



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 11, 2012

### **Project# 1004204**

**11DRB-70358 VACATION OF TEMPORARY PUBLIC DRAINAGE EASEMENT  
11DRB-70359 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL**

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for WATERMAN, INC request(s) the referenced/ above action(s) for all or a portion of Lot(s) A, Block F, **CEDAR RIDGE ESTATES Unit 2** zoned R-1, located on the south side of SILKWOOD AVE NW betwen QUAILBRUSH DR NW and ROSEBUD DR NW containing approximately .4821 acre. (J-10)

At the January 11, 2012 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The preliminary/final plat was approved with final sign off delegated to Planning to record.

### Findings

The public welfare is in no way served by retaining the easement; the City of Albuquerque does not anticipate any need to utilize the existing easement for drainage purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

### CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by January 26, 2012 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

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



Jack Cloud, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM  
87199

Cc: Waterman, Inc. – P.O. Box 1005 – Albuquerque, NM 87184

Marilyn Maldonado  
File

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1004204 Application #: 11DRB-70359  
Project Name: CEDAR RIDGE ESTATES  
Agent: Mark Goodwin & Assoc. Phone #:

\*\*Your request was approved on 1-11-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): to record after 15 day

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

January 11, 2012

**Project# 1004204**

11DRB-70358 VACATION OF TEMPORARY PUBLIC DRAINAGE EASEMENT  
 11DRB-70359 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for WATERMAN, INC request(s) the referenced/ above action(s) for all or a portion of Lot(s) A, Block F, **CEDAR RIDGE ESTATES Unit 2** zoned R-1, located on the south side of SILKWOOD AVE NW betwen QUAILBRUSH DR NW and ROSEBUD DR NW containing approximately .4821 acre. (J-10)

<b>AMAFCA</b>				
No comments provided				
<b>COG</b>				
No comments provided				
<b>TRANSIT</b>				
No comments provided				
<b>ZONING ENFORCEMENT</b>				
No comments				
<b>NEIGHBORHOOD COORDINATION</b>				
Los Volcanes NA (R)				
<b>APS</b>				
Cedar Ridge Estates Unit 2, Lot A, Block F, is located on the south side of Silkwood Ave NW between Quailbrush Dr NW and Rosebud Dr NW. The owner of the above property requests a Vacation of Temporary Public Drainage Easement, and approval of a Minor Preliminary/Final Plat for a development that will consist of 4 single family homes. This will impact Susie Rayos Marmon Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, SR Marmon Elementary School is exceeding capacity, Jimmy Carter Middle School is nearing capacity, and West Mesa High School has excess capacity.				
<b>Loc No</b>	<b>School</b>	<b>2011-12 40th Day</b>	<b>2011-12 Capacity</b>	<b>Space Available</b>
280	SR Marmon ES	776	761	-15
445	Jimmy Carter MS	1196	1200	4
570	West Mesa HS	1617	2000	383

**Residential Units: 4**

**Est. Elementary School Students: 2**

**Est. Middle School Students: 1**

**Est. High School Students: 1**

**Est. Total # of Students from Project:4**

\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.**

On, December 15, 2011, Western Albuquerque Land Holdings, entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

**POLICE DEPARTMENT**

No Crime Prevention or CPTED comments concerning the proposed Minor Subdivision Preliminary/Final Plat Approval or the Vacation of Public Easement requests at this time.

**FIRE DEPARTMENT**

No comments provided

**PNM ELECTRIC & NMGAS**

No comments provided

**COMCAST**

No comments provided

**CENTURYLINK**

No comments provided

<b>ENVIRONMENTAL HEALTH</b> No comments provided
<b>M.R.G.C.D</b> No comments provided
<b>OPEN SPACE DIVISION</b> No comments provided
<b>CITY ENGINEER</b> Comments, if any, will be provided at the meeting
<b>TRANSPORTATION DEVELOPMENT</b> No objection to vacation request. Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
<b>PARKS AND RECREATION</b> No comments provided
<b>ABCWUA</b> No comments provided
<b>PLANNING DEPARTMENT</b> Refer to comments from City Engineer/ Hydrology plus any public hearing comments regarding proposed vacation.

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

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST

Meeting Date: January 11, 2011

Project# 1004204

Zone Atlas Page: J-10

App# 11DRB 70358

Notification Radius: 167'

Cross Reference and Location: Silkwood Ave Between  
Quailbrush Dr NW and Rosebud Dr NW

Applicant: Waterman, Inc  
PO BOX 1005  
Alb NM, 87184

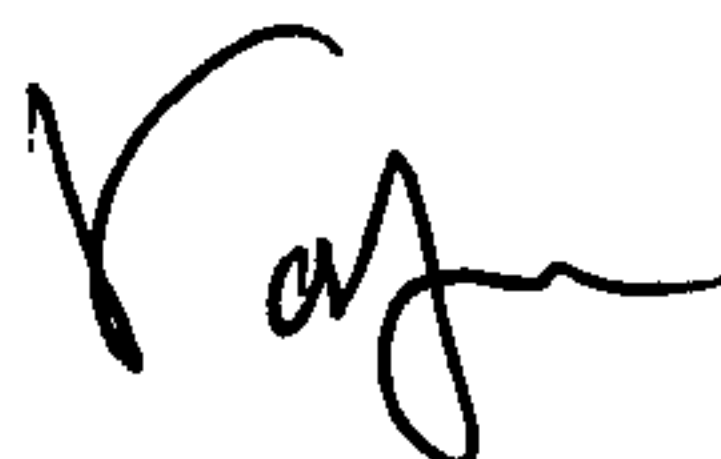
Agent: Mark Goodman and Associates PA  
PO Box 90606  
Alb NM, 87199

Special Instructions:

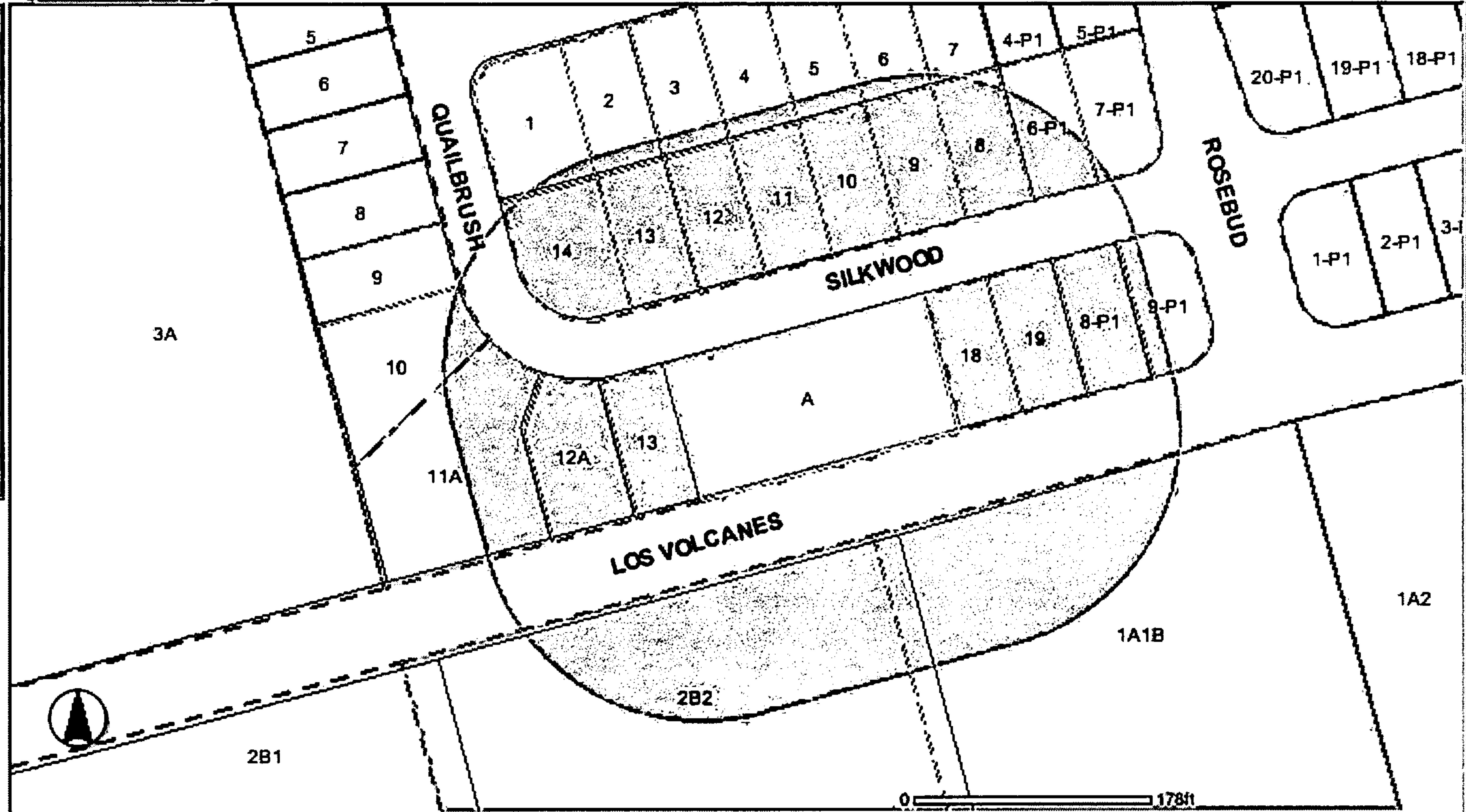
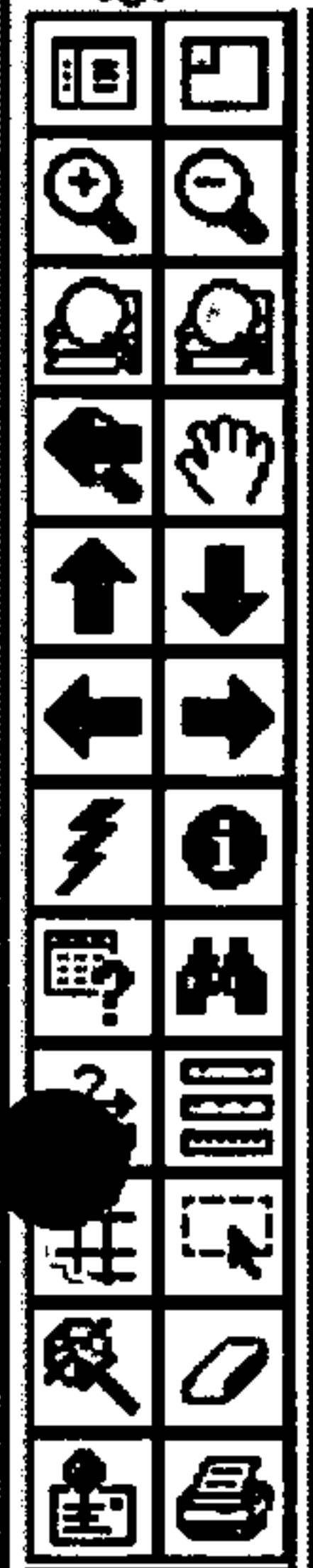
Notice must be mailed from the  
City's 15 day's prior to the meeting.

Date Mailed: 12-28-11

Signature:



# ALBUQUERQUE GIS DATA WEBSITE



- ### LAYERS
- STREETS
  - BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
  - EASEMENTS
  - INFRASTRUCTURE
  - TRANSIT/SUNTRAN
  - BOUNDARIES
  - SITES
  - ENVIRONMENT
  - APS
  - TRAFFIC ENG.
  - AIR PHOTO
    - 2010 AIR PHOTO
    - 2008 AIR PHOTO
    - 2006 AIR PHOTO
    - 2004 AIR PHOTO
    - 2002 AIR PHOTO
    - 1999 AIR PHOTO

**Refresh Map**  
 Auto Refresh

- Help:
- Closed group, click to open.
  - Open group, click to close.
  - Map layer.
  - Hidden group/layer, click for visible
  - Visible group/layer, click to hide.
  - Layer not visible at this scale.

### OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	
26	101005835713240913	ALMARAZ JOSEPH E SR	6809 SILKWOOD AVE NW	ALBUQUERQUE	NM	87121	R	A1A	LT 13 BLK
27	101005837713740917	MOONEYHAN REBECCA J	6715 SILKWOOD AVE NW	ALBUQUERQUE	NM	87121	R	A1A	LT 9 BLK
28	101005827514740006	MCKINNEY MICHAEL	6712 HONEYLOCUST AVE NW	ALBUQUERQUE	NM	87121	R	A1A	LT 6 BLK



OR CURRENT OWNER  
AHEPA 501- II INC  
5925 CENTRAL AVE NW  
ALBUQUERQUE, NM 87105

OR CURRENT OWNER  
ALMARAZ JOSEPH E SR  
6809 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
BANKERS TRUST COMPANY CALIFORNIA  
155 VAN GORDON ST  
DENVER, CO 80225

OR CURRENT OWNER  
BUSS LISA L  
6712 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
CHACON EFRAIN N & ERMA N  
6816 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
CHASE PERRY RAY % BILL DEREK A & TINA L  
6812 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
CHAVEZ EDWIN  
6700 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
CHAVEZ TIMOTHY M & DOREEN V  
6708 HONEYLOCUST AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
DEHERRERA RICHARD E  
6805 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
DOWLER CYNTHIA A  
6719 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
DURAN GENE F  
6808 HONEYLOCUST NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
FRESQUEZ JOSEPH P  
6708 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
GARCIA MELISSA L & ANDRES T  
509 QUAILBRUSH DR NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
GUTIERREZ RAYMOND P & MARY S  
6709 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
KOENIG LA-TRESSA DAWN  
6812 HONEYLOCUST AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
LAWSON PAUL L JR  
PO BOX 72291  
ALBUQUERQUE, NM 87195

OR CURRENT OWNER  
MAESTAS BRIAN L & MONICA A  
6804 HONEYLOCUST AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
MAYS GREGORY L & ELISABETH M  
6704 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
MCKINNEY MICHAEL  
6712 HONEYLOCUST AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
MOONEYHAN REBECCA J  
6715 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
OTOOLE LEE ANN & SANDY C MCADAM  
6800 HONEYLOCUST AVE NW  
ALBUQUERQUE, NM 87120

OR CURRENT OWNER  
PARENT BARBARA PAGE OR CHARLES F  
501 QUAILBRUSH DR NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
PEREA EPPIE EPIMENIO & PEREA EDWIN  
GILBERT  
6701 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

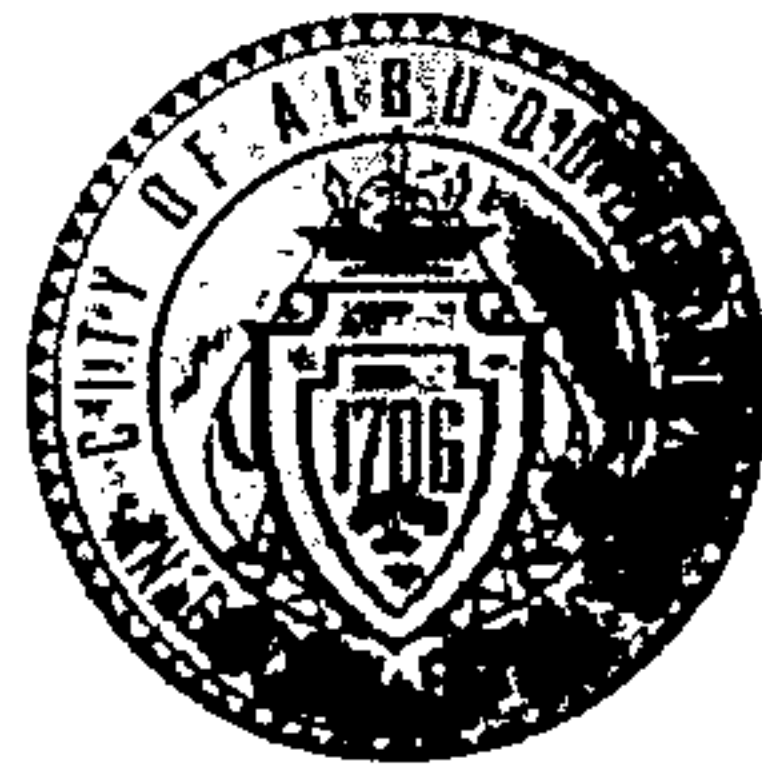
OR CURRENT OWNER  
ROMISHER JOHN M & LYDIA COMACHO  
ROMISHER  
PO BOX 66595  
ALBUQUERQUE, NM 87193

OR CURRENT OWNER  
SECRETARY OF VETERANS AFFAIRS C/O  
DIRECTOR, VA REGIONAL OFFICE  
500 GOLD AVE SW  
ALBUQUERQUE, NM 87102

OR CURRENT OWNER  
TELLES RICHARD D & FLORA ANNA  
6815 SILKWOOD AVE NW  
ALBUQUERQUE, NM 87121

OR CURRENT OWNER  
WESTERN ALBUQ LAND HOLDINGS LLC %  
GARRETT DEV CORP/JEFF GARRETT  
PO BOX 56790  
ALBUQUERQUE, NM 87187

OR CURRENT OWNER  
WINDCHIME RETIREMENT GROUP LTD CO  
5353 WYOMING BLVD NE SUITE A  
ALBUQUERQUE, NM 87109



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, January 11, 2012**, beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on **Tuesday, January 10, 2012**, beginning at **3:00 p.m.** for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

**Project# 1001970**

11DRB-70360 MAJOR - 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL request(s) the referernced/ above action(s) for all or a portion of **VILLA SENDEROS SUBDIVISION** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80<sup>th</sup> ST NW containing approximately 2.7022 acre(s). (G-10)

**Project# 1004204**

11DRB-70358 VACATION OF  
TEMPORARY PUBLIC DRAINAGE  
EASEMENT  
11DRB-70359 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for WATERMAN, INC request(s) the referenced/ above action(s) for all or a portion of Lot(s) A, Block F, **CEDAR RIDGE ESTATES Unit 2** zoned R-1, located on the south side of SILKWOOD AVE NW betwen QUAILBRUSH DR NW and ROSEBUD DR NW containing approximately .4821 acre. (J-10)

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 Angela Gomez, 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.

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 26, 2011.**

HEARINGS DATE: ~~1-11-12~~ (

#19



# 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-01007 (P&F)

Project # 1004204

Project Name: CEDAR RIDGE ESTATES, UN 2

Agent: Precision Surveys Inc.

Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on 6/22/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

CITY ENGINEER / AMAFCA: Engineer cert. of gtd.  
City Engr acceptance of SD

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

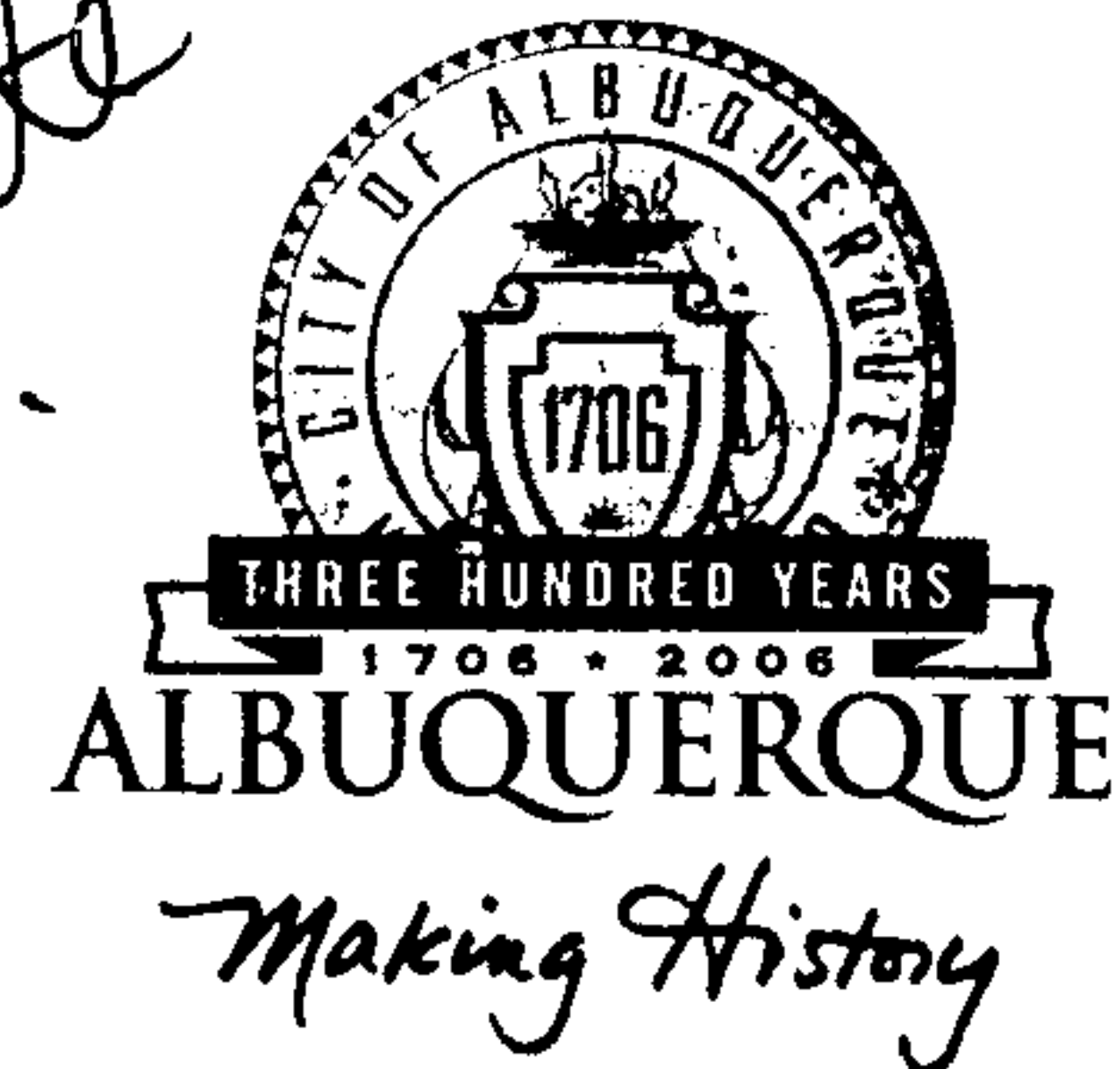
PLANNING (Last to sign): 15 day appeal  
AGIS

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

Project Number

1004204

*Annadette M.*



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004204**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage plan dated 9-16-96 is on file for Preliminary Plat approval.  
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** June 22, 2005

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 22, 2005  
DRB Comments**

**AGENDA ITEM # 9**

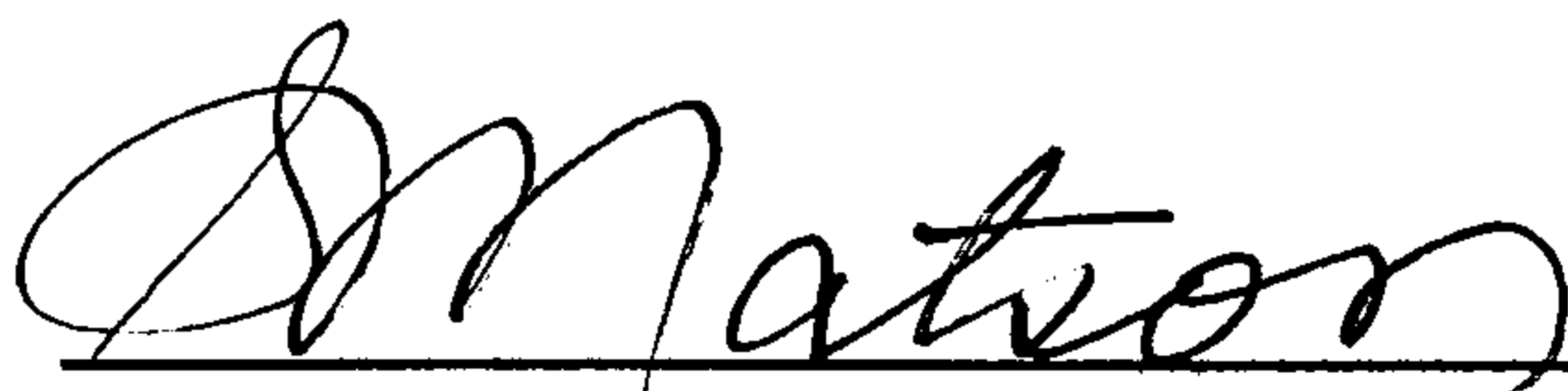
**PROJECT # 1004204      APPLICATION # 05-00871**

**RE: Cedar Ridge Estates/minor plat**

The zoning listed on the plat appears to be incorrect. AGIS indicates the zoning is R-1 rather than R-T.

The lot sizes are large enough for R-1 zoning.

Planning must record the plat because it vacates a public easement.



---

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



# FRONT COUNTER ROUTING FAX FORM

TO: Bernadette

FAX NUMBER: 856.7900

SENT BY: Cluse  
Initial

DATE: 6/24/05

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

\*\*\*\*\*



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 22, 2005

**9. Project # 1004204**  
05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] *[Deferred from 6/15/05] (J-10)*

At the June 22, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

05DRB-01007 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10)

The preliminary and final plat was approved with final plat sign off delegated to City Engineer for Certification of Grading Permit and acceptance of storm drain in Los Volcanes and Planning for AGIS dxf file and the 15-day appeal period.





**OFFICIAL NOTICE OF DECISION  
PAGE 2**

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

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

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

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

Sheran Matson, AICP, DRB Chair

CC: Westland Development Co., 401 Coors Blvd NW, 87121  
Precision Surveys Inc., 8414-D Jefferson St NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/204 AGENDA#: 9 DATE: 6/22/05

1. Name: Bernadette Mottney Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 22, 2005  
DRB Comments**

**AGENDA ITEM # 9**

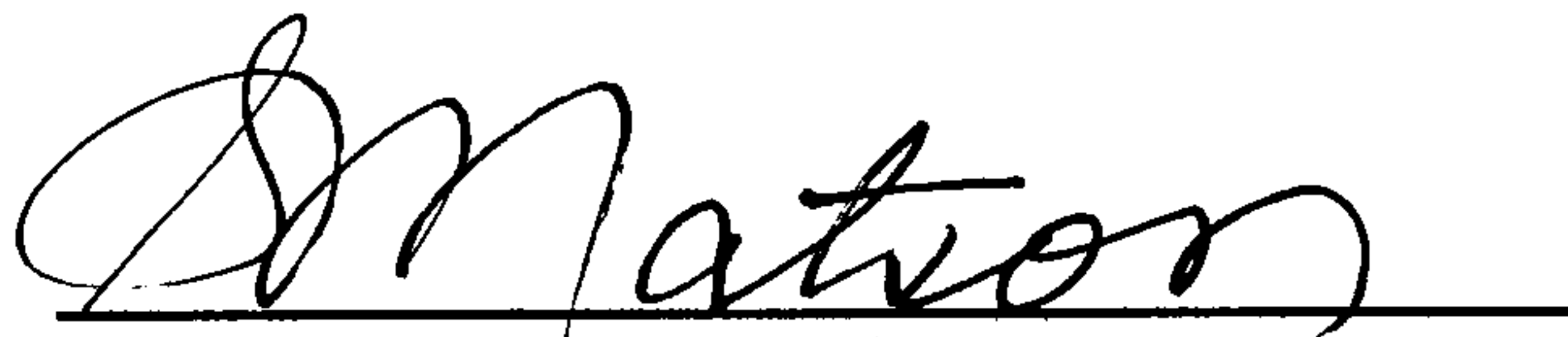
**PROJECT # 1004204      APPLICATION # 05-00871**

**RE: Cedar Ridge Estates/minor plat**

The zoning listed on the plat appears to be incorrect. AGIS indicates the zoning is R-1 rather than R-T.

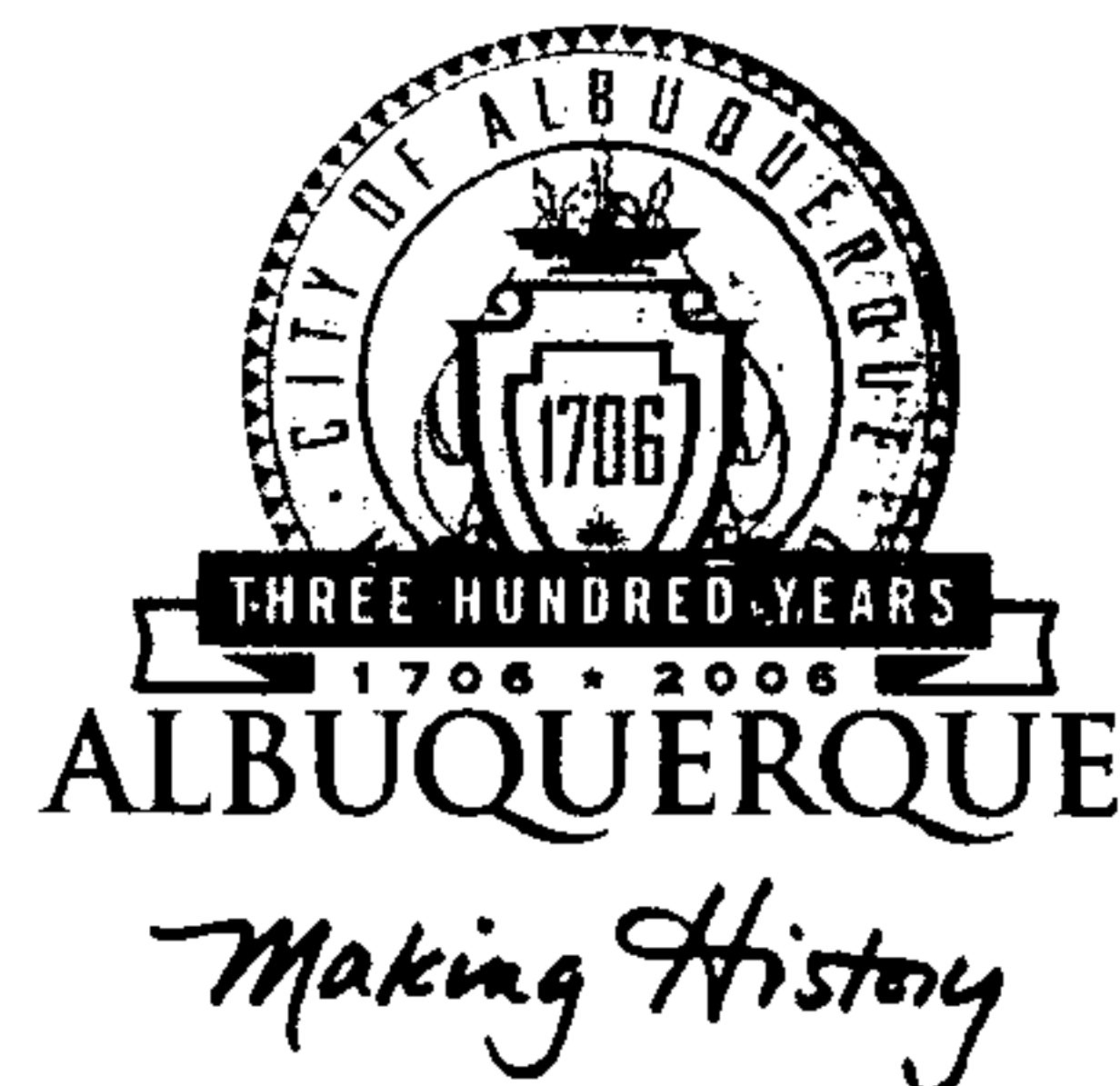
The lot sizes are large enough for R-1 zoning.

Planning must record the plat because it vacates a public easement.



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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004204**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage plan dated 9-16-96 is on file for Preliminary Plat approval.  
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

**RESOLUTION:** *Joe*

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

www.cabq.gov

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

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

FOR:

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

**DATE:** June 22, 2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 15, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:40 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003859**  
05DRB-00869 Major-Vacation of Public Easements  
BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844,04EPC-01845] (E-12 & F-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE SLOPE EASEMENT MUST BE ADEQUATELY ADDRESSED WITH AN**

APPROVED GRADING PLAN PRIOR TO FINAL PLAT. THE FINAL PLAT CAN NOT BE APPROVED VACATING THE WATER LINE EASEMENT UNTIL THE WATER LINE HAS BEEN RELOCATED AND IS ACCEPTED BY THE WATER UTILITY DEPARTMENT.

2. **Project # 1003364**  
05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2**, zoned SU-2 MIXED USE, located on LOUISIANA BLVD NE, between DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004204**  
05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] [*Deferred from 6/15/05*] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/22/05.** →

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

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

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: PERIMETER WALL DESIGN NEEDS TO BE APPROVED. THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

05DRB-00827 Minor-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969][*Deferred from 5/25/05 & 6/8/05*] (Q-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND THE AGREEMENT AND COVENANTS AND THE LAND USE EASEMENTS MUST BE APPROVED AND RECORDED.**

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

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

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

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). [*Deferred from 6/1/05 & 6/8/05*] (C-18) **AN INFRASTRUCTURE LIST DATED 6/15/05 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND UTILITIES DEVELOPMENT FOR SEWER TAPPING PERMIT.**

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

6. **Project # 1000311**  
05DRB-00965 Minor-Prelim&Final Plat  
Approval
- HARRIS SURVEYING agent(s) for ACORN, LLC request(s) the above action(s) for all or a portion of Lot(s) 30, 31 & 32, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned C-1, located on PALOMAS AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 3 acre(s). (D-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
7. **Project # 1000795**  
05DRB-00968 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for JOHN AND NADINE MINER request(s) the above action(s) for all or a portion of Tract(s) 24, ALVARDO GARDENS, UNIT 1 (to be known as **CORIANDA COURT**) zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12<sup>TH</sup> ST NW containing approximately 2 acre(s). [REF: 05DBR00302] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/15/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: NEED PROPER EASEMENTS ACROSS THE PROPERTIES TO THE EAST TO SERVE THIS SITE. THE PUBLIC WATER AND SEWER EASEMENT MUST BE SEPARATE FROM THE PUE EASEMENTS. NEED TO SUBMIT AND RECEIVE APPROVAL OF THE WALL DESIGN. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



8. **Project # 1003666**  
05DRB-00970 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) B2A, **LANDS OF FREEWAY-OLD TOWN LIMITED**, zoned S-M1, located on 18<sup>TH</sup> ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 4 acre(s). [REF: SP-75-44,04DRB01405, 05DRB00793] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING CALCULATIONS.**

9. **Project # 1003594**  
05DRB-00966 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) F, VENTANA MESA, UNIT 2, (to be known as **VENTANA MESA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between MESA DE ORO RD NW and PASEO DEL NORTE NW containing approximately 11 acre(s). (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

10. **Project # 1004251**  
05DRB-00959 Minor-Prelim&Final Plat  
Approval

PRATAP & KANAK YADAV request(s) the above action(s) for all or a portion of Lot(s) 2-6, Block(s) 2, **ZIMMERMAN ADDITION**, zoned C-2, located on CENTRAL AVE SW, between 46<sup>TH</sup> ST SW and 47<sup>TH</sup> ST SW containing approximately 1 acre(s). (K-12) **WITHDRAWN AT THE BOARD'S REQUEST FOR INCOMPLETE APPLICATION.**

11. **Project # 1004255**  
05DRB-00967 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for ROBERT GARCIA request(s) the above action(s) for all or a portion of Tract(s) A-2, **LANDS OF GARCIA & FAJARDO**, zoned RA-2, located on DON ONOFRE TRAIL NW, between RIO GRANDE BLVD NW and the DURANES LATERAL containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DETERMINATION IF PUBLIC OR PRIVATE ROADWAY EASEMENT AND TO PLANNING FOR SET BACK DETERMINATION AND AGIS DXF FILE.**

12. **Project # 1004036**  
05DRB-00922 Minor-Vacation of  
Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s).(H-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

05DRB-00446 Minor-Prelim&Final Plat  
Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). *[Was Indef Deferred on 3/30/05 for Vacation application]* (H-12/H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

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

- 13. Project # 1004168**  
05DRB-00761 Minor-Sketch Plat or Plan
- CATHERINE GORE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 7, **MONTEREY HILLS ADDITION**, zoned R-1, located on BURTON AVE SE, between RICHMOND SE and MONTEREY DR SE. *[Was Indef Deferred on a no show 5/18/05]* (L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
- 14. Project # 1004240**  
05DRB-00918 Minor-Sketch Plat or Plan
- SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). *[Deferred from 6/15/05]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/22/05.**
- 15. Project # 1004254**  
05DRB-00964 Minor-Sketch Plat or Plan
- CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A1, **ALVARADO GARDENS, UNIT 3**, zoned R-2, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
- 16. Approval of the Development Review Board Minutes for May 25 and June 1, 2005. THE DRB MINUTES FOR MAY 25 AND JUNE 1, 2005 WERE APPROVED BY THE BOARD.**  
ADJOURNED: 10:40 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004204 AGENDA#: 3 DATE: 6/15/05

1. Name: Bennett M Address: Princeton Zip: \_\_\_\_\_

2. Name: Patrick G Address: Waltham 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: \_\_\_\_\_

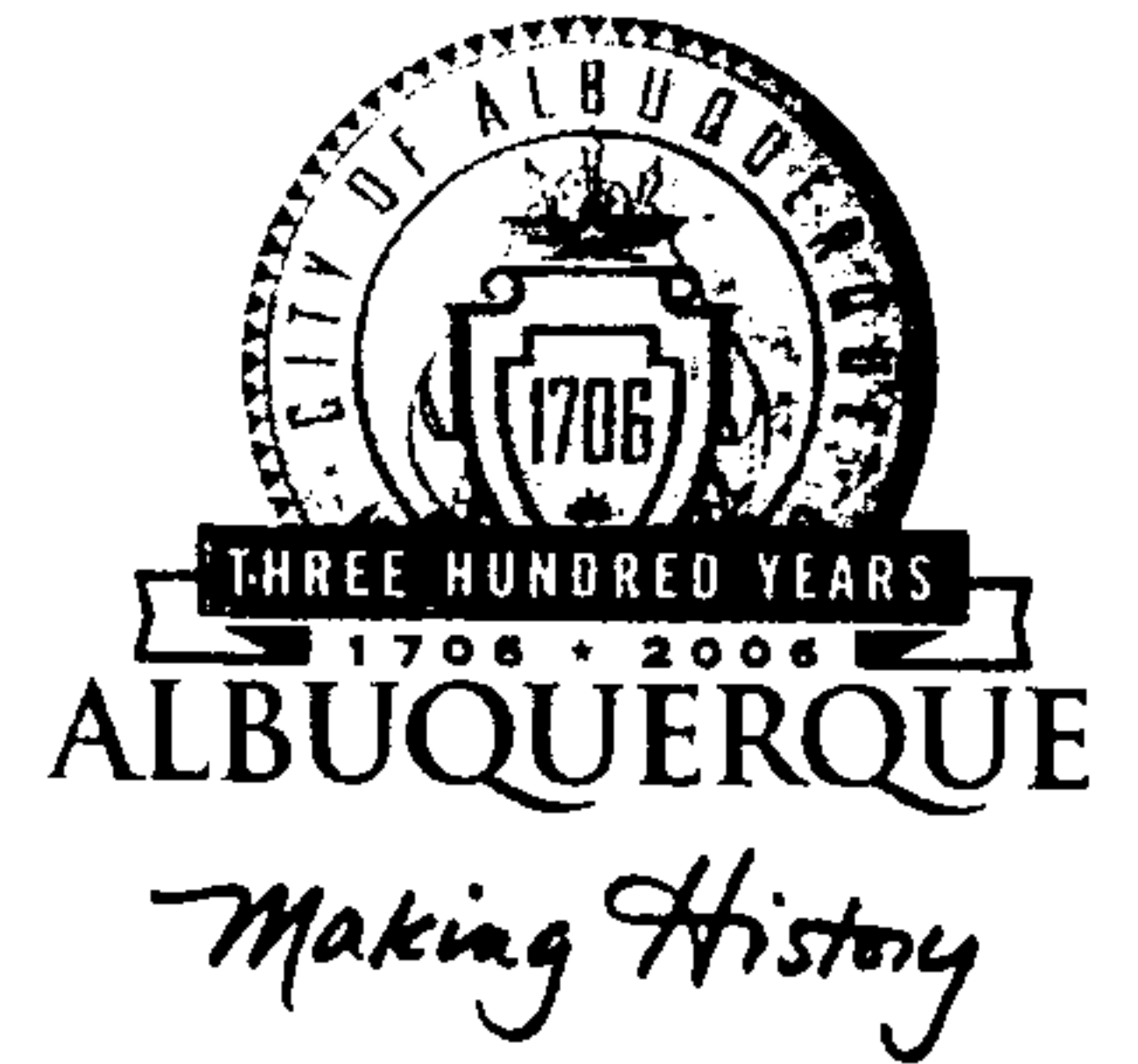
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1004204**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

This submittal did not provide any justification for the vacation request, consequently, I will defer my comments to the DRB meeting.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>TO 6-22-05</sup> ; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** June 15, 2005



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 15, 2005

**Project # 1004204**  
05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] (J-10)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Los Volcanes NA (R).
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.









