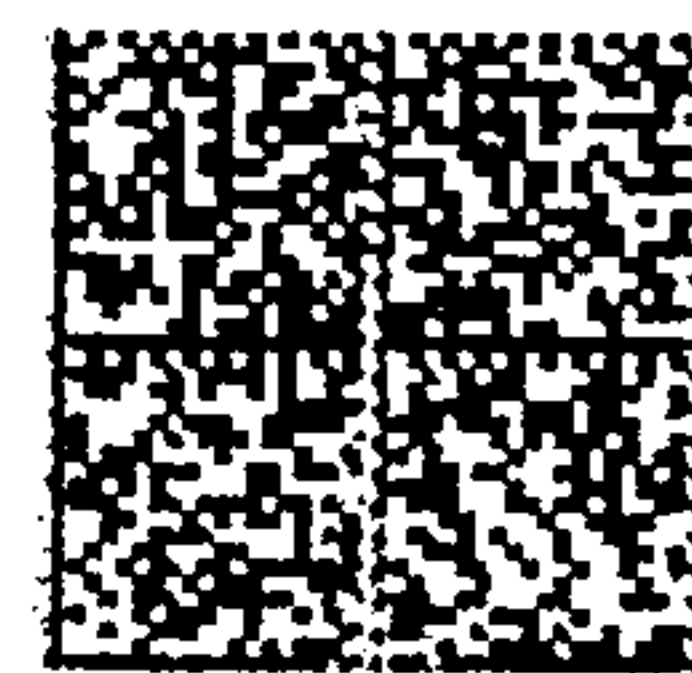
SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE**, zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10)

**SEE PAGE 2 . . .**

# CITY OF ALBUQUERQUE



DRB



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1A \$ 00.37<sup>0</sup>  
0004329277 MAY 20 2005  
MAILED FROM ZIP CODE 87102

100805449520040130

AVALON WEST INVESTMENTS LLC  
6301 INDIAN SCHOOL RD NE  
ALBUQUERQUE NM 87110

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

AVAL301 871102013 1204 23 05/23/05  
FORWARD TIME EXP RTN TO SEND  
: AVALON WEST  
5160 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87109-4640

RETURN TO SENDER

8711048102127





# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Salazar Family Trust Et Al PHONE: 505/266.3025  
 ADDRESS: 1016 Summit NE FAX: N/A  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: N/A  
 Proprietary interest in site: Owner List all owners: Salazar Family Trust Et Al  
 AGENT (if any): Community Sciences Corporation PHONE: 505/897.0000  
 ADDRESS: Post Office Box 1328 / 4481 Corrales Road FAX: 505/898.5195  
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: Cspirock@communitysciences.com

DESCRIPTION OF REQUEST: Bulk Land Plat - To replat 2 existing tracts and to grant new easements as shown.  
bulk land variance

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

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

Lot or Tract No. Tract 13-D [ERG] and Tract A [Salazar Family] Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. El Rancho Grande Unit 1 and Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Co and Falba Hannett/  
 Current Zoning: R-LT and SU-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): N-9-Z No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 189.9691 ac Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 100905430018530144, 100905434920440101 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: The Amole Hubbell Arroyo  
 Between: Blake and Dennis Chavez

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): SD-87-4-1, Z-99-58  
SPR-95-2-2, AX-23, AX-24, AX-29, Z-985, Z-986

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

SIGNATURE Thomas W. Patrick DATE 5-13-2005  
 (Print) Cliff F. Spirock THOMAS W. PATRICK Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB 00810</u>	<u>BLV</u>	<u>✓</u>	<u>\$ 145.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>05 DRB 00811</u>	<u>P&amp;F</u>	<u>SL3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>AD Fee</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>6-8-05</u>	_____	_____	Total <u>\$ 525.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee/repate	<u>5-13-05</u>	_____	_____	Project # <u>1004184</u>

**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
- MA **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**
- Permit **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.

