

#18



Completed 9/16/05

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-01305 (P&F) Project # 1004315
Project Name: OXBOW BLUFF SUBDIVISION
Agent: Bohannan Huston Inc. Phone No.: 823-1000

Project Number 1004315

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/16/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION:
[]
[]
[]
[]
[]

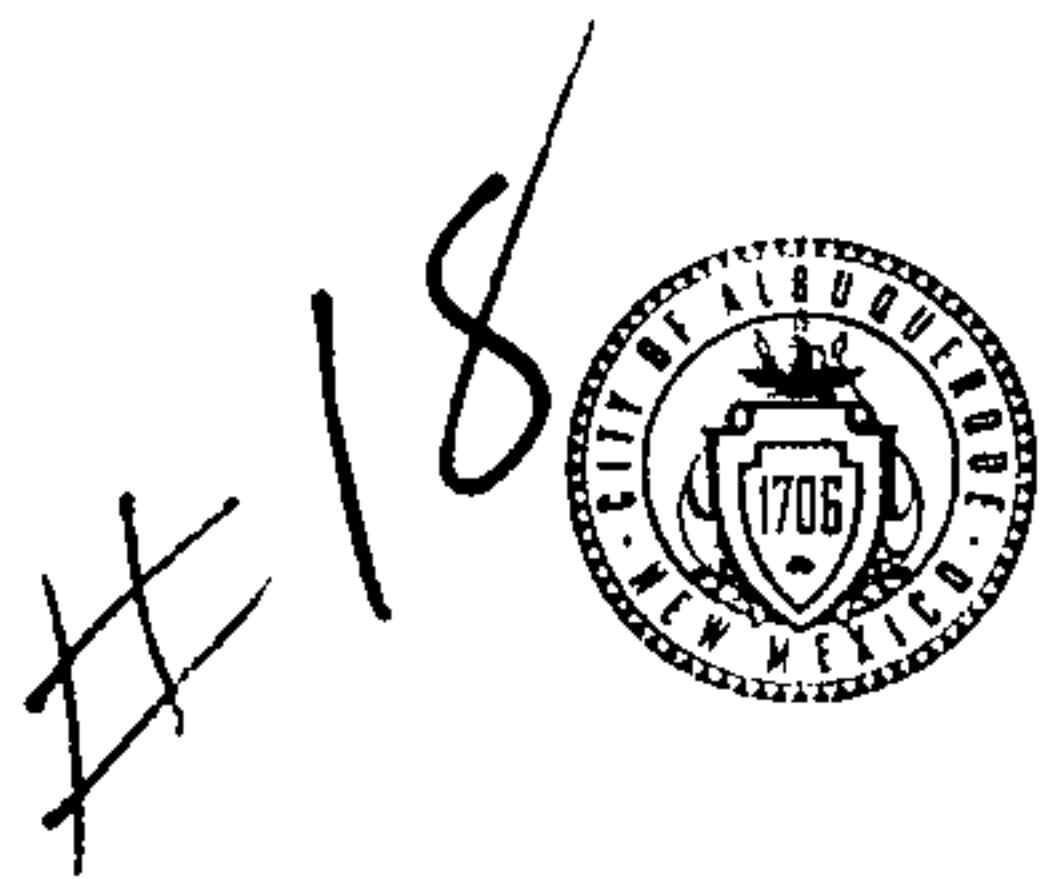
- [X] UTILITIES: Need signed off Encroachment agreement ready to record.
[]
[]
[]

- [] CITY ENGINEER / AMAFCA:
[]
[]
[]

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

- [X] PLANNING (Last to sign): AGIS DXF? Record Plat
Held to record w/ Encroachment Agreement
[]
[]
[]

- [X] 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.



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-01305 (P&F) Project # 1004315
Project Name: OXBOW BLUFF SUBDIVISION
Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 02/10/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Need signed off Encroachment agreement ready to record.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS DXF? Record Plat