**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 15, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1003859**

05DRB-00869 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844,04EPC-01845] (E-12 & F-12)

**Project # 1003364**

05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2**, zoned SU-2 MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19)

**Project # 1004204**

05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] (J-10)

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 30, 2005.**

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

May 27, 2005

**TO:** M. Max Garcia and David Edwards, Los Volcanes Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for Major Vacation of Public Easements for Temporary Drainage Easement for four (4) new lots on Silkwood Avenue NW.**

*Proposed by:* Precision Surveys, Inc. at 856-5700

*Agent for:* Westland Development Co., Inc.

*For property located:* On or near Silkwood Avenue NW between Los Volcanes Road NW.

P.O. Box 1293

*The case number(s) assigned is:* 05DRB- 00871, Project # 1004204.

Albuquerque

City Planning accepted application for this request on ~~May 20~~, 2005.

New Mexico 87103

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

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on **Wednesday, June 15, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

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

**Meeting Date:** JUNE 15, 2005  
**Zone Atlas Page:** J-10-Z  
**Notification Radius:** 100 Ft.

**Project# 1004204**  
**App# 05DRB-00871**

**Cross Reference and Location:** LOCATED ON SILKWOOD AVE NW AND LOS  
VOLCANES RD NW

**Applicant:** WESTLAND DEVELOPMENT CO. INC.  
**Address:** 401 COORS BLVD NW  
ALBUQUERQUE NM 87121

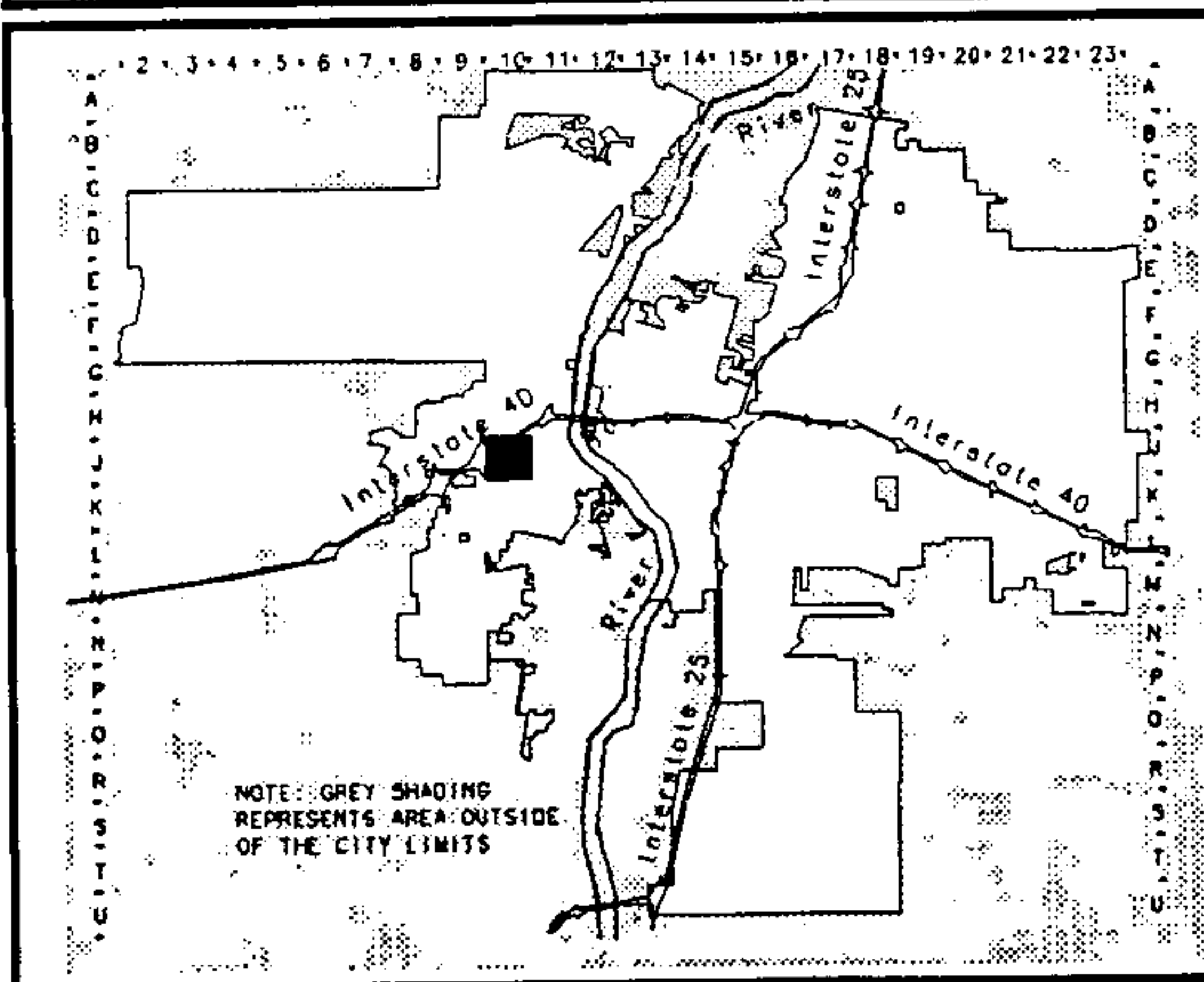
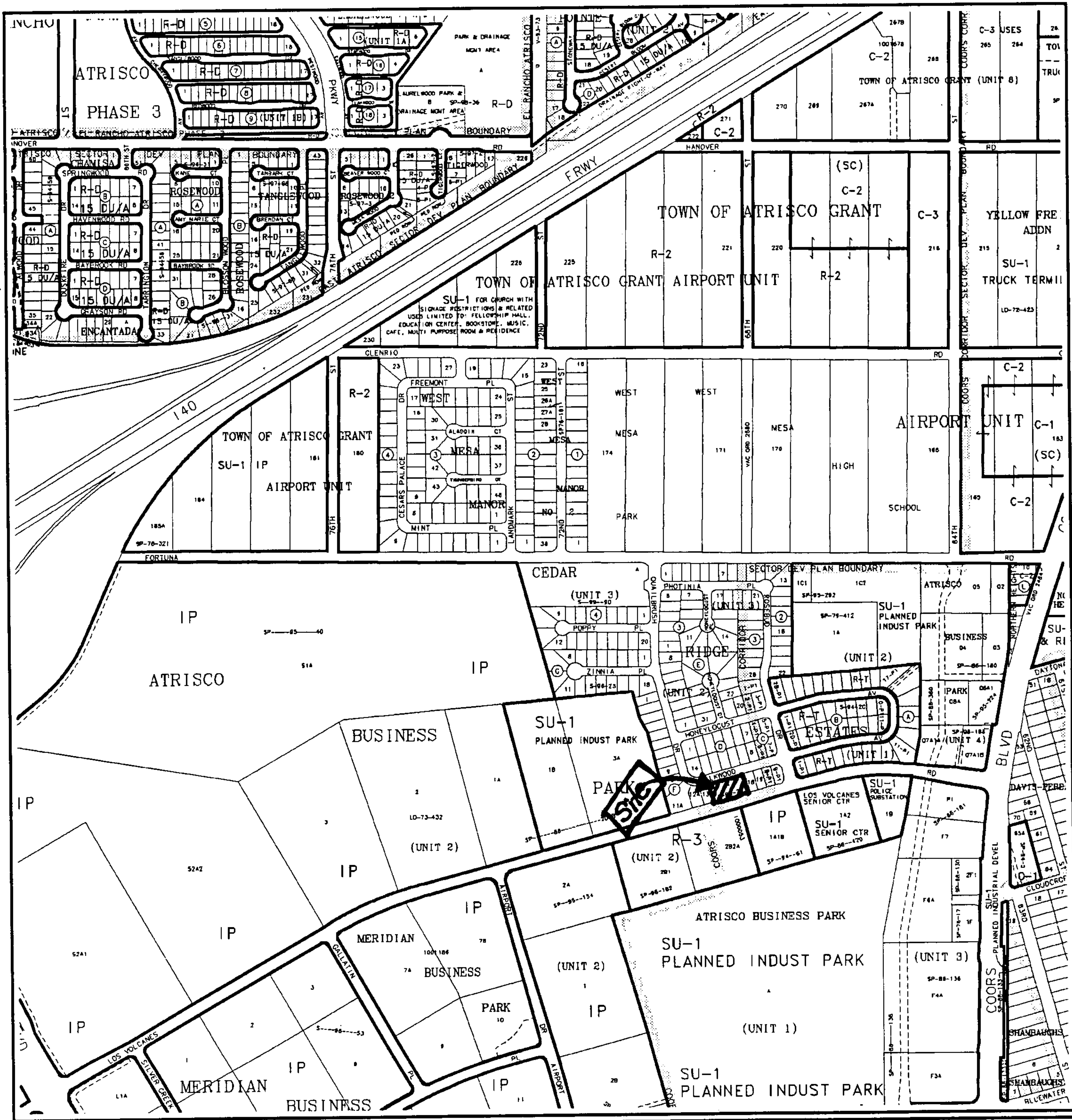
**Agent:** PRECISION SURVEYS, INC.  
**Address:** 8414-D JEFFERSON ST NE  
ALBUQUERQUE NM 87113

**Special Instructions:**

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

**Date Mailed:** MAY 27, 2005

**Signature:** KYLE TSEHLIKAI



**CITY OF Albuquerque**  
**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2003



**Zone Atlas Page**  
**J-10-Z**  
 Map Amended through August 01, 2003



# PRECISION SURVEYS, INC.

May 19, 2005

Ms. Sheran Matson, AICP  
Chair, Development Review Board  
Planning/Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE:           REQUEST FOR VACATION OF A TEMPORARY DRAINAGE EASEMENT,  
              TRACT "A", BLOCK "F" OF CEDAR RIDGE ESTATES UNIT 2, LOCATED ON  
              -SILKWOOD AVE NW, ZONE ATLAS J-10**

Dear Ms Matson,

On behalf of our client, Westland Development Co. Inc., we are submitting an application for Vacation of a temporary drainage easement. This easement was granted by plat 97C, Page 114, file date 4/18/1997. This easement is to be vacated when the drainage facility is no longer required. We are requesting to re-plat this easement into 4 new lots.

Enclosed are required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Bernadette Martinez

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

[www.presurv.com](http://www.presurv.com)

101005837415340901	LEGAL: LT 6 -P1 BLK C PLAT OF CEDAR RIDGE ESTATES UNIT 1 C LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: SECRETARY OF VETERANS AFFAIRS OWNER ADDR: 00500 GOLD	AV SW ALBUQUERQUE NM	87102
101005838213940918	LEGAL: LT 8 BLK D PLAT OF CEDAR RIDGE ESTATES UNIT 2 CONT LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: GUTIERREZ RAYMOND P & MARY S OWNER ADDR: 06709 SILKWOOD	AV NW ALBUQUERQUE NM	87120
101005837713740917	LEGAL: LT 9 BLK D PLAT OF CEDAR RIDGE ESTATES UNIT 2 CONT LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE NM	87121
101005837213640916	LEGAL: LT 1 0 BL K D PLAT OF CEDAR RIDGE ESTATES UNIT 2 CON LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: DOWLER CYNTHIA A OWNER ADDR: 06719 SILKWOOD	AV NW ALBUQUERQUE NM	87121
101005836813440915	LEGAL: LT 1 1 BL K D PLAT OF CEDAR RIDGE ESTATES UNIT 2 CON LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: ROMISHER JOHN M & LYDIA COMACH OWNER ADDR: 00000	ALBUQUERQUE NM	87193
101005836213340914	LEGAL: LT 1 2 BL K D PLAT OF CEDAR RIDGE ESTATES UNIT 2 CON LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: DEHERRERA RICHARD E & MARGARET OWNER ADDR: 06805 SILKWOOD	AV NW ALBUQUERQUE NM	87121
101005835713240913	LEGAL: LT 1 3 BL K D PLAT OF CEDAR RIDGE ESTATES UNIT 2 CON LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: ALMARAZ JOSEPH E SR OWNER ADDR: 06809 SILKWOOD	AV NW ALBUQUERQUE NM	87121
101005835213040912	LEGAL: LT 1 4 BL K D PLAT OF CEDAR RIDGE ESTATES UNIT 2 CON LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: TELLES RICHARD D & FLORA ANNA OWNER ADDR: 06815 SILKWOOD	AV NW ALBUQUERQUE NM	87121
101005837913941001	LEGAL: LT 8 -P1 BLK C PLAT OF CEDAR RIDGE ESTATES UNIT 1 C LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: TUCKER RONALD A OWNER ADDR: 06704 SILKWOOD	NW ALBUQUERQUE NM	87121
101005838612441003	LEGAL: LT 1 9 BL K F PLAT OF CEDAR RIDGE ESTATES UNIT 2 CON LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: FRESQUEZ JOSEPH P OWNER ADDR: 06708 SILKWOOD	AV NW ALBUQUERQUE NM	87121
101005838212241004	LEGAL: LT 1 8 BL K F PLAT OF CEDAR RIDGE ESTATES UNIT 2 CON LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: KAUFMAN & BROAD HOME SALES OF OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107

101005837011941005	LEGAL: TR A BLK F PLAT OF CEDAR RIDGE ESTATES UNIT 2 CONT LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE NM	87121
101005834411341008	LEGAL: LT 1 1-A BLK F PLAT OF LOTS 11-A AND 12-A, BLOCK F LAND USE: PROPERTY ADDR: 00000 QUAILBRUSH OWNER NAME: PARENT BARBARA PAGE OR CHARLES OWNER ADDR: 00501 QUAILBRUSH	DR NW ALBUQUERQUE NM	87121
101005835811641006	LEGAL: LT 1 3 BL K F PLAT OF CEDAR RIDGE ESTATES UNIT 2 CON LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: CHASE PERRY RAY OWNER ADDR: 06812 SILKWOOD	DR NW ALBUQUERQUE NM	87121
101005835311541007	LEGAL: LT 1 2-A BLK F PLAT OF LOTS 11-A AND 12-A, BLOCK F LAND USE: PROPERTY ADDR: 00000 SILKWOOD OWNER NAME: CHACON EFRAIN N & ERMA N OWNER ADDR: 06816 SILKWOOD	AV NW ALBUQUERQUE NM	87121
101005838311040611	LEGAL: LOT 1A1B PLAT OF LOTS 1A1A & 1A1B REPLAT OF LOT 1A LAND USE: PROPERTY ADDR: 00000 LOS VOLCANOS OWNER NAME: WINDCHIME RETIREMENT GROUP LTD OWNER ADDR: 08709 VINEYARD RIDGE	RD NE ALBUQUERQUE NM	87122
101005835810540602	LEGAL: LOT 2-B- 2-A PLAT OF LOT 2-B-2-A TRACTS N & O UNIT LAND USE: PROPERTY ADDR: 00000 LOS VOLCANOS OWNER NAME: AHEPA 501- II INC OWNER ADDR: 05925 CENTRAL	AV NW ALBUQUERQUE NM	87105

# "Attachment A"

**Date of Request: May 19, 2005**  
**Name: Bernadette Martinez, Precision Surveys, Inc.**  
**Address/Zip: 8414-D Jefferson NE/87114**  
**Phone: 856-5700/Fax: 856-7900**  
**Zone Map: J-10**

**LOS VOLCANES N.A. (LVC) "R"**

**\*M. Max Garcia**

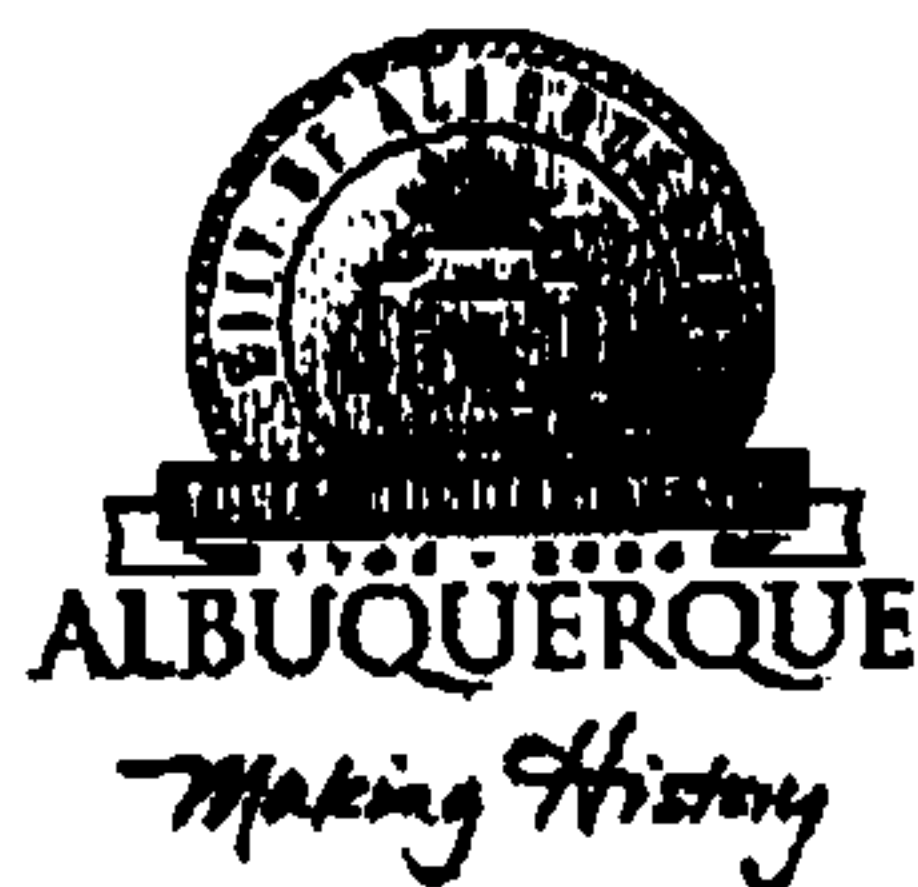
6619 Honeylocust Ave. NW/87121 833-0969 (h)

David Edwards

637 Honeylocust Pl. NW/87121 833-5909 (h)

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

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



*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 19, 2005

Bernadette Martinez  
Precision Surveys Inc.  
8414-D Jefferson Street NE/87114  
Phone: 856-5700/Fax: 856-7900