THOMAS W. PATRICK, AGENT  
Thomas W Patrick  
 Applicant name (print) 5.13.2003  
 Applicant signature / date



Form revised 11/04

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Planner signature / date  
**Project # 1004184**

**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.

~~Cliff E. Spireck~~  
 Thomas W. Patrick, Agent for Salazar Family Trust, Salazar Quatro Trust, Falba Hannett, Nancy Friedman and Valerie Staff.

Thomas W. Patrick Applicant name (print)  
5.13.05 Applicant signature / date



Form revised 4/03 and October 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
05DRB - 00810

[Signature] Planner signature / date  
**Project # 1004184**

P. O. Box 1328  
Corrales, NM 87048

May 12, 2005

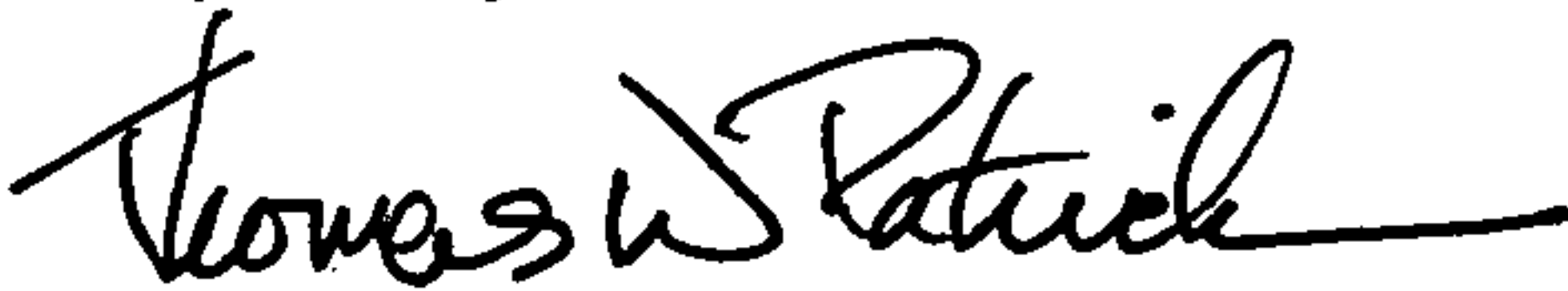
Sheran Matson  
Chairperson Development Review Board  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Bulk Land Plat, Lands of Salazar Family Trust et al

Dear Ms. Matson,

Community Sciences Corporation, as agent for Salazar Family Trust et al, requests a Bulk Land Variance and Minor Subdivision Plat approval for the properties identified in this application. The proposed subdivision is intended to facilitate a bulk land transfer. Further subdivision or Zoning Site Development Review will occur prior to use of the land for building purposes. Improvements are assured to be guaranteed or installed to meet development requirements as they arise. The Bulk Land Plat is consistent with other bulk land transfers in this area and use of the land for building purposes is not contemplated. Therefore, we submit our request that the Development Review Board grant a waiver for construction of all required improvements and concurrently consider our request for the Minor Subdivision Preliminary Final Plat approval.