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

Project Number 1004315

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 24, 2005**

Item # 18

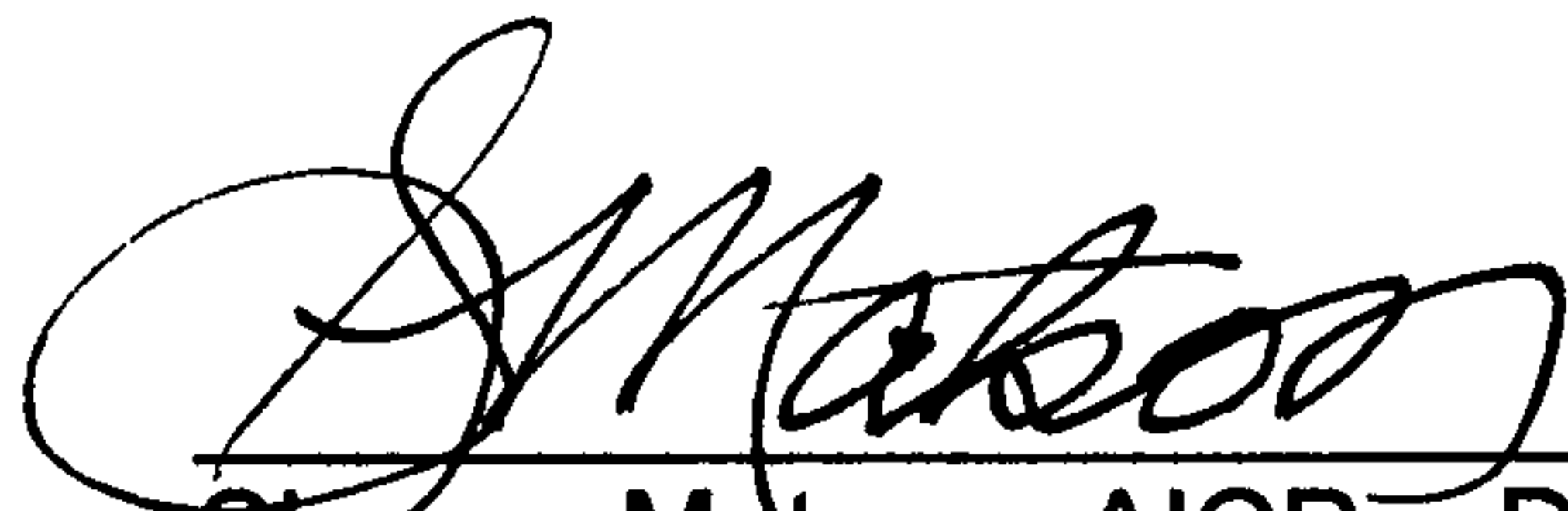
Project # 1004315 Application # 05-01305

RE: Oxbow Bluff Subdivision/preliminary & final plat

Planning has no objection to this request.

~~OK~~ AGIS dxf is not on file. Planning can take delegation.

~~Applicant may file plat provided that Planning receives a copy of the recorded plat to close the file.~~



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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 24, 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: 11:30 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 # 1000400**
05DRB-01233 Major-One Year SIA

LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8**, zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003280**
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2**, zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1004354**
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001081**
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. [*Deferred from 8/10/05 & 8/24/05*] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

5. **Project # 1004075**
05DRB-01227 Major-Bulk Land
Variance
05DRB-01228 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENTS AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

6. **Project # 1001770**
05DRB-01231 Major-Vacation of
Public Easements
05DRB-01232 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/24/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/26/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE UTILITY PLAN WILL BE INSERTED INTO THE SITE PLAN AND BUILDING PERMIT SET. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

05DRB-00320 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES. agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5A2-A, **LANDS OF JOEL TAYLOR**, zoned C-2 community commercial zone, located on MONTANO NW, between WINTERHAVEN RD NW and COORS BLVD NW containing approximately 5

acre(s). [REF: 04EPC01722, 04EPC01721] [Elvira Lopez, EPC Case Planner] [*Indef Deferred from 3/2/05*] (E-12) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTIONS OF STREET AND SEWER EASEMENTS AND PLANNING FOR 3 COPIES OF SITE PLAN AND ADDITION OF UTILITY PLAN TO SITE PLAN FOR BUILDING PERMIT.

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

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] [*Deferred from 8/17/05*] (K-17) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/4/05 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, REAL PROPERTY SIGNATURE AND TO RECORD.

8. **Project # 1004355**
05DRB-01235 Major-Preliminary Plat
Approval
05DRB-01236 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 8/24/05*] (D-9) DEFERRED AT THE AGENT'S REQUEST TO 8/31/05.