Dear Bernadette:

Thank you for your inquiry of May 19, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, BLOCK F OF CEDAR LOOCATED ON SILKWOOD AVENUE NW BETWEEN LOS VOLCANES ROAD NW** zone map **J-10.**

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

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

planningmaform(10/08/04)





**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 15, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1003859**

05DRB-00869 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844,04EPC-01845] (E-12 & F-12)

**Project # 1003364**

05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2**, zoned SU-2 MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19)

**Project # 1004204**

05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] (J-10)

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 30, 2005.**

# CITY OF ALBUQUERQUE



DRB

Planning Department

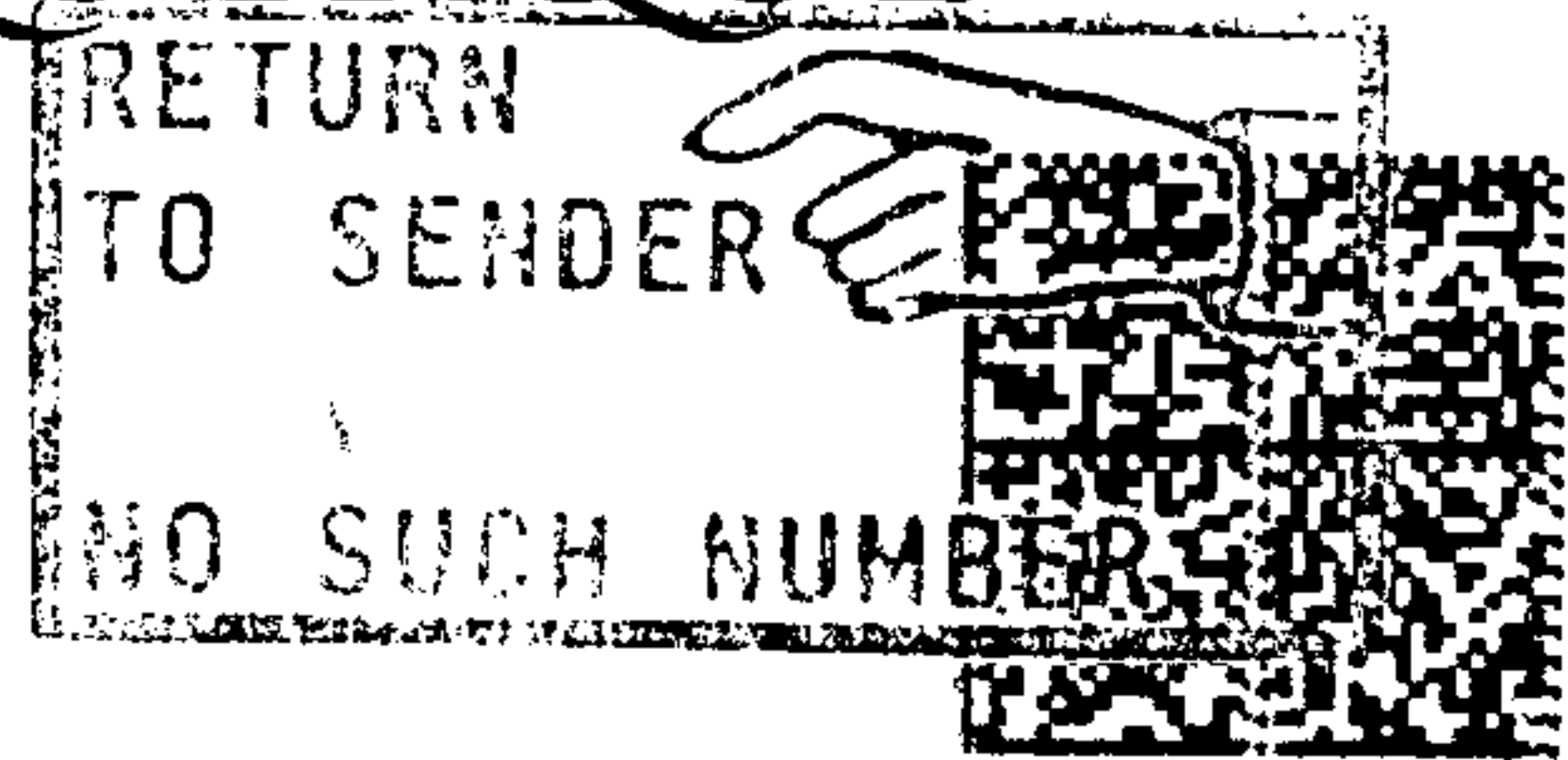
P.O. Box 1293

Albuquerque, NM 87103

101005837913941001

TUCKER RONALD A  
6704 SILKWOOD  
ALBUQUERQUE NM

NW  
87121



UNITED STATES POSTAGE  

 PITNEY BOWES  
 02 1A \$ 00.37<sup>0</sup>  
 0004329277 MAY 26 2005  
 MAILED FROM ZIP CODE 87102

87121 87103 01

**4204**

### DXF Electronic Approval Form

DRB Project Case #: 1004204

Subdivision Name: LOTS 14, 15, 16 AND 17, CEDAR RIDGE ESTATES, UNIT 2

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASIEWICZ

Contact Information: Stephen@goodwinengineers.com

DXF Received: 1/9/2012

Hard Copy Received: 1/9/2012

Coordinate System: NMSP Grid (NAD 83)

  
Approved

1-10-12  
Date

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

**AGIS Use Only**  
Copied fc4204 to agiscov on 1/10/2012 Contact person notified on 1/10/2012

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

### STANDARD APPLICATION, Paper Plans Required

#### DEVELOPMENT REVIEW BOARD

12/16/2011 Issued By: E08375 131433

Category Code **910**  
**2011 070 359**

**Application Number:** 11DRB-70359, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** SILKWOOD AVE BETWEEN WUAILBRUSH DR NW AND ROSEBUD DR NW

**Project Number:** 1004204

**Applicant**  
WATERMAN, INC

PO BOX 1005  
ALBUQUERQUE NM 87199  
898-0941

**Agent / Contact**  
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE NM 87199

KBRASHEAR@GOODWINENGINEERS.COM

#### Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	<b>\$425.00</b>
<b>TOTAL:</b>		<b>\$425.00</b>

City Of Albuquerque  
Treasury Division

12/16/2011 11:32AM LOC: ANMX  
WSH 006 TRANS# 0014  
RECEIPT# 00142579-00142579  
PERMIT# 2011070359 TRCYLB  
Trans Amt \$565.00  
DRB Actions \$425.00  
Thank You

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

12/16/2011 Issued By: E08375 131432

Category Code **910**  
**2011 070 358**

**Application Number:** 11DRB-70358, Vacation Of Public Easement

**Address:**

**Location Description:** SILKWOOD AVE BETWEEN WUAILBRUSH DR NW AND ROSEBUD DR NW

**Project Number:** 1004204

**Applicant**  
WATERMAN, INC

PO BOX 1005  
ALBUQUERQUE NM 87199  
898-0941

**Agent / Contact**  
MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE NM 87199

KBRASHEAR@GOODWINENGINEERS.COM

### Application Fees

441018/4943000	APN Fee	<b>\$75.00</b>
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$45.00</b>
<b>TOTAL:</b>		<b>\$140.00</b>

City Of Albuquerque  
Treasury Division

12/16/2011 11:32AM LOC: ANNX  
USN 006 TRANSH 0014  
RECEIPT# 00142579-00142580  
PERMIT# 2011070358 TRSYLB  
Trans Amt \$535.00  
APN Fee \$75.00  
Conflict Man.g. Fee \$20.00  
D-P Actions \$45.00  
CR \$490.00  
LC \$75.00

Complete

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1004204 Application #: 11DRB-70359  
 Project Name: Cedar Ridge Estates  
 Agent: Mark Gordon & Assoc. Phone #:

\*\*Your request was approved on 1-11-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): to record after 15 day appeal period

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



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): Mark Goodwin and Associates, P.A. PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: Waterman, Inc PHONE: 898-0941  
 ADDRESS: PO Box 1005 FAX: 898-1350  
 CITY: Albuquerque STATE nm ZIP 87184 E-MAIL: waterman@watermaninc.com  
 Proprietary interest in site: Contract Owner List all owners: Western Albuquerque Land Holdings, LLC

DESCRIPTION OF REQUEST: minor subdivision Preliminary Plat Approval, vacation of Public Easement

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. Tract A Block: F Unit: 2  
 Subdiv/Addn/TBKA: Cedar Ridge Estates  
 Existing Zoning: R-1 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): J-10 UPC Code: 101005835810540600

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 1004204  
05-DRB-00811, 05DRB-01007

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  no  
 No. of existing lots: 1 No. of proposed lots: 4 Total site area (acres): .5  
 LOCATION OF PROPERTY BY STREETS: On or Near: Silkwood Ave  
 Between: quailbrush Drive NW and Rosebud Dr. NW  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE James D. Hughes DATE 12-14-11  
 (Print Name) James D. Hughes Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

INTERNAL ROUTING

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

Application case numbers

11DRB - 70358  
11DRB - 70359  
 \_\_\_\_\_  
 \_\_\_\_\_

Action

PE  
P3F  
ADY  
CMF

S.F.

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

Fees

\$ 45.00  
\$ 425.00  
\$ 75.00  
\$ 20.00  
 \_\_\_\_\_

Total

\$565.00

Hearing date January 11, 2012

[Signature] 12-16-11  
 Staff signature & Date

Project # 1004204

**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.**

- ~~N/A~~ 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
- ~~N/A~~ 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 -
- ~~N/A~~ 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
- ~~N/A~~ 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.

Kay Brashear  
Applicant name (print)

Kay Brashear 12/14/11  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
 11DRB- \_\_\_\_\_ - 70359  
 \_\_\_\_\_  
 \_\_\_\_\_

V. [Signature] 12-16-11  
Planner signature / date

Project # 1004204



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

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

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

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

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

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

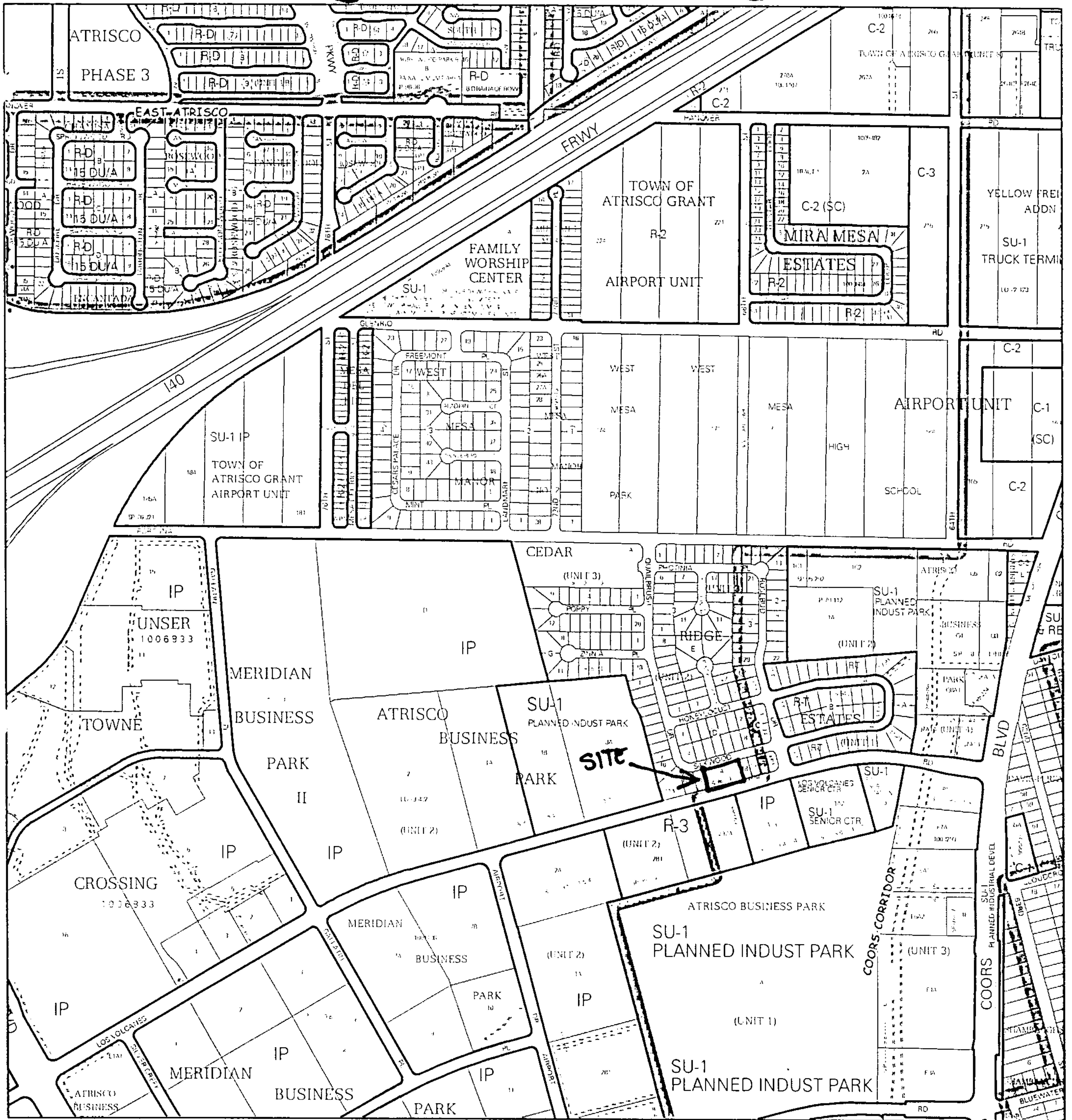
Kay Brashear  
 Applicant name (print)  
Kay Brashear 12/14/11  
 Applicant signature / date



Form revised 4/07

- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed
- Application case numbers  
 11 DRB- \_\_\_\_\_ -72358  
 \_\_\_\_\_  
 \_\_\_\_\_

Kay 12-14-11  
 Planner signature / date  
 Project # 1004204



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

Map amended through: 2/4/2010

Zone Atlas Page:  
**J-10-Z**

Selected Symbols


0 750 1,500 Feet



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

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

*~ 2011 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

December 16, 2011

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Plat and Vacation for Lots 14-17, Block F, Cedar Ridge Estates, Unit 2**

Dear Mr. Cloud:

*On behalf of the owners of the referenced project, we are requesting Vacation of existing temporary drainage easement, as shown on attached exhibit (04-18-1997, Vol. 97C, FOL. 114), and Subdivision of Tract A into four residential lots. This Vacation and Preliminary Plat was approved at DRB in 2005, Project# 1004204, but the approval lapsed without recording the Final Plat. The Pond has been filled in and the lots were graded according to the previous approval.*

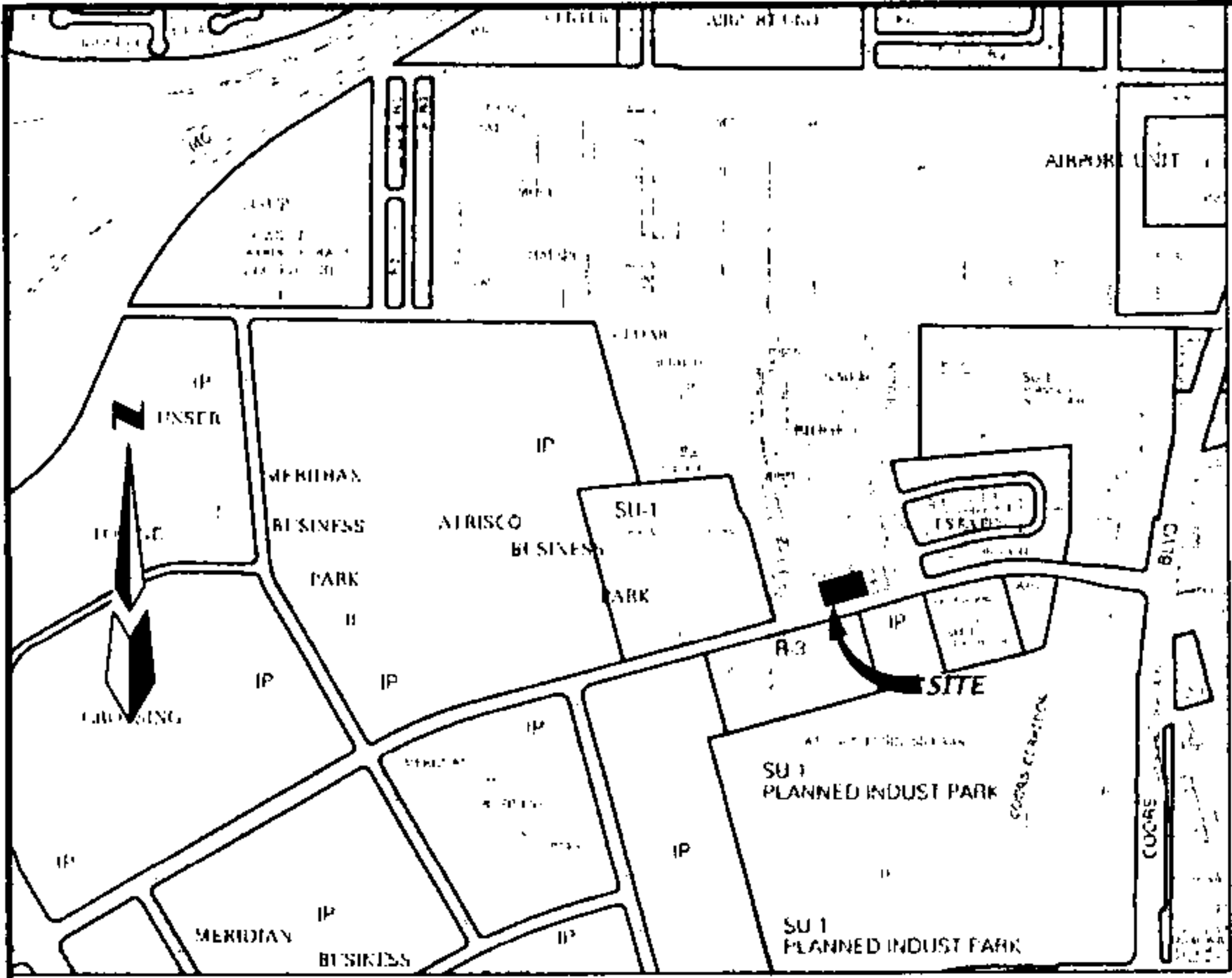
*Please contact our office if you have any questions.*

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, P.E.  
Senior Engineer

JDH/kb



**NOTES**

- SOLAR NOTE:** No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being install on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- Bearings are New Mexico State Plane grid bearings (central zone, NAD 83). Distances are ground distances.
- Unless otherwise noted, field measurements match record measurements.

**PLAT FOR**  
**LOTS 14, 15, 16 AND 17**  
**CEDAR RIDGE ESTATES, UNIT 2**  
 WITHIN THE  
**TOWN OF ATRISCO GRANT**  
**PROJECTED SECTION 15**  
**TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**DECEMBER, 2011**

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

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

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Century Link	_____	Date
Comcast	_____	Date

**City Approvals:**

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque Bernalillo Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**SURVEYOR'S CERTIFICATION:**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Bernalillo County Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719 \_\_\_\_\_ Date

**VICINITY MAP NTS** **ZONE ATLAS: J-10**

**SUBDIVISION DATA**

GROSS ACREAGE ..... 0.4821 Acres  
 ZONE ATLAS NO. .... J-10-Z  
 NO. OF EXISTING TRACTS ..... 1  
 NO. OF LOTS CREATED ..... 4  
 NO. OF TRACTS ELIMINATED ..... 1  
 MILES OF FULL WIDTH STREETS CREATED ..... 0.00  
 AREA DEDICATED TO CITY OF ALBUQUERQUE ..... 0.0 Acres  
 DATE OF SURVEY ..... December, 2011

**LEGAL DESCRIPTION**

A tract of land situate, within the Town of Atrisco Grant, Projected Section 15, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all Tract A, Block F, CEDAR RIDGE ESTATES, UNIT 2 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 18, 1997 in Volume 97C, Folio 114 and containing 0.4821 acres more or less.