Respectfully,

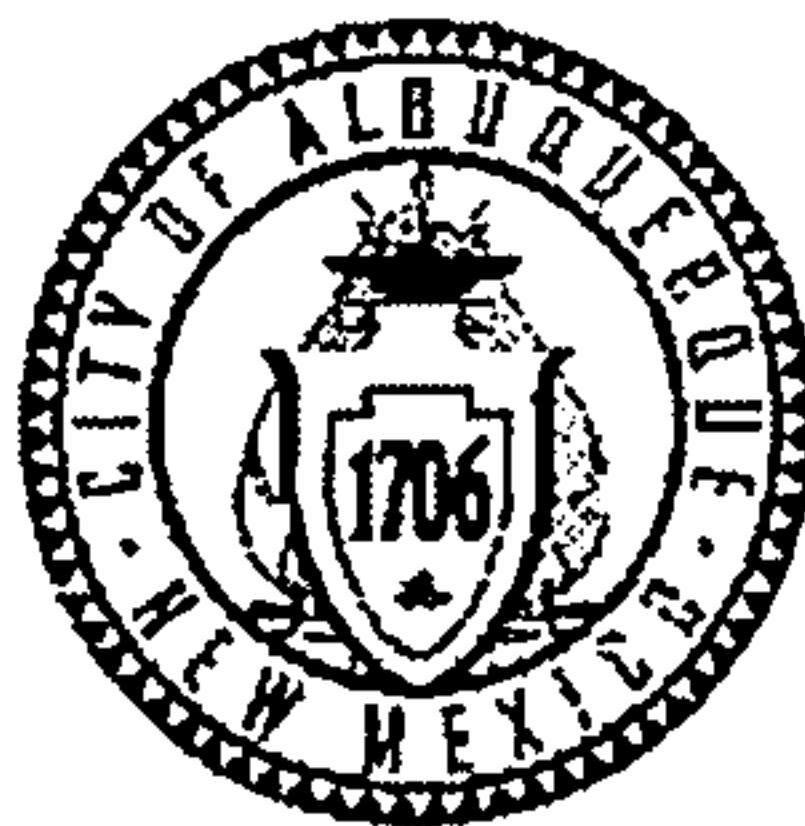