**PURPOSE OF PLAT**

- REPLAT TRACT A INTO 4 RESIDENTIAL LOTS

**FREE CONSENT AND DEDICATION**

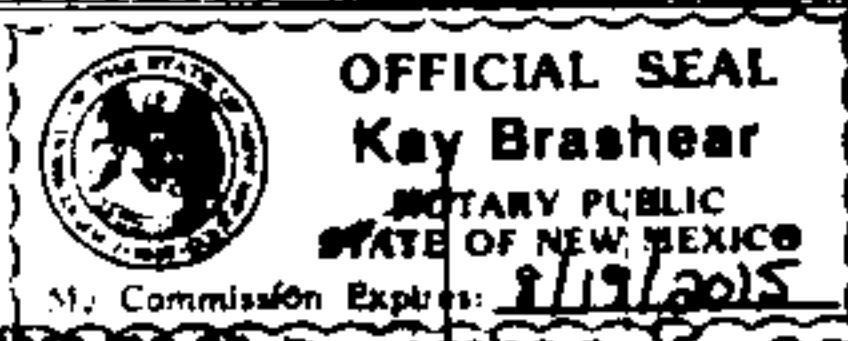
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Ted Waterman, President Waterman Inc., Owner Tract A, Block F, Cedar Ridge Estates, Unit 2


  
 Ted Waterman, President \_\_\_\_\_ 12/15/11  
 Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS



This instrument was acknowledged before me on December 15, 2011  
 By Ted Waterman, President, Waterman Inc. a New Mexico Corporation on behalf of said Corporation

  
 NOTARY PUBLIC \_\_\_\_\_ 8/19/2015  
 MY COMMISSION EXPIRES

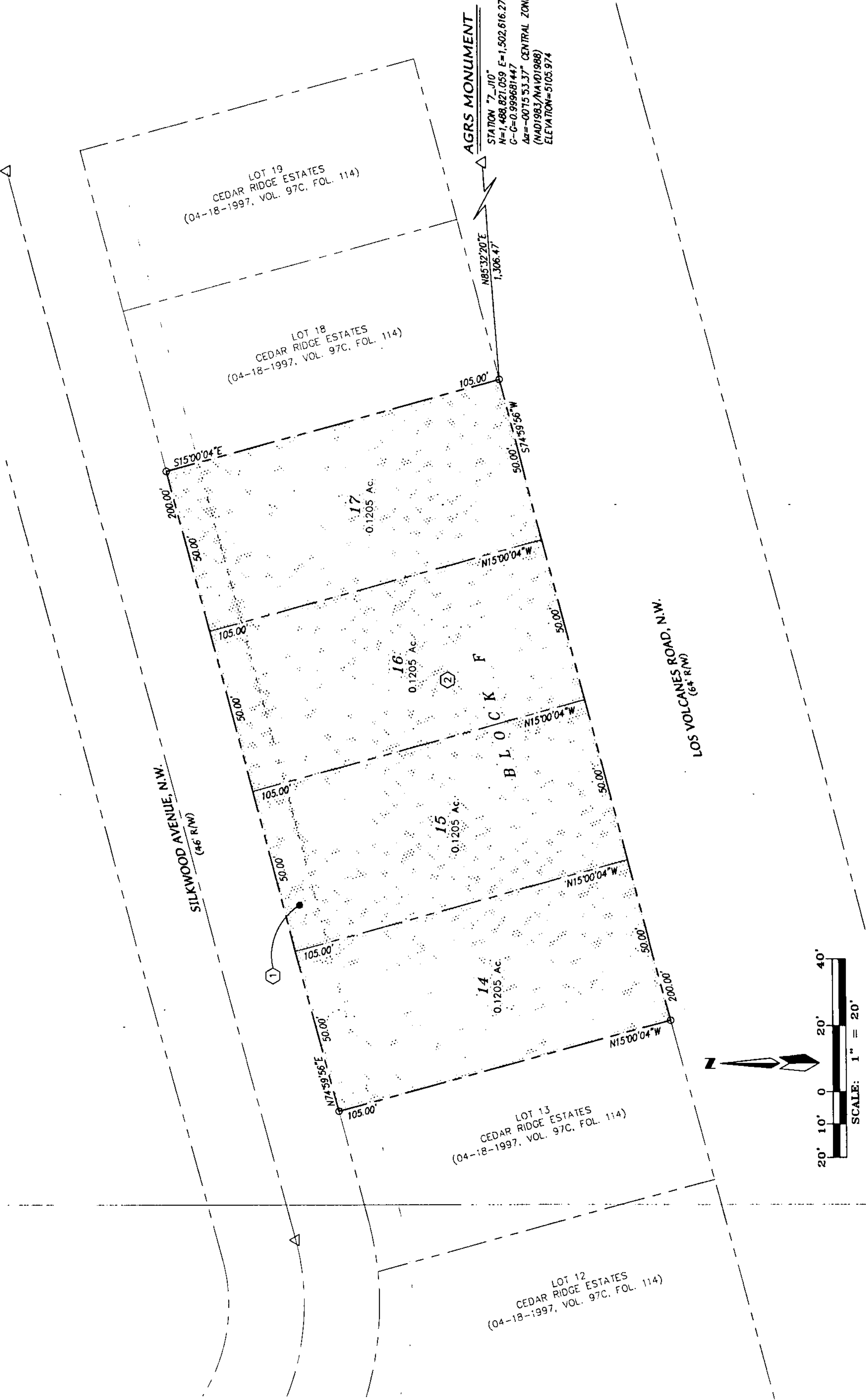
**EASEMENTS**

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (04-18-1997, VOL. 97C, FOL. 114)
- ② EXISTING TEMPORARY DRAINAGE EASEMENT (04-18-1997, VOL. 97C, FOL. 114) VACATED BY V-

**LEGEND**

- ② LIMITS OF VACATION
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- A SET 5/8" REBAR WITH CAP "LS 7719"

PLAT FOR  
**LOTS 14, 15, 16 AND 17**  
**CEDAR RIDGE ESTATES, UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 15  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2011



Dwg: A11061.dwg	Drawn: SPS	Checked: WWP	Sheet
Scale: AS SHOWN	Date: 12/14/2011	Job: A11061	of
			<b>2</b>



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

December 14, 2011

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

Dear Kay

Thank you for your inquiry of October 1, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – CEDAR RIDGE ESTATES LOCATED ON SILKWOOD AVENUE NW BETWEEN QUAILBRUSH DRIVE NW AND ROSEBUD DRIVE NW** zone map J-10.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**LOS VOLCANES N.A. (LVC) "R"**  
**\*M. Max Garcia**

6619 Honeylocust Ave. NW/87121 833-0969 (h)

Ben Sandoval

6516 Honeylocust Ave. NW/87121 836-4419 (h)

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

Sincerely,

*Stephani Winklepleck*

*Stephani Winklepleck*

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**PLEASE NOTE:** The Neighborhood and/or Homeowner 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.

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.**

planningrnaform(11/23/07)



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

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

*~ 2011 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~  
~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

December 14, 2011

Mr. M. Max Garcia  
Los Volcanes N.A.  
6619 Honeylocust Ave. NW  
Albuquerque, NM 87121

Mr. Ben Sandoval  
Los Volcanes N.A.  
6516 Honeylocust Ave. NW  
Albuquerque, NM 87121

**Re: Cedar Ridge Estates**

Dear Mr. Garcia and Mr. Sandoval:

Enclosed please find a copy of the DRB Applications for the Vacation for Public Easements for the referenced project. The anticipated date to be heard is January 11, 2012. Please contact Mark Goodwin of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Kay Brashear  
Administrative Assistant

/kb

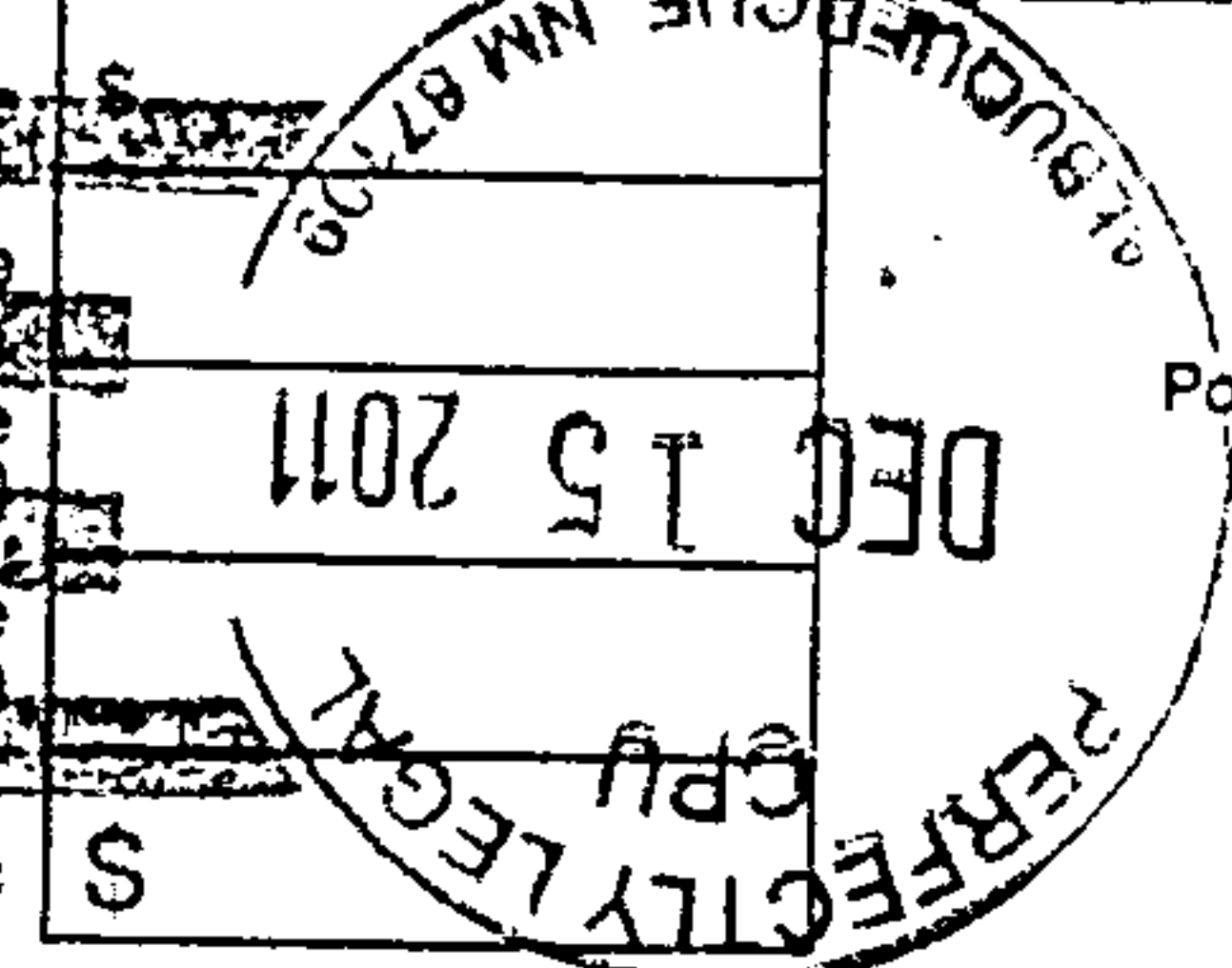
Enclosure

7006 0810 0004 6708 7417

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

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Certified Fee	\$		
Return Receipt Fee (Endorsement Required)	\$		
Restricted Delivery Fee (Endorsement Required)	\$		
Total Postage & Fees	\$		

Sent To  
 Mr. Ben Sandoval  
 Street, Apt. No., or PO Box No. 6516 Honeylocust Ave. NW  
 City, State, ZIP+4 Albuquerque, NM 87121

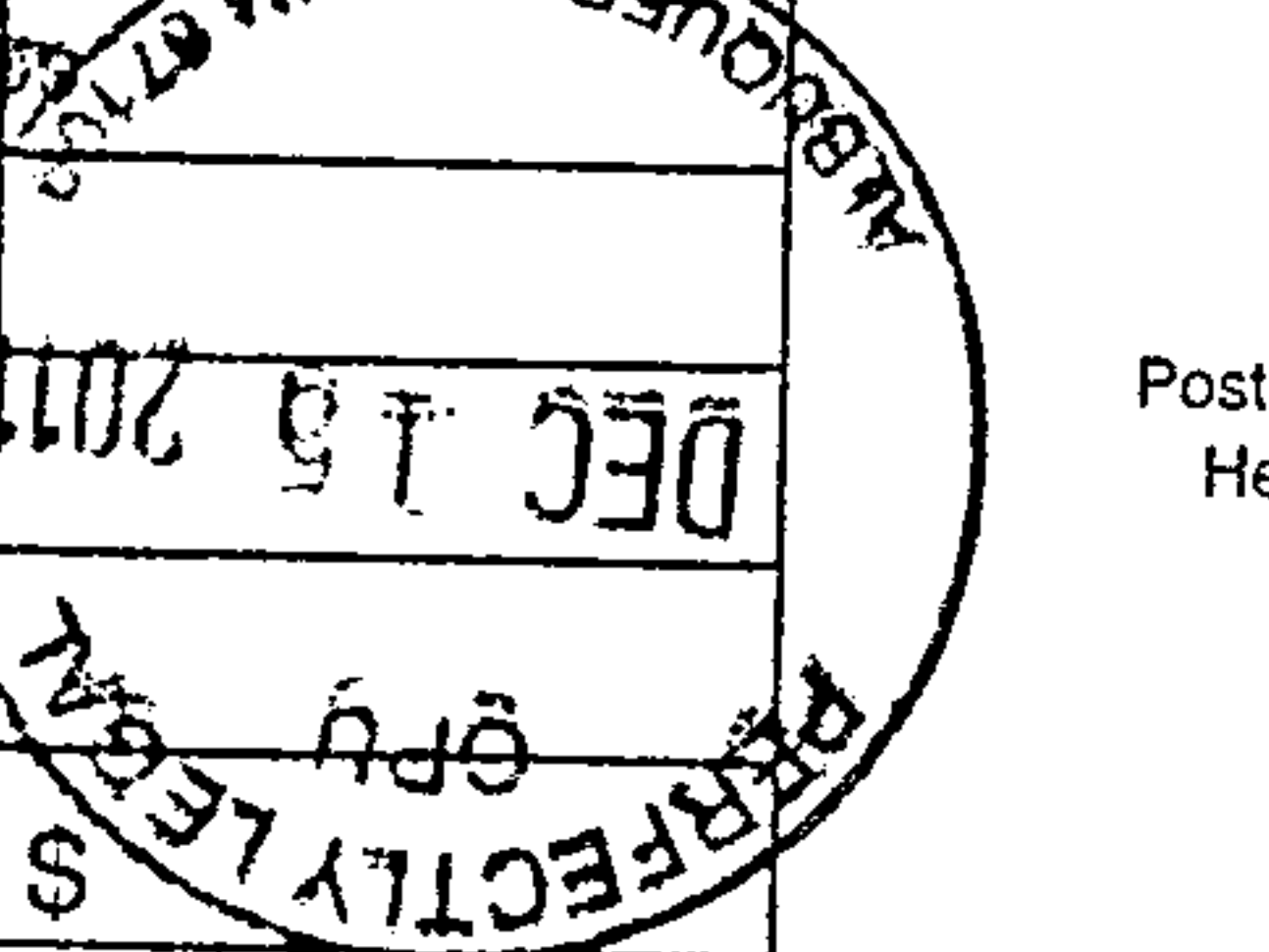
PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0004 6708 7424

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Total Postage & Fees	\$		

Sent To  
 Mr. M. Max Garcia  
 Street, Apt. No., or PO Box No. 6619 Honeylocust Ave. NW  
 City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions





# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type:  Free-Standing Tower -OR-  Concealed Tower

Private Development  EPC  DRB  LUCC  Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

CONTACT NAME: Kay Brashear

COMPANY NAME: Mark Goodwin & Associates, PA

ADDRESS/ZIP: P.O. Box 90606, Albuquerque, NM 87199

PHONE: (505) 828-2200 FAX: (505) 797-9539

## LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

### LEGAL DESCRIPTION

Cedar Ridge Estates

LOCATED ON Silkwood Ave.

Street Name or Other Identifying Landmark

BETWEEN Quailbrush Drive

AND Street Name or Other Identifying Landmark

Rosebud Drive

Street Name or Other Identifying Landmark

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (J-10).

**(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)**

**(Zone Map MUST be provided with request)**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: 12/14/11 Time Entered: 8:30 a.m. ONC Rep. Initials: siw

# 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 December 27, 2011 to January 11, 2012

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.

Kay Baxm (Applicant or Agent) 12/16/11 (Date)

I issued 2 signs for this application, 12-16-11 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1004204



## Pre-Development Facilities Fee (PDFF) Cover Sheet

**PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

**Project #** (if already assigned by DRB/EPC) 1004204

**Please check one:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> <b>Preliminary PDFF</b><br>(Preliminary PDFF are required for preliminary plat submittals.) | <input checked="" type="checkbox"/> <b>Final PDFF</b><br>(Final PDFF are required for final plat submittals and <b>must be recorded</b> prior to DRB hearing) | <input type="checkbox"/> <b>Waiver/Deferral</b><br>(Must provide reason for waiver/deferral) |
|--|---|--|

**Project Information**

Subdivision Name Cedar Ridge Estates

Location of Project (address or major cross streets) On Silkwood Ave, Between Quailbrush Dr. and Rosebud Dr.

Proposed Number of Units: 4 Single-Family       Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

**Waiver Information**

Property Owner Western Albuquerque Land Holdings, LLC Legal Description Tract A, Block F - 6716 Silkwood Ave NW, Albuquerque, NM 87121 Zoning R-1

Reason for Waiver/Deferral \_\_\_\_\_

**Contact Information**

Name Kay Brashear

Company Mark Goodwin & Associates, PA

Phone (505) 828-2200

E-mail kbrashear@goodwinengineers.com

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICE USE ONLY**

APS Cluster West Mesa

Date Submitted 12/15/2011

Date Completed 12/15/2011



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-10-Z**

Selected Symbols

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

0 750 1,500 Feet



THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

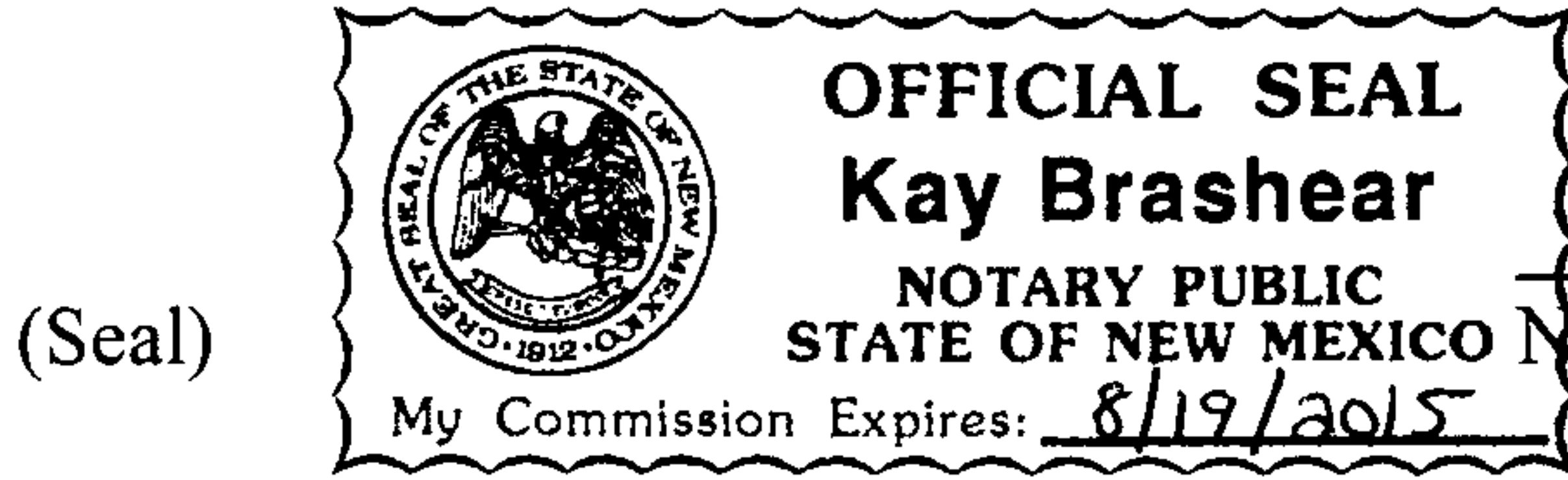
[Handwritten Signature]  
Signature

Ted Waterman President  
Name (typed or printed) and title

waterman, Inc.  
Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 12/15/11, by Ted Waterman  
as President of waterman, Inc., a corporation.



Kay Brashear  
Notary Public  
My commission expires: 8/19/2015

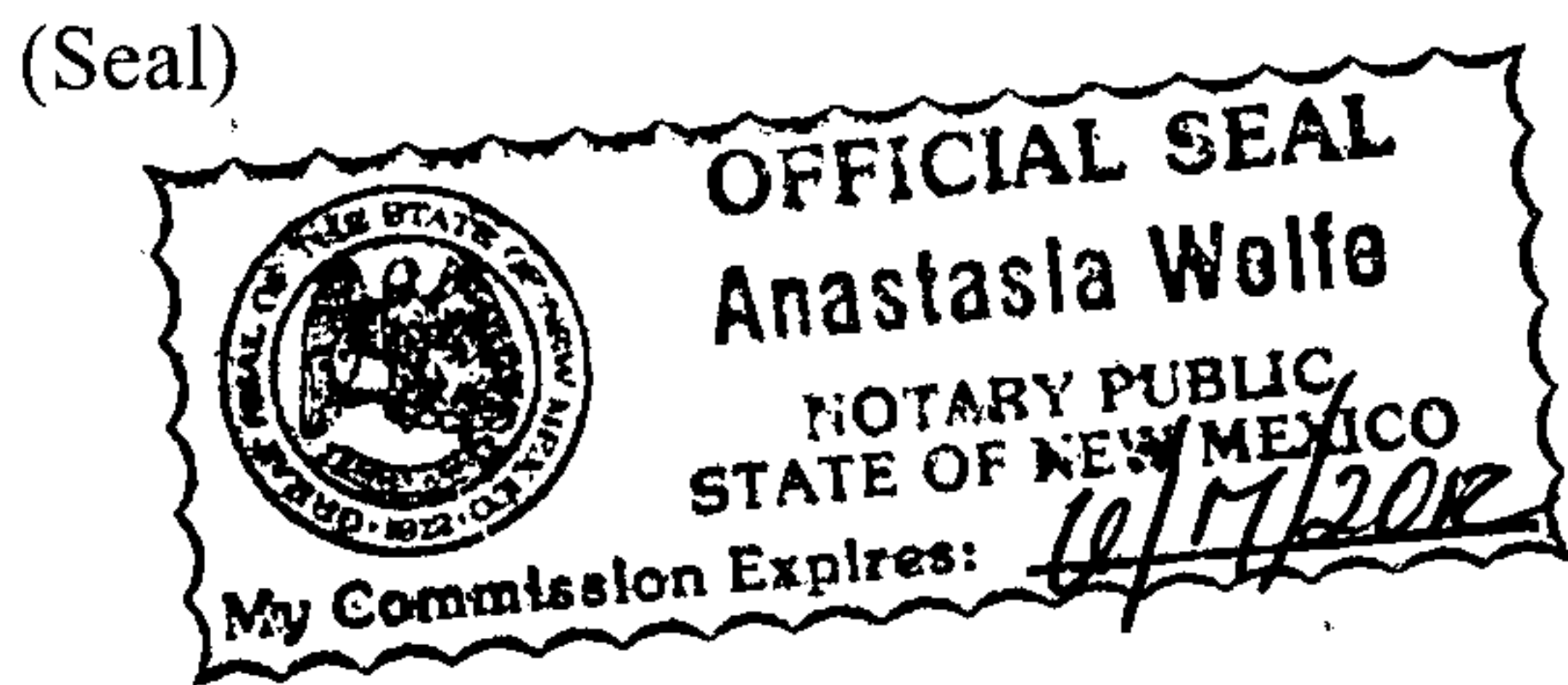
ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters  
Signature

April L. Winters, Facilities Fee Planner  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

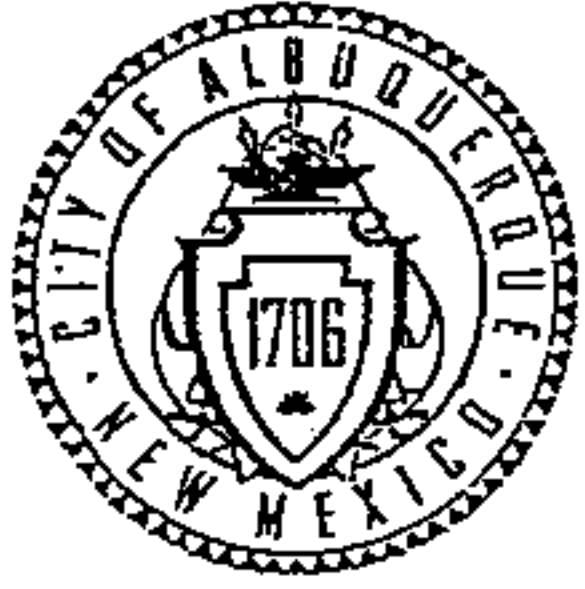
This instrument was acknowledged before me on Dec. 15, 2011, by April L. Winters  
as Facilities Fee Planner of the Albuquerque Municipal School  
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under  
the laws of the State of New Mexico.



Anastasia Wolfe  
Notary Public  
My commission expires: 10/17/2012







## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 22, 2005

**9. Project # 1004204**  
05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] [Deferred from 6/15/05] (J-10)

At the June 22, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

~~05DRB-01007 Minor Prelim & Final Plat Approval~~

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10)

The preliminary and final plat was approved with final plat sign off delegated to City Engineer for Certification of Grading Permit and acceptance of storm drain in Los Volcanes and Planning for AGIS dxf file and the 15-day appeal period.



OFFICIAL NOTICE OF DECISION  
PAGE 2

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

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

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

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

Sheran Matson, AICP, DRB Chair

CC: Westland Development Co., 401 Coors Blvd NW, 87121  
Precision Surveys Inc., 8414-D Jefferson St NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

Claire, **NOT** Claire  
This case was indefinitely  
Deferred. I need to get back  
on for June 21<sup>st</sup> I will  
come & pay fee when you  
get back if one is del.  
I will call Wednesday & explain  
Thank You  
Lisa / Precision Surveys

#9

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

PAID RECEIPT

APPLICANT NAME PRECISION SURVEYS  
AGENT BERNADETTE MARTINEZ  
ADDRESS 8414 JEFFERSON NE  
PROJECT & APP # 1004204  
PROJECT NAME CEDAR RIDGE ESTATES

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 110.00 441006/4983000 DRB Actions DEFERRAL FEE

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 110.00 TOTAL AMOUNT DUE

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

BERNADETTE J. BUSTOS		95-219 3598	NW w1084
1063 CAMINO SAN ACACIO		1070	
SANTA FE, NM 87505-5954		2591002510	
Date		6/22/05	
Pay to the Order of	City of Albuquerque		\$ 110.00
One hundred & ten 00/100		Dollars	
Wells Fargo Bank New Mexico, N.A.		6/22/2005	
4384 Rodeo Rd.			
Santa Fe, NM 87505			
www.wellsfargo.com			
Project # 1004204		Bernadette	
MEMO		ACTIVITY 4983000	
⑆107002192⑆2591002510⑆01084		TRANS AMT	

ALICATE\*\*\*  
ququerque  
vision  
LDC: ANNX  
006 TRAN# 0007  
Fund 0110  
TRSASR  
\$110.00  
\$110.00  
\$110.00  
\$0.00

CHANGE

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Westland Development Co. Inc. PHONE: 831-9600  
 ADDRESS: 401 Coors Blvd NW FAX: 831-4865  
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: 6716 List all owners: \_\_\_\_\_  
 AGENT (if any): Precision Survey, Inc. PHONE: 856-5700  
 ADDRESS: 8414-D Jefferson St. NE FAX: 856-7900  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com  
 DESCRIPTION OF REQUEST: Replat 1 tract into 4 new lots

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. "A" Block: "F" Unit: 2  
 Subdiv. / Addn. Cedar Ridge Estates  
 Current Zoning: R-1 Proposed zoning: R-T  
 Zone Atlas page(s): J-10 No. of existing lots: 1 No. of proposed lots: 4  
 Total area of site (acres): 0.4821 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A  
 UPC No. 101005837611941005 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Silkwood Ave NW  
 Between: Road Volcanes Rd. NW and \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): S-93-23, DRB-96-150

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE B. Martinez DATE 6/7/05  
 (Print) Bernadette Martinez Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - - 01007</u>	<u>P&amp;F</u>	<u>6</u>	<u>\$ 445.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>06/22/05</u>			Total <u>\$ 445.00</u>

Sandy Handley 06/14/05  
 Planner signature / date

Project # 1004204

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- n/a* 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
- n/a* 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

*n/a* Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**

*Pending*

**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.

Bernadette Martinez  
Applicant name (print)  
B Martinez  
Applicant signature / date  
6/14/05



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

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

Application case numbers  
05 DRB - 01007

Sandy Handley  
Planner signature / date  
06/14/05

**Project # 1004204**



# PRECISION SURVEYS, INC.

June 7, 2005

Ms. Sheran Matson, AICP  
Chair, Development Review Board  
Planning/Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE:           REQUEST FOR MINOR SUBDIVIOSN, TRACT "A", BLOCK "F" OF CEDAR  
RIDGE ESTATES UNIT 2, LOCATED ON SILKWOOD AVE NW, ZONE ATLAS  
J-10**

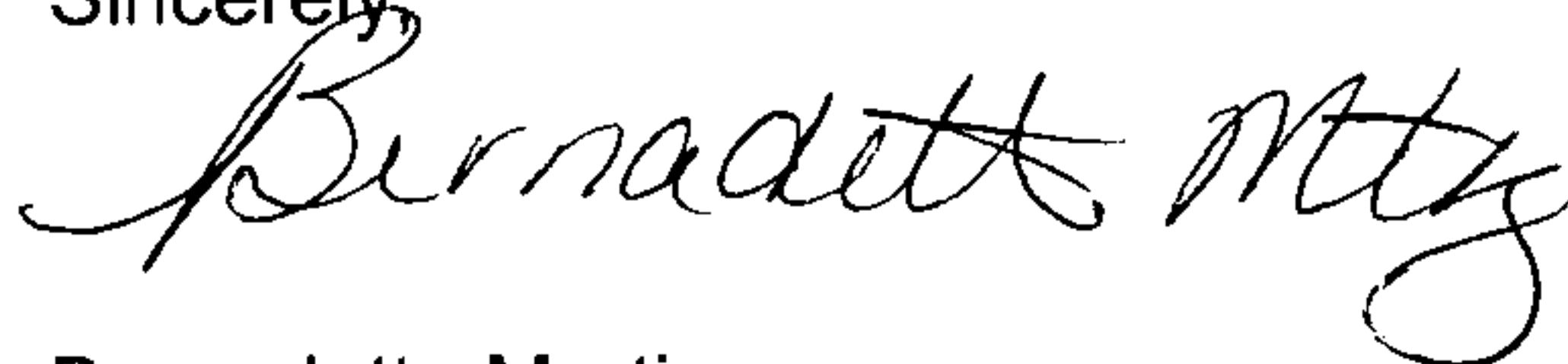
Dear Ms Matson,

On behalf of our client, Westland Development Co. Inc., we are submitting an application for minor subdivision to re-plat the existing one tract into four new lots. This tract is a temporary drainage easement which is to be vacated at June 15, 2005 DRB Meeting.

Enclosed are required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,



Bernadette Martinez

8414 - D JEFFERSON ST NE

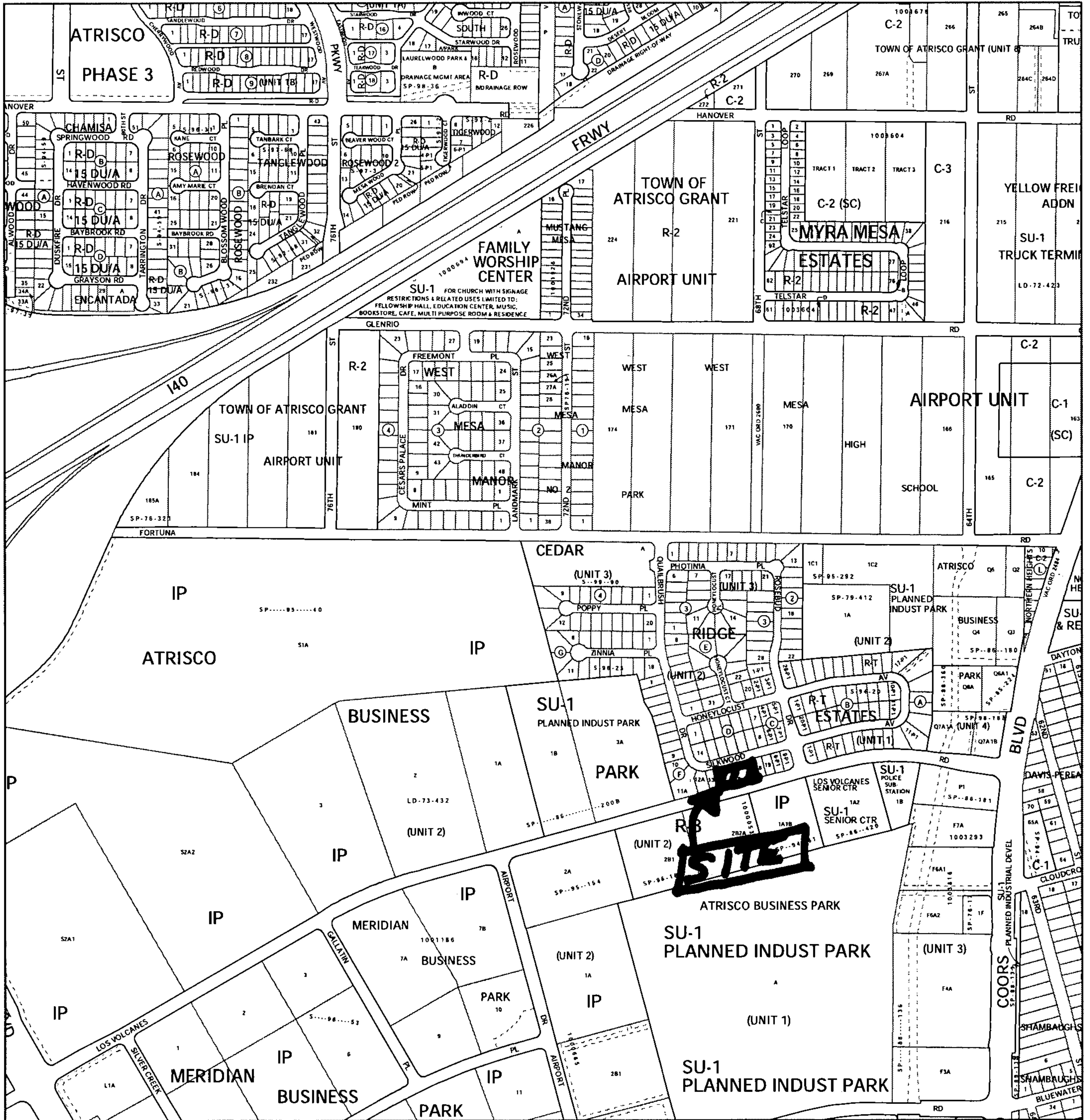
ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

[www.presurv.com](http://www.presurv.com)



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-10-Z**

Selected Symbols


0 750 1,500 Feet





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

**PAID RECEIPT**

APPLICANT NAME WESTLAND DEVELOPMENT CO. INC.  
 AGENT PRECISION SURVEYS INC  
 ADDRESS 8414-D JEFFERSON ST. N.E  
 PROJECT & APP # 1004204 / 05 DRB 01007  
 PROJECT NAME CEDAR RIDGE ESTATES

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 425.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 445.00 TOTAL AMOUNT DUE

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

City of Albuquerque  
Treasury Division  
6/14/2005 11:39AM  
RECEIPT# 00041599 WSH 008 TRANS# 0022  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt \$445.00  
J24 Misc \$425.00  
CK \$445.00  
CHANGE \$0.00  
Thank You

**PRECISION SURVEYS, INC.**  
 PHONE 505-856-5700 FAX 505-856-7900  
 8414-D JEFFERSON ST. N.E.  
 ALBUQUERQUE, N.M. 87113

**FIRST STATE BANK**  
 Taos, Santa Fe, Albuquerque  
 and Surrounding Communities  
 Ph. 505-241-7500  
 95-145/1070

23366

City of Albuquerque  
 Treasury Division

6/14/2005 11:39AM LOC: ANNX  
 RECEIPT# 00041598 WSH 008 TRANS# 0022  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCCS  
 Trans Amt \$445.00

05-7392 (App. Fee)

AUTHORIZED SIGNATURE  
 Thank You

\$ 445.00

DOLLARS

6/14/05

\$ 445.00

00/100

\$20.00

⑈023366⑈ ⑈10700452⑈ 001048147⑈

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

\_\_\_ Major Subdivision action  
 \_\_\_ Minor Subdivision action  
 Vacation **V**  
 \_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

\_\_\_ ...for Subdivision Purposes  
 \_\_\_ ...for Building Permit  
 \_\_\_ IP Master Development Plan  
 \_\_\_ Cert. of Appropriateness (LUCC) **L**

Supplemental form

**ZONING & PLANNING** **Z**

\_\_\_ Annexation  
 \_\_\_ County Submittal  
 \_\_\_ EPC Submittal  
 \_\_\_ Zone Map Amendment (Establish or Change Zoning)  
 \_\_\_ Sector Plan (Phase I, II, III)  
 \_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan  
 \_\_\_ Text Amendment (Zoning Code/Sub Regs)

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

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

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

**APPLICANT INFORMATION:**

NAME: Westland Development Co. Inc. PHONE: 831-9600  
 ADDRESS: 401 Coors Blvd. NW FAX: 831-4863  
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: 6716 Silkwood NW List all owners: Westland Development Co.  
 AGENT (if any): Precision Surveys, Inc. PHONE: 856-5700  
 ADDRESS: 8414-D Jefferson St. NE FAX: 856-7900  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of a temporary drainage easement.