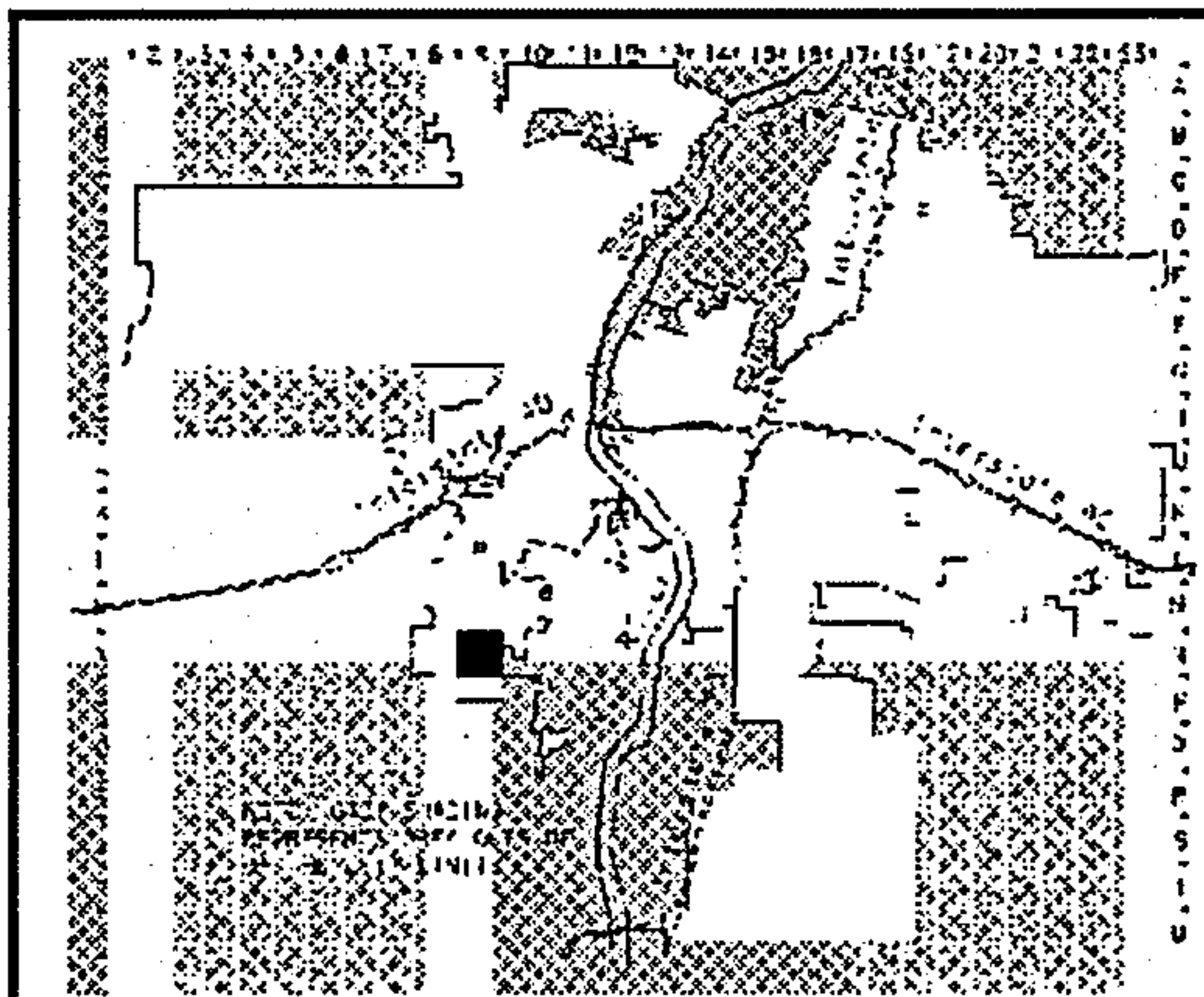
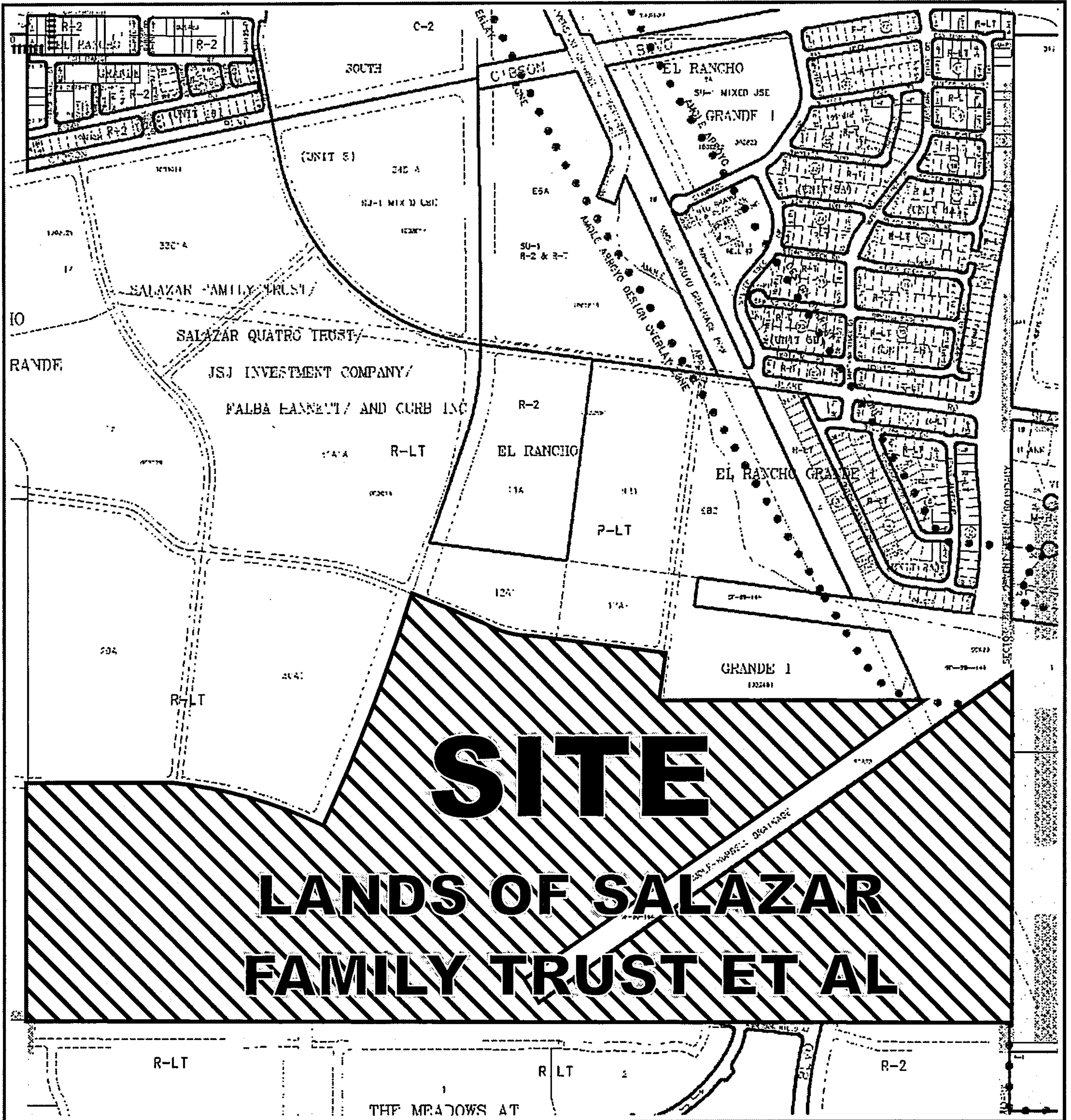