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. "X" Block: "F" Unit: 2  
 Subdiv. / Addn. Cedar Ridge Estates  
 Current Zoning: SU-1 ~~R-1~~ Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): J-10 R-1 No. of existing lots: 1 No. of proposed lots: 4  
 Total area of site (acres): \_\_\_\_\_ Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No \_\_\_ , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no  
 UPC No. 101005837011941005 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: Silkwood Ave NW  
 Between Ros Volcanes Rd NW and \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): S-93-23  
DRB 96-150

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE Bernadette Martinez DATE \_\_\_\_\_  
 (Print) Bernadette Martinez \_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB-00871</u>	<u>VPE</u>	<u>V</u>	<u>\$ 45.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>AD FEE</u>	_____	<u>\$ 175.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$ 20.00</u>
<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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>06/15/05</u>	_____	_____	<u>\$ 140.00</u>

Sandy Sandley 05/20/05  
 Planner signature / date

Project # 1004204

**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.

Bergadette Martinez  
Applicant name (print)  
Bergadette Martinez 5/20/05  
Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers  
05DRB - 00871

Sandy Hardley 05/20/05  
Planner signature / date  
**Project # 1004204**



# PRECISION SURVEYS, INC.

May 19, 2005

Ms. Sheran Matson, AICP  
Chair, Development Review Board  
Planning/Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE:           REQUEST FOR VACATION OF A TEMPORARY DRAINAGE EASEMENT,  
TRACT "A", BLOCK "F" OF CEDAR RIDGE ESTATES UNIT 2, LOCATED ON  
SILKWOOD AVE NW, ZONE ATLAS J-10**

Dear Ms Matson,

On behalf of our client, Westland Development Co. Inc., we are submitting an application for Vacation of a temporary drainage easement. This easement was granted by plat 97C, Page 114, file date 4/18/1997. This easement is to be vacated when the drainage facility is no longer required. We are requesting to re-plate this easement into 4 new lots.

Enclosed are required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Bernadette Martinez

8414 - D JEFFERSON ST NE

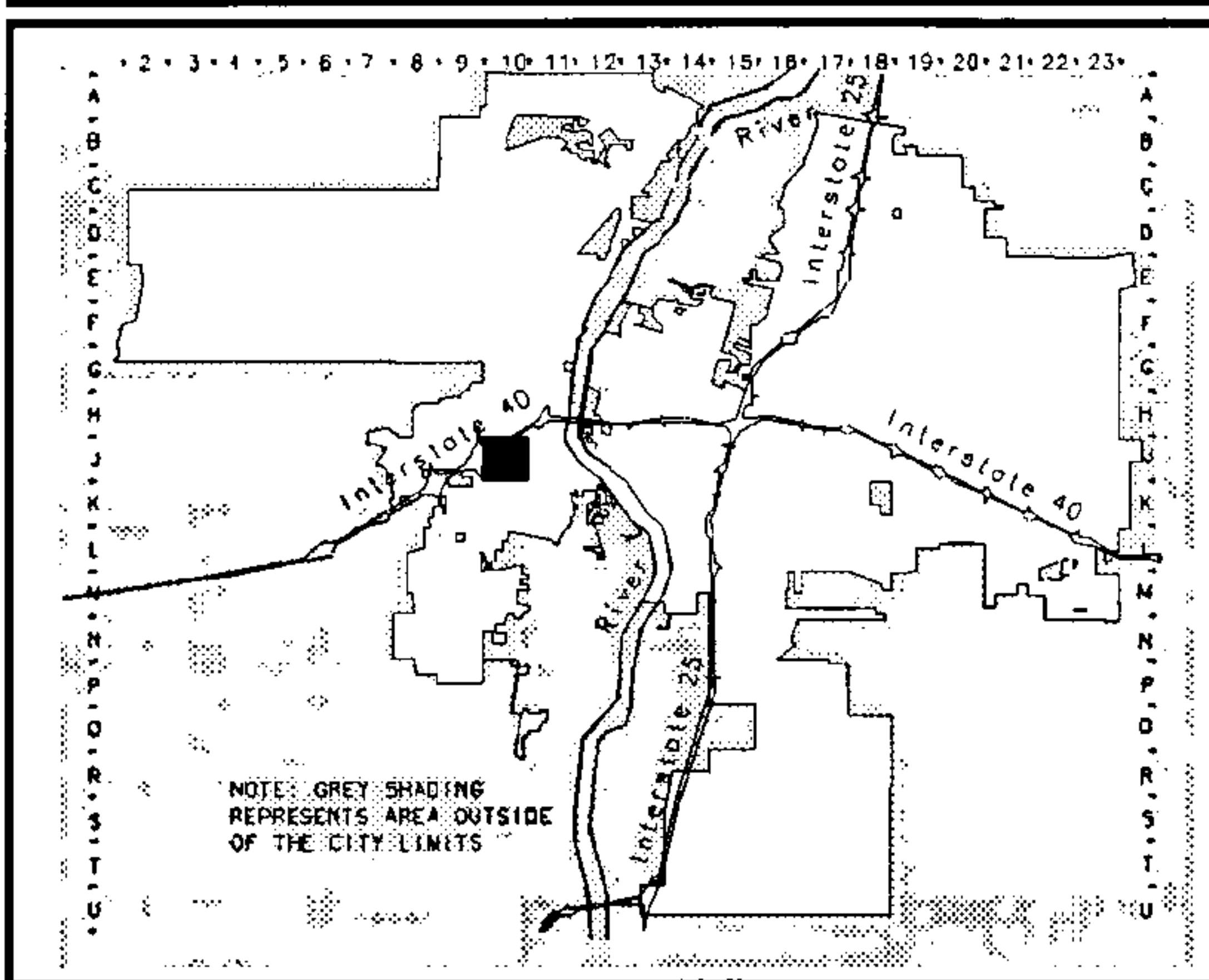
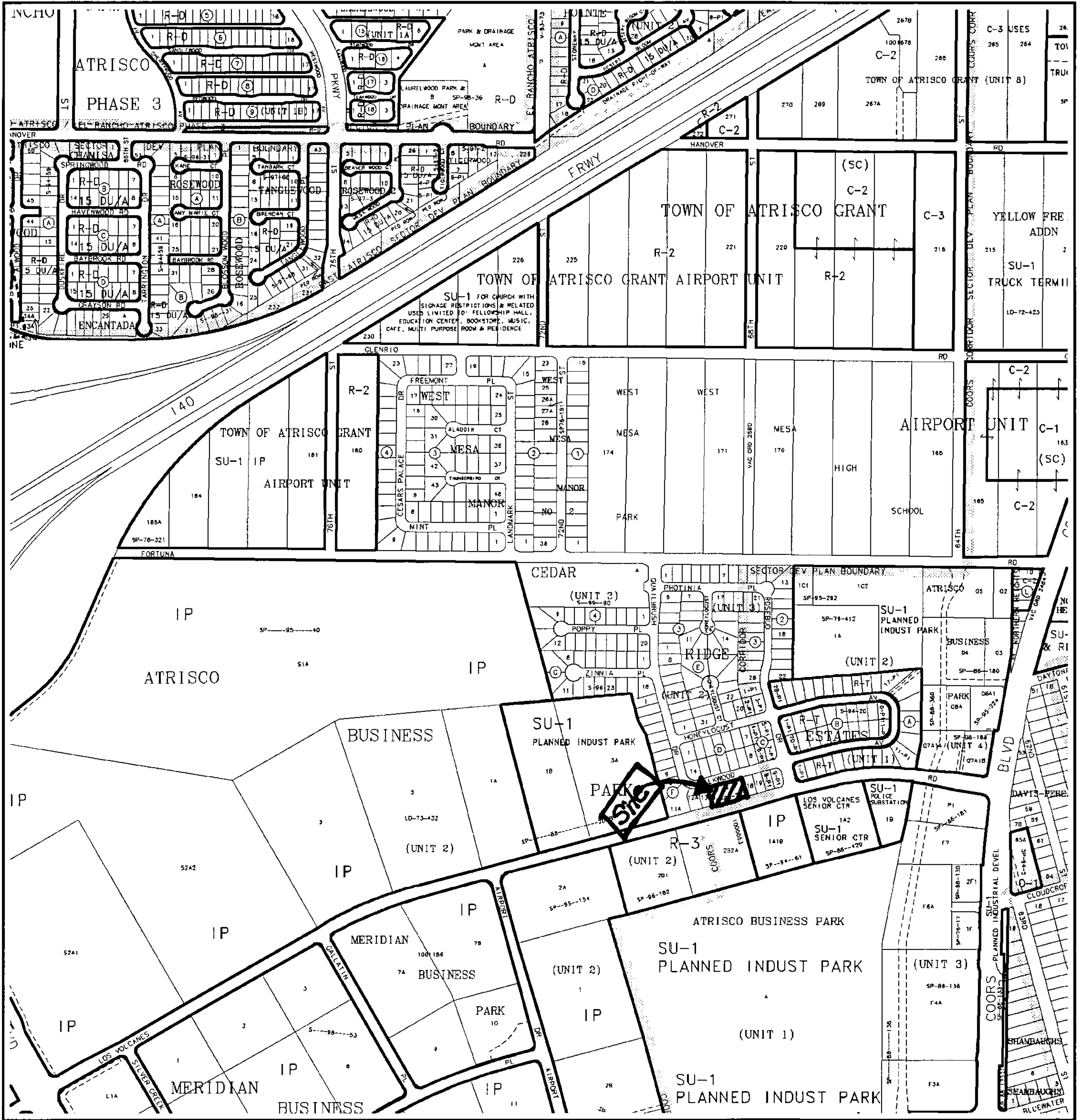
ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

[www.presurv.com](http://www.presurv.com)



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page

J-10-Z

Map Amended through August 01, 2003



# PRECISION SURVEYS, INC.

May 19, 2005

Mr. David Edwards  
Los Volcanes NA  
637 Honeylocust Ave NW  
Albuquerque, NM 87121

**RE:           REQUEST FOR VACATION OF A TEMPORARY DRAINAGE EASEMENT,  
TRACT "A", BLOCK "F" OF CEDAR RIDGE ESTATES UNIT 2, LOCATED ON  
SILKWOOD AVE NW, ZONE ATLAS J-10**

Dear Mr. Edwards,

On behalf of our client, Westland Development Co. Inc., we are submitting an application for Vacation of a temporary drainage easement. This easement was granted by plat 97C, Page 114, file date 4/18/1997. This easement is to be vacated when the drainage facility is no longer required. We are requesting to re-plat this easement into 4 new lots.

Enclosed is a copy of the Zone Atlas page J-10 and a portion of the plat that created this easement.

▽ If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

▽ Sincerely,

*Bernadette Martinez*

▽ Bernadette Martinez

8414 - D JEFFERSON ST NE

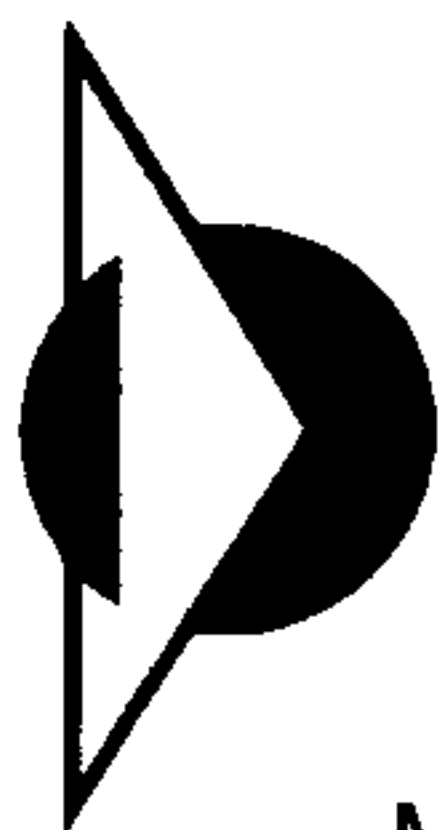
ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

[www.presurv.com](http://www.presurv.com)



# PRECISION SURVEYS, INC.

May 19, 2005

Mr. Max Garcia  
Los Volcanes NA  
6619 Honeylocust Ave NW  
Albuquerque, NM 87121

**RE:                   REQUEST FOR VACATION OF A TEMPORARY DRAINAGE EASEMENT,  
TRACT "A", BLOCK "F" OF CEDAR RIDGE ESTATES UNIT 2, LOCATED ON  
SILKWOOD AVE NW, ZONE ATLAS J-10**

Dear Mr. Garcia,

On behalf of our client, Westland Development Co. Inc., we are submitting an application for Vacation of a temporary drainage easement. This easement was granted by plat 97C, Page 114, file date 4/18/1997. This easement is to be vacated when the drainage facility is no longer required. We are requesting to re-plate this easement into 4 new lots.

Enclosed is a copy of the Zone Atlas page J-10 and a portion of the plat that created this easement.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,



Bernadette Martinez

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email [presurv@presurv.com](mailto:presurv@presurv.com)

PHONE 505 856 5700

FAX 505 856 7900

[www.presurv.com](http://www.presurv.com)



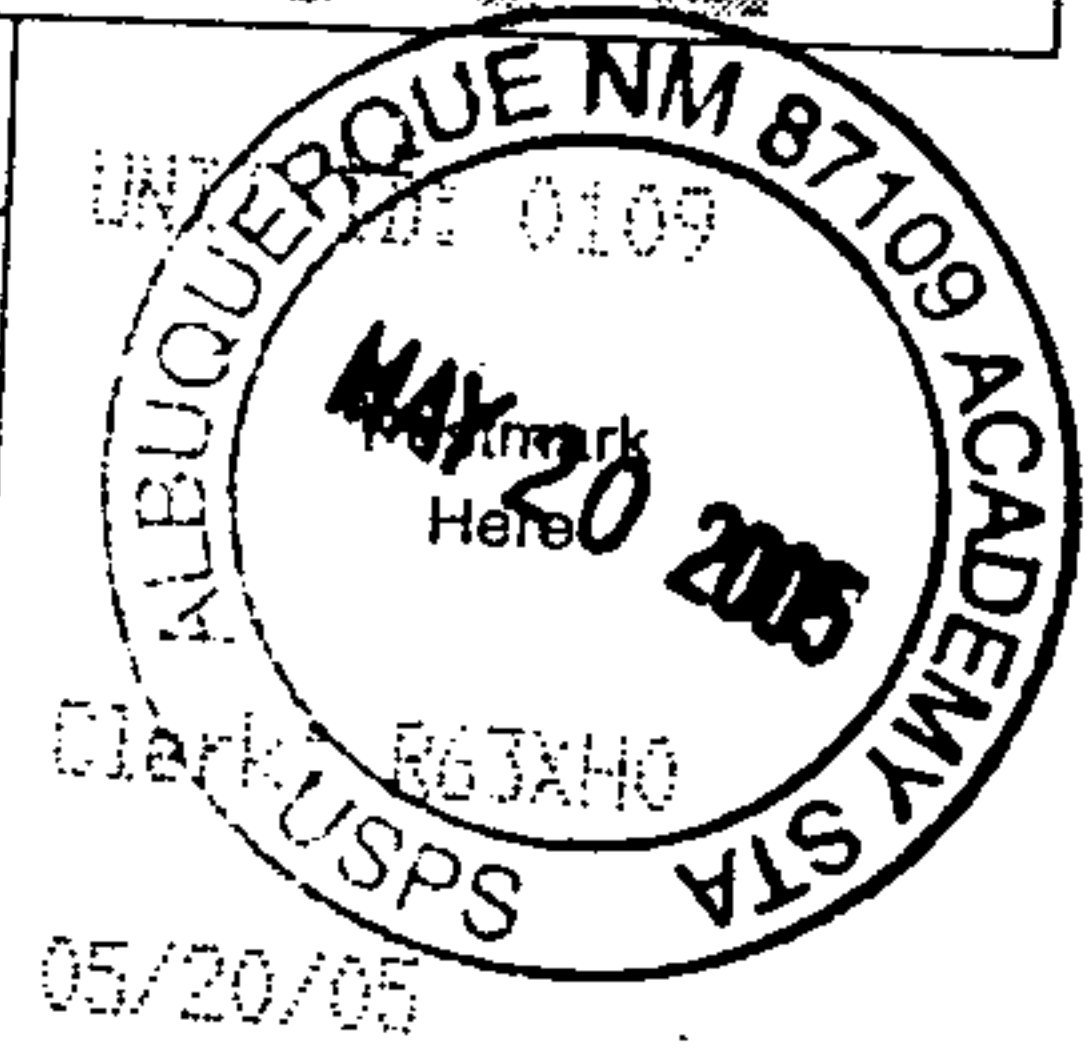
7002 3150 0000 5094 0174

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

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

**OFFICIAL USE**

Postage	\$	0.37
Certified Fee		
Return Receipt Fee (Endorsement Required)		2.30
Restricted Delivery Fee (Endorsement Required)		1.75
Total Postage & Fees	\$	4.42



Sent To *David Edwards*  
 Street, Apt. No., or PO Box No. *637 Hembelocust New*  
 City, State, ZIP+4 *Albuquerque, NM 87121*

PS Form 3800, June 2002 See Reverse for Instructions

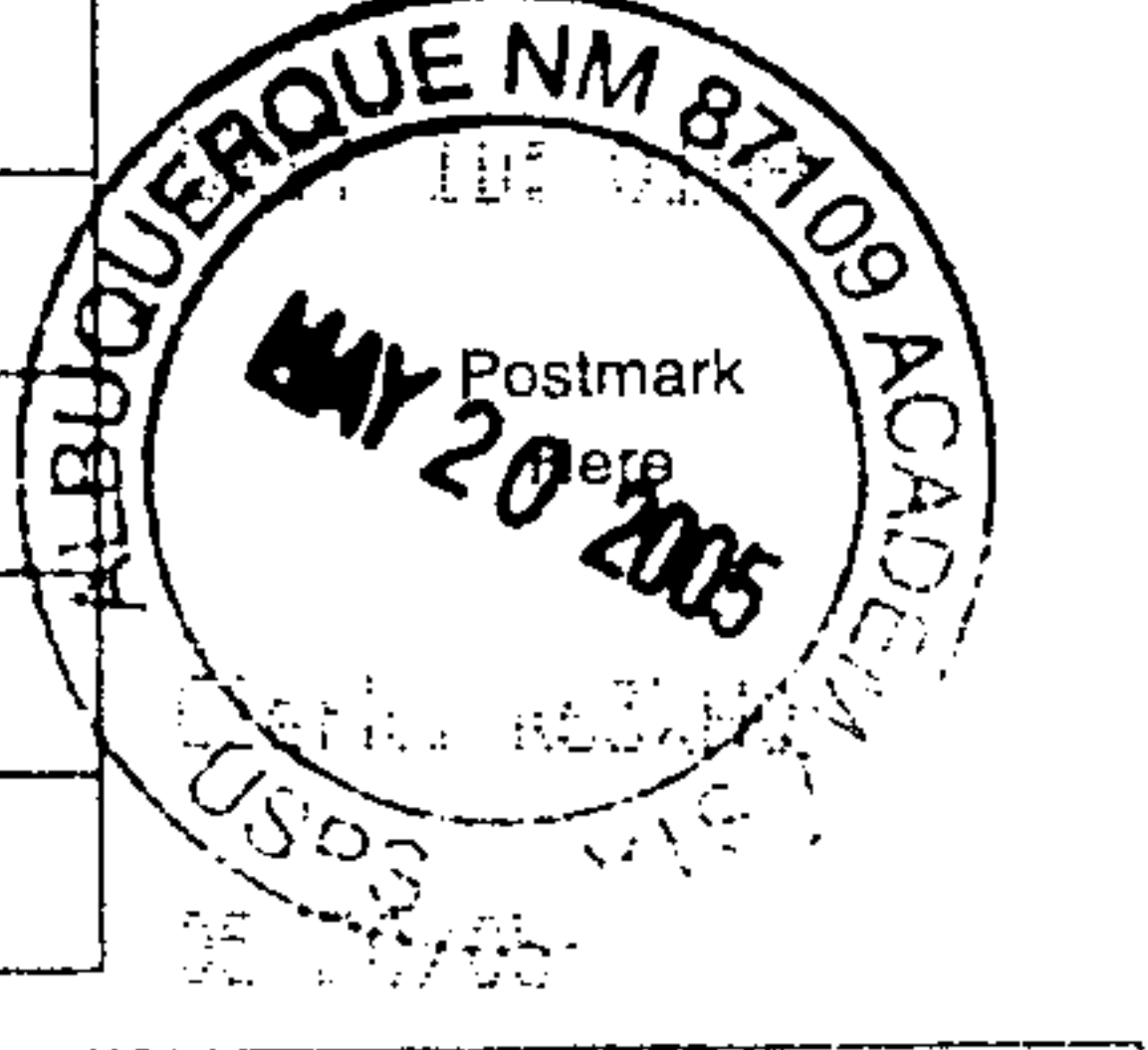
7002 3150 0000 5094 0167

**U.S. Postal Service™**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	



Sent To *Max Garcia*  
 Street, Apt. No., or PO Box No. *6619 Hembelocust New*  
 City, State, ZIP+4 *Albuquerque, NM 87121*

PS Form 3800, June 2002 See Reverse for Instructions

# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. Your request is for the following: Cell Tower [ ] Private Development [ ] City Project [ ] -OR- Other  Vacation of a temporary drainage easement.

CONTACT NAME: Bernadette Martinez

COMPANY NAME: Precision Surveys, Inc.

ADDRESS: 8414-D Jefferson St. NE

ZIP CODE: 87114

PHONE: (505) 856-5700 CELL: ( ) \_\_\_\_\_

FAX: (505) 856-7900

## NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS Tract "A", Block "F" of Cedar Ridge Estates Unit 2  
(LEGAL DESCRIPTION)

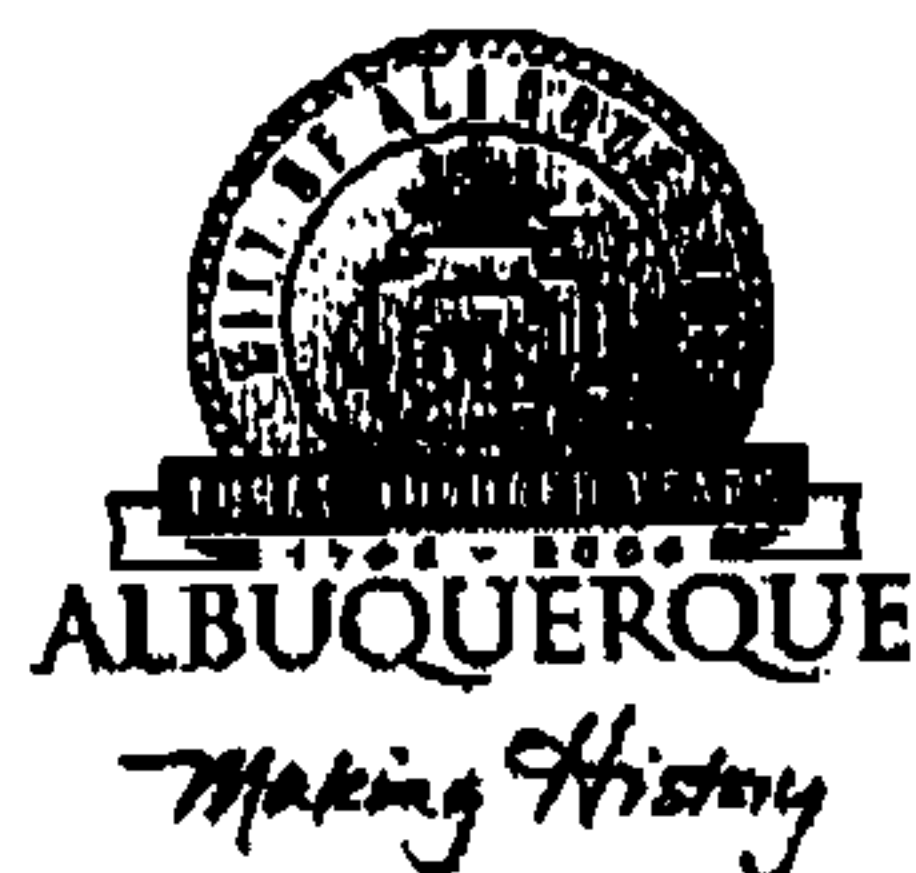
LOCATED ON Silkwood Ave NW  
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN Los Volcanes Rd. NW AND  
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

\_\_\_\_\_  
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (J-10-E).

**PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED**  
(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)



*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 19, 2005

Bernadette Martinez  
Precision Surveys Inc.  
8414-D Jefferson Street NE/87114  
Phone: 856-5700/Fax: 856-7900

Dear Bernadette:

Thank you for your inquiry of May 19, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, BLOCK F OF CEDAR LOOCATED ON SILKWOOD AVENUE NW BETWEEN LOS VOLCANES ROAD NW** zone map **J-10.**

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

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

planningmaform(10/08/04)

# "Attachment A"

**Date of Request: May 19, 2005**

**Name: Bernadette Martinez, Precision Surveys, Inc.**

**Address/Zip: 8414-D Jefferson NE/87114**

**Phone: 856-5700/Fax: 856-7900**

**Zone Map: J-10**

**LOS VOLCANES N.A. (LVC) "R"**

**\*M. Max Garcia**

6619 Honeylocust Ave. NW/87121 833-0969 (h)

David Edwards

637 Honeylocust Pl. NW/87121 833-5909 (h)

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

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

\*\*\*\*\*

*(Below this line for ONC use only)*

Date of Inquiry: 05/19/05 Time Entered: 4 p.m. ONC Rep. Initials: SW

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

**PAID RECEIPT**

APPLICANT NAME Westland Dev.  
 AGENT Precision Surveys  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 1004204  
 PROJECT NAME Cedar Ridge Estates Unit 2

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

5/20/2005 12:11PM LCC: ANN  
 RECEIPT# 00040716 WSH 008 TRANSH 0010  
 ACCOUNT 441018 FUND 0110  
 ACTIVITY 4971000 TRSCCS  
 TRANS AMT \$140.00  
 J24 Misc \$75.00  
 CK \$140.00  
 CHANGE \$0.00

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 45.00 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  
 \$ 140<sup>00</sup> TOTAL AMOUNT DUE

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

**PRECISION SURVEYS, INC.**  
 PHONE 505-856-5700 FAX 505-856-7900  
 8414-D JEFFERSON ST. N.E.  
 ALBUQUERQUE, N.M. 87113

**FIRST STATE BANK**  
 Taos, Santa Fe, Albuquerque  
 and Surrounding Communities  
 Ph. 505-241-7500  
 95-145/1070

23363

5/20/05

PAY TO THE ORDER OF City of Albuquerque \$ 140.00

One forty 00/100 DOLLARS

MEMO: 057392

\* AUTHORIZED SIGNATURE \*

\$140.00

J24 Misc \$20.00

Thank You

23363

# 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 05/31/05 To 06/15/05

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.

Bernadette Mitz  
(Applicant or Agent)

5/20/05  
(Date)

I issued 2 signs for this application, 05/20/05, Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004204

**97039213** PLAT OF  
**CEDAR RIDGE ESTATES**  
**UNIT 2**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MAY 1996

Fortuna Road, N.W.  
 (60' R.O.W.)

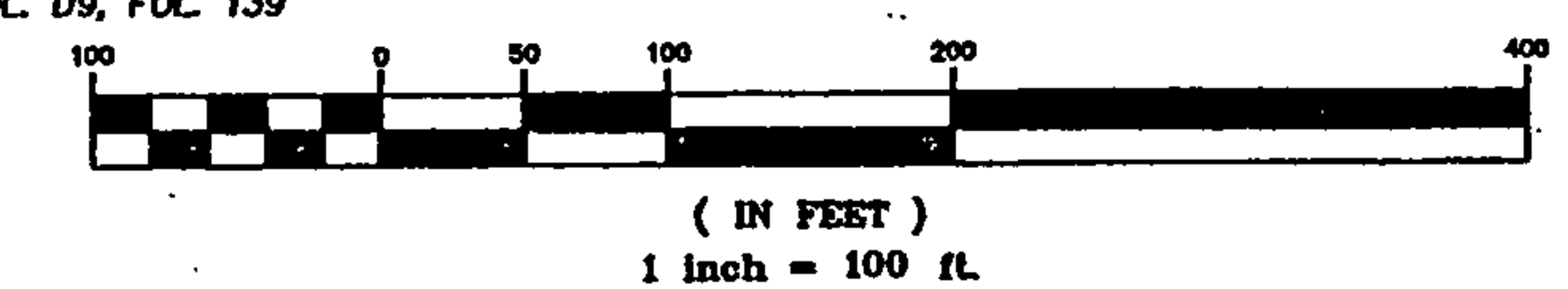
ACS MONUMENT "16-J1"  
 NEW MEXICO STATE PLANE  
 COORDINATES (CENTRAL ZONE)  
 X=362,666.48 NAD 1927  
 Y=1,489,757.74  
 EL.=5096.674  
 GRID TO GROUND SCALE  
 FACTOR=0.99967782  
 DELTA ALPHA ANGLE=-0°15'50"

ACS MONUMENT "18-J11"  
 NEW MEXICO STATE PLANE  
 COORDINATES (CENTRAL ZONE)  
 X=363,156.30 NAD 1927  
 Y=1,491,035.96  
 EL.=5096.805  
 GRID TO GROUND SCALE  
 FACTOR=0.9996777

ACS MONUMENT "16-J1"  
 NEW MEXICO STATE PLANE  
 COORDINATES (CENTRAL ZONE)  
 X=362,666.48 NAD 1927  
 Y=1,489,757.74  
 EL.=5096.674  
 GRID TO GROUND SCALE  
 FACTOR=0.99967782  
 DELTA ALPHA ANGLE=-0°15'50"

State of New Mexico } SS  
 County of Bernalillo }  
 This instrument was filed for record on  
 APR 18 1996  
 of records of Bernalillo County, New Mexico  
 Deputy Clerk

GRAPHIC SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	600.00	110.05	55.18	109.89	N 04°38'14" W	10°30'31"
C2	600.00	53.30	26.67	53.28	N 12°26'11" W	05°05'22"
C3	75.00	117.84	75.03	106.08	S 59°59'28" E	90°01'12"
C4	623.00	64.71	32.39	64.68	S 01°50'43" E	05°57'05"
C5	25.00	41.65	27.50	37.00	N 42°54'27" E	95°27'25"
C6	25.00	20.38	10.79	19.82	S 66°00'38" E	46°42'29"
C7	45.00	36.13	19.10	35.17	S 65°39'34" E	46°00'25"
C8	45.00	36.59	19.37	35.59	N 68°02'46" E	46°34'57"
C9	45.00	34.65	18.24	33.80	N 22°41'43" E	44°07'08"
C10	45.00	32.30	16.88	31.62	N 19°55'48" W	41°07'54"
C11	45.00	37.32	19.18	36.26	S 64°15'24" E	47°31'18"
C12	45.00	37.74	20.06	36.65	S 67°57'18" W	48°03'17"
C13	25.00	20.38	10.79	19.82	S 67°16'54" W	46°42'29"
C14	25.00	33.13	19.50	30.76	S 51°24'12" E	75°55'19"
C15	623.00	16.73	8.37	16.73	S 14°12'42" E	01°32'19"
C16	98.00	3.33	1.67	3.33	S 88°56'20" W	01°56'56"
C17	98.00	45.43	23.13	45.02	S 30°12'34" E	26°33'33"
C18	98.00	46.03	23.45	45.61	S 56°56'43" E	26°34'45"
C19	98.00	43.31	22.02	42.96	S 83°03'46" E	25°19'22"
C20	98.00	15.87	7.95	15.85	N 79°38'14" E	09°16'37"
C21	52.00	81.70	52.02	73.55	N 59°59'28" W	90°01'12"
C22	25.00	39.26	24.99	35.35	N 30°00'32" E	89°58'48"
C23	25.00	39.28	25.01	35.36	S 59°59'28" W	90°01'12"
C24	25.00	20.38	10.79	19.82	S 08°22'23" W	46°42'29"
C25	45.00	30.70	15.97	30.11	N 12°10'59" E	39°05'18"
C26	45.00	30.73	15.99	30.14	N 26°55'39" W	39°07'56"
C27	45.00	39.85	21.34	38.56	N 71°51'43" W	50°44'13"
C28	45.00	39.86	21.35	38.57	N 57°23'29" E	50°45'22"
C29	45.00	38.11	20.28	36.98	S 07°45'14" W	48°31'09"
C30	45.00	35.49	18.72	34.57	S 39°05'51" E	45°11'01"
C31	25.00	20.38	10.79	19.82	S 38°20'06" E	46°42'29"
C32	25.00	39.26	24.99	35.35	S 30°00'32" W	89°58'48"
C33	25.00	39.28	25.01	35.36	N 59°59'28" W	90°01'12"
C34	577.00	26.48	13.24	26.48	N 13°39'58" W	02°37'48"
C35	577.00	60.92	30.49	60.89	N 09°19'35" W	06°02'58"
C36	577.00	64.09	32.08	64.06	N 03°07'10" W	06°21'52"

TRACT S-1  
 ATRISCO BUSINESS PARK  
 UNIT 2  
 REC. 9/12/73, VOL. D-5, FOL. 181

LOT 4A  
 TRACT S-2  
 ATRISCO BUSINESS PARK  
 UNIT 2  
 AREA = 705,144 sq.ft.  
 16.188 acres

10' UTILITY EASEMENT  
 GRANTED THIS PLAT  
 (TYPICAL ALL LOTS)  
 SEE NOTE BELOW

10' UTILITY EASEMENT  
 GRANTED THIS PLAT  
 (TYPICAL ALL LOTS)  
 SEE NOTE BELOW

EXISTING 7' PUBLIC  
 UTILITY EASEMENT  
 REC. 6/11/79,  
 VOL. D9, FOL. 139

LOT 1  
 ATRISCO BUSINESS PARK  
 UNIT 2  
 REC. 9/12/73, VOL. D-5, FOL. 181

LOT 3A  
 AMENDED REPLAT OF  
 LOT 1, TRACT S-1 AND LOT 3A,  
 TRACT S-2, ATRISCO BUSINESS PARK  
 UNIT 2  
 REC. 6/12/86, VOL. C30, FOL. 147

CEAR RIDGE ESTATES  
 UNIT 1  
 REC. 4/4/95,  
 VOL. 95C, FOL. 122

LOT AREA LISTING - BLOCK D

LOT 1	AREA = 7,588 sq.ft., 0.174 acres
LOT 2	AREA = 5,408 sq.ft., 0.124 acres
LOT 3	AREA = 5,408 sq.ft., 0.124 acres
LOT 4	AREA = 5,408 sq.ft., 0.124 acres
LOT 5	AREA = 5,408 sq.ft., 0.124 acres
LOT 6	AREA = 5,408 sq.ft., 0.124 acres
LOT 7	AREA = 5,411 sq.ft., 0.124 acres
LOT 8	AREA = 5,411 sq.ft., 0.124 acres
LOT 9	AREA = 5,408 sq.ft., 0.124 acres
LOT 10	AREA = 5,408 sq.ft., 0.124 acres
LOT 11	AREA = 5,408 sq.ft., 0.124 acres
LOT 12	AREA = 5,408 sq.ft., 0.124 acres
LOT 13	AREA = 5,408 sq.ft., 0.124 acres
LOT 14	AREA = 7,145 sq.ft., 0.164 acres

LOT AREA LISTING - BLOCK F

LOT 1	AREA = 6,494 sq.ft., 0.149 acres
LOT 2	AREA = 6,495 sq.ft., 0.149 acres
LOT 3	AREA = 6,335 sq.ft., 0.145 acres
LOT 4	AREA = 5,703 sq.ft., 0.131 acres
LOT 5	AREA = 5,438 sq.ft., 0.125 acres
LOT 6	AREA = 5,438 sq.ft., 0.125 acres
LOT 7	AREA = 5,438 sq.ft., 0.125 acres
LOT 8	AREA = 5,438 sq.ft., 0.125 acres
LOT 9	AREA = 5,438 sq.ft., 0.125 acres
LOT 10	AREA = 6,856 sq.ft., 0.203 acres
LOT 11	AREA = 13,909 sq.ft., 0.319 acres
LOT 12	AREA = 6,649 sq.ft., 0.222 acres
LOT 13	AREA = 5,257 sq.ft., 0.121 acres
TRACT A	AREA = 21,000 sq.ft., 0.482 acres
LOT 18	AREA = 5,250 sq.ft., 0.121 acres
LOT 19	AREA = 5,253 sq.ft., 0.121 acres

LOT AREA LISTING - BLOCK E

LOT 1	AREA = 7,303 sq.ft., 0.168 acres
LOT 2	AREA = 5,724 sq.ft., 0.131 acres
LOT 3	AREA = 5,724 sq.ft., 0.131 acres
LOT 4	AREA = 5,724 sq.ft., 0.131 acres
LOT 5	AREA = 5,724 sq.ft., 0.131 acres
LOT 6	AREA = 5,516 sq.ft., 0.127 acres
LOT 7	AREA = 6,379 sq.ft., 0.146 acres
LOT 8	AREA = 6,838 sq.ft., 0.159 acres
LOT 9	AREA = 5,016 sq.ft., 0.115 acres
LOT 10	AREA = 5,016 sq.ft., 0.115 acres
LOT 11	AREA = 5,016 sq.ft., 0.115 acres
LOT 12	AREA = 6,606 sq.ft., 0.152 acres
LOT 22	AREA = 5,619 sq.ft., 0.134 acres
LOT 23	AREA = 6,215 sq.ft., 0.143 acres
LOT 24	AREA = 9,147 sq.ft., 0.210 acres
LOT 25	AREA = 12,073 sq.ft., 0.277 acres
LOT 26	AREA = 14,327 sq.ft., 0.329 acres
LOT 27	AREA = 8,890 sq.ft., 0.204 acres
LOT 28	AREA = 5,154 sq.ft., 0.118 acres
LOT 29	AREA = 5,589 sq.ft., 0.128 acres
LOT 30	AREA = 5,589 sq.ft., 0.128 acres
LOT 31	AREA = 7,289 sq.ft., 0.167 acres

LOT AREA LISTING - BLOCK G

LOT 1	AREA = 6,171 sq.ft., 0.141 acres
LOT 2	AREA = 5,060 sq.ft., 0.116 acres
LOT 3	AREA = 5,060 sq.ft., 0.116 acres
LOT 4	AREA = 5,060 sq.ft., 0.116 acres
LOT 5	AREA = 5,060 sq.ft., 0.116 acres
LOT 6	AREA = 5,060 sq.ft., 0.116 acres
LOT 7	AREA = 4,859 sq.ft., 0.114 acres
LOT 8	AREA = 6,077 sq.ft., 0.140 acres
LOT 9	AREA = 11,333 sq.ft., 0.260 acres
LOT 10	AREA = 7,768 sq.ft., 0.178 acres
LOT 11	AREA = 8,855 sq.ft., 0.203 acres
LOT 12	AREA = 6,776 sq.ft., 0.153 acres
LOT 13	AREA = 5,894 sq.ft., 0.135 acres
LOT 14	AREA = 5,589 sq.ft., 0.128 acres
LOT 15	AREA = 5,773 sq.ft., 0.133 acres
LOT 16	AREA = 5,422 sq.ft., 0.124 acres
LOT 17	AREA = 6,182 sq.ft., 0.142 acres
LOT 18	AREA = 6,160 sq.ft., 0.142 acres

**EXHIBIT**  
 Date 6/15/05  
 NOTE: A 10' PUBLIC UTILITY EASEMENT IS GRANTED ALONG THE FRONT OF ALL LOTS WITHIN THE SUBDIVISION.

LEGEND  
 ● DENOTES POINT FOUND AND USED AS SHOWN  
 ○ DENOTES POINT SET BY THIS SURVEY - REBAR WITH CAP "PS 11993"  
 △ CENTERLINE (IN LIEU OF R.O.W. MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #11993"

**PRECISION SURVEYS, INC.**

2828 COORNS BLVD NW, SUITE 108  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE 808 638 0088  
 FAX 808 638 4183

DRB CASE NO. 96-150  
 SHEET 2 OF 2

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