Thomas W. Patrick  
New Mexico Professional Surveyor No. 12651

TWP/ckh

3900 East Camelback Road, Suite 611  
Phoenix, Arizona 85018  
Tel: (602) 955-7097 Fax: (602) 955-7169

P.O. Box 1328  
Corrales, New Mexico 87048  
Tel: (505) 897-0000 Fax: (505) 898-5195



**A**lbuquerque **G**eographic **I**nformation **S**ystems  
**PLANNING DEPARTMENT**

© Copyright 2004

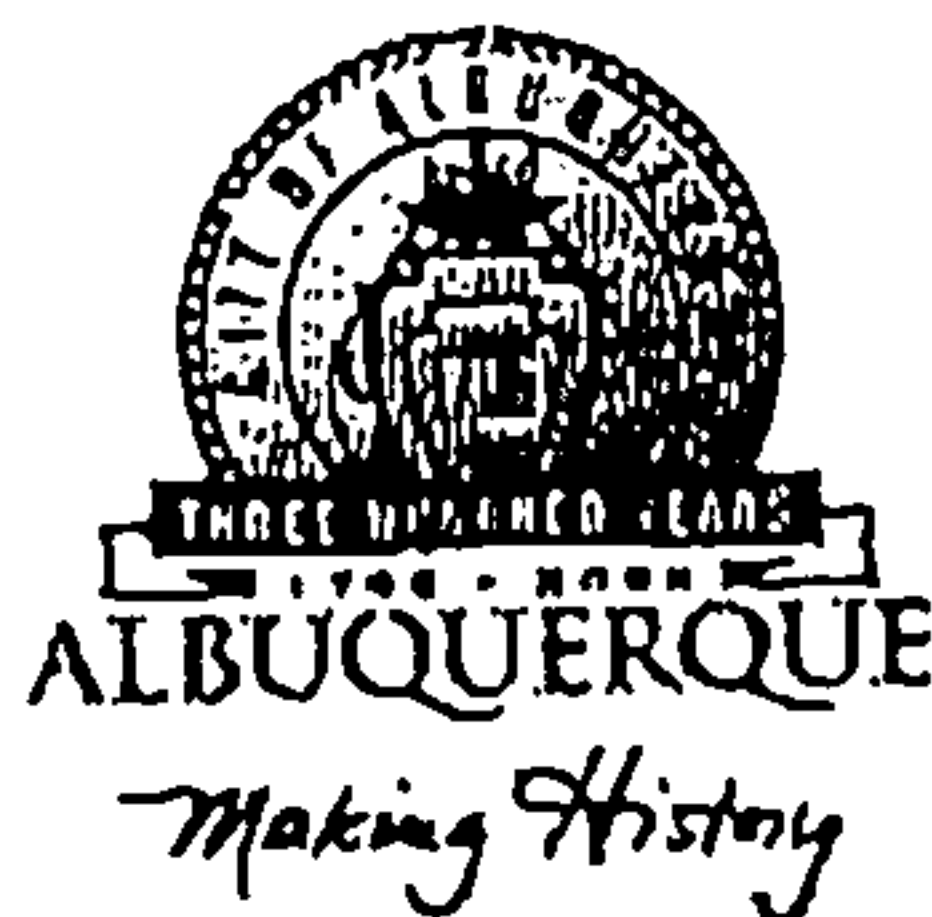
GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**N-9-Z**

Map Amended through July 07, 2004



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

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

May 12, 2005

Planning Department  
*One Stop Shop Division*  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on May 12, 2005:

**CONTACT NAME:** COLLEEN HEAPS  
**COMPANY OR AGENCY:** COMMUNITY SCIENCES CORPORATION  
P.O. BOX 1528, CORRALES, NM 87048  
PHONE: 987-0000/FAX: 898-5195

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at TRACT 13D OF THE BULK LAND PLAT FOR EL RANCHO GRANDE 1 AND TRACT A OF THE CORRECTION PLA, VACATION AND BULK LAND PLAT, TRACTS A, 2-A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-11, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, zone map N-9.

*Our records indicate that as of May 12, 2005, there were no Recognized Neighborhood Associations in this area.*

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

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

planningnrnaform(10/08/04)

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

**COPY**

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

**PAID RECEIPT**

APPLICANT NAME Salazar Family Trust  
 AGENT Community Sciences  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 1004184/05DRB00810/00811  
 PROJECT NAME lands of Salazar Family Trust

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

5/13/2005 10:39AM LOC: ANNX  
 RECEIPT# 00042804 WSH 007 TRANSH 0020  
 Account 441032 Fund 0110  
 Activity 3424000 TRSLJS  
 Trans Amt \$525.00  
 J24 Misc \$20.00

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 430.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75.00 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
     ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
     ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
     ( ) Traffic Impact Study  
 \$ 525.00 TOTAL AMOUNT DUE

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

5/13/2005 10:39AM LOC: ANNX  
 RECEIPT# 00042804 WSH 007 TRANSH 0020  
 Account 441018 Fund 0110  
 Activity 4971000  
 Trans Amt \$525.00  
 J24 Misc \$20.00

**SALAZAR FAMILY TRUST**  
 P.O. BOX 26116  
 ALBUQUERQUE, NM 87125  
 (505) 238-4275

**BANK 1ST**  
 ALBUQUERQUE, NM 87110  
 95-648/1070

3389

5/12/2005

PAY TO THE ORDER OF **CITY OF ALBUQUERQUE** **\*\*DUPL\*\*** \$ **525.00**

Five Hundred Twenty-Five and 00/100 \*\*\*\*\* DOLLARS

**CITY OF ALBUQUERQUE**

5/13/2005 10:39AM LOC: ANNX  
 RECEIPT# 00042804 WSH 007 TRANSH 0020  
 Account 441018 Fund 0110  
 Activity 4971000  
 Trans Amt \$525.00  
 J24 Misc \$20.00

**VICTOR SALAZAR**  
 \$525.00

MEMO

Thank You

\$0.00

⑈003389⑈ ⑆107006486⑆ 0110002189⑈

© 1994 - 2000 INTUIT INC. # 872 1-800-433-8870

# 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 5-24-05 To 6-8-05

#### 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.

Thomas W. Patrick (agent)  
(Applicant or Agent)

5.13.2005  
(Date)

I issued 4 signs for this application, 5-13-05  
(Date)


[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 100 4184



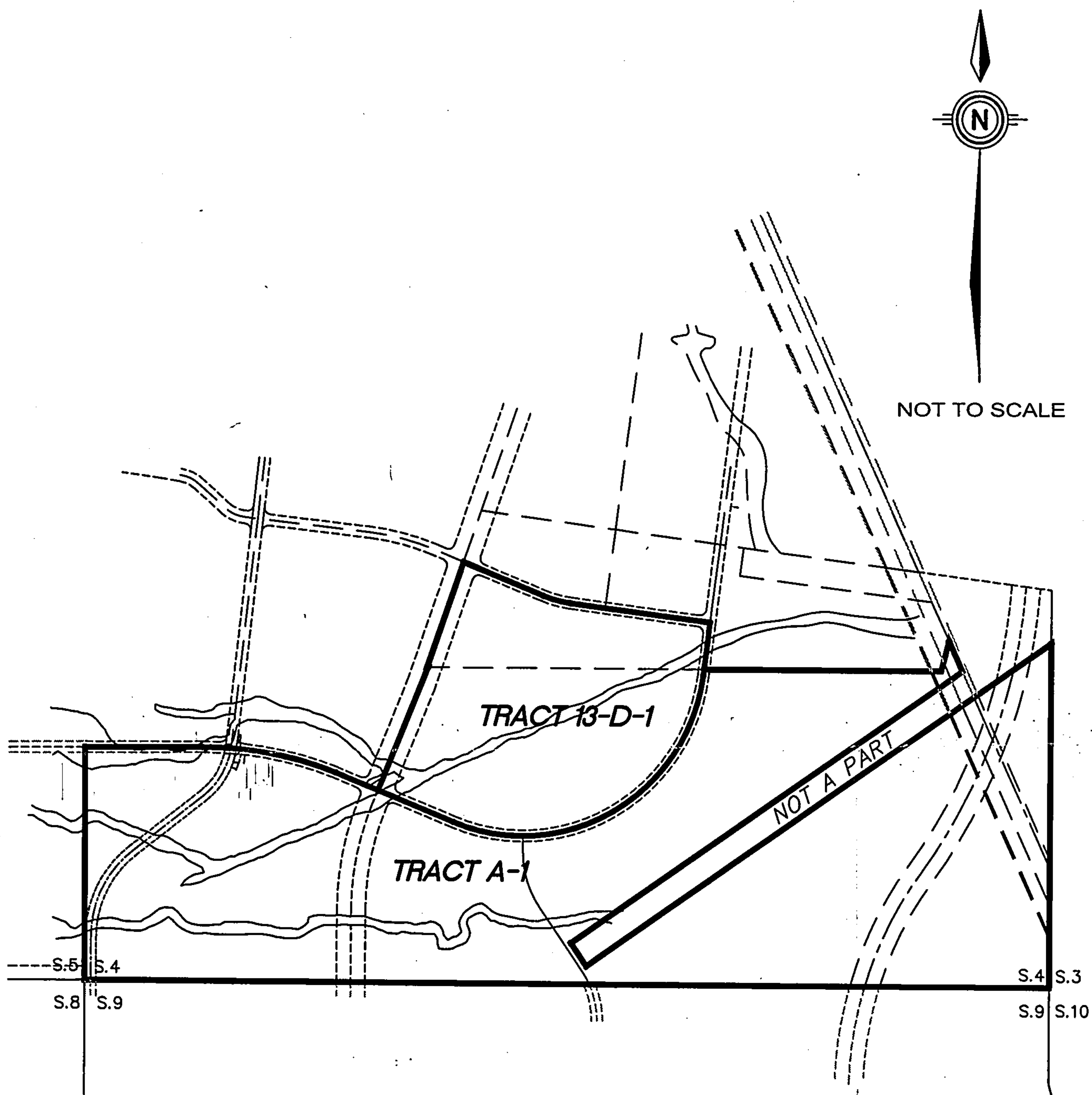


DATE:  
05/13/05  
SCALE:  
NONE  
CREW:  
TWP/TCY  
DRAWN:  
JEG  
JOB NO.  
N595-00



**community sciences corporation**  
LAND PLANNING - ENGINEERING - LAND SURVEYING  
P.O. BOX 1328, CORRALES, NEW MEXICO 87048  
PHONE 505/897-0000

**SITE SKETCH**  
TO ACCOMPANY BULK LAND PLAT  
TRACTS A-1 AND 13-D-1  
LANDS OF SALAZAR FAMILY TRUST ET AL  
RIO BRAVO SECTOR DEVELOPMENT PLAN  
SITUATE WITHIN  
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2005



**NO IMPROVEMENTS ON THIS SITE**  
AS OF 5/13/05