Project #1003470
05DRB-01289 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1**, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] [Deferred from 8/17/05] (K-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/24/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/22/05 THE PRELIMINARY PLAT WAS APPROVED.**

10. Project # 1003189
05DRB-01127 Major-Preliminary Plat
Approval
05DRB-01129 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05, 8/17/05, 8/24/05] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/31/05.**

11. **Project # 1004300**
05DRB-01080 Minor-SiteDev Plan
BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [Deferred from 7/27/05 and 8/10/05 & 8/17/05] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

05DRB-01286 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT NAVARRETTE, ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [REF: 05DRB01080] [Deferred from 8/17/05] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/24/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE MUST APPEAR ON THE FINAL PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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.

12. **Project # 1004100**
05DRB-01290 Minor-SiteDev Plan
BldPermit/EPC

QUICK DRAW ENGINEERING LLC agent(s) for SPRINGSTONE CHILDRENS LEARNING CENTER request(s) the above action(s) for all or a portion of Tract(s) F, **LA CUEVA VILLAGE - UNIT 1**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing

approximately 1 acre(s). [REF: 05EPC00582] [Carmen Marrone for Elvira Lopez, EPC Case Planner] (Deferred from 8/24/05) (C-19) DEFERRED AT THE AGENT'S REQUEST TO 8/31/05.

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

13. **Project # 1000511**
05DRB-01102 Minor-Vacation of Private Easements (withdrawn)
05DRB-01101 Minor-Prelim&Final Plat Approval
- MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] [Deferred from 7/27/05 & 8/24/05] (D-20) **DEFERRED AT THE BOARD'S REQUEST TO 9/21/05.**
14. **Project # 1000351**
05DRB-01303 Minor-Prelim&Final Plat Approval
- CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (Deferred from 8/24/05) (E-15) **DEFERRED AT THE BOARD'S REQUEST TO 8/31/05.**

15. **Project # 1002420**
05DRB-01295 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for 1420 CARLISLE LLC request(s) the above action(s) for all or a portion of Lot(s) A-1 & A-2, Block(s) 10, **ALTURA ADDITION**, zoned C-1 neighborhood commercial zone, located on CARLISLE BLVD NE and ASPEN AVE NE and containing approximately 2 acre(s). [REF: 03DRB00051] (J-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002779**
05DRB-01308 Major-Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, LANDS OF POLO CHAVEZ and Tract(s) A-1 & A-2, SAN JOSE TRACTS (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 03EPC02049, 03EPC01061, 04DRB00959, 04DRB01730, 04DRB01731, 04DRB01732] (M-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DISPOSITION OF TRACT A AND PRIVATE DRAINAGE EASEMENT ON LOT 27 AND TO PLANNING FOR AGIS DXF FILE, TRACT A – PUBLIC SAS AND WATER EASEMENTS TO ABCWUD AND TO RECORD THE PLAT.**

17. **Project # 1003285**
05DRB-01296 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 FOR RLT, located on ENDEE ROAD NW, between

94TH ST NW and 90TH ST NW containing approximately 14 acre(s). [REF: 05DRB-00105, 05DRB-00106, 05DRB-00112, 05DRB-00107, 05DRB-00113] (J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1004315**
05DRB-01305 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for ALTURA WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 33-A & 35-A, **OXBOW BLUFF SUBDIVISION**, zoned SU-3 special center zone, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW containing approximately 2 acre(s). [REF: 05DRB01121] (F-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SIGNED OFF ENCROACHMENT AGREEMENT READY TO RECORD AND THE PLANNING TO RECORD.**

19. **Project # 1004375**
05DRB-01306 Minor-Prelim&Final Plat
Approval

LAND DEVELOPMENT CONSULTANTS agent(s) for INELDA JARAMILLO request(s) the above action(s) for all or a portion of Tract(s) 1, **P & J SUBDIVISION**, zoned SU-1 PRD, located on SAN ANTONIO DR NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: DRB-92-241, SP-92-85](E-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN ANTONIO TO HAVE CURB FACE 13-FEET FROM PROPERTY LINE AND TO CITY ENGINEER FOR REMOVAL OF PUBLIC DRAINAGE EASEMENT AND AGIS DXF FILE.**

20. **Project # 1004377**
05DRB-01309 Minor-Prelim&Final Plat
Approval

BRITT HARVILLE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **PAWIDOL SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on VIZCAYA PLAZA NW, between RIO GRANDE BLVD NW and GABALDON RD NW containing approximately 1 acre(s). (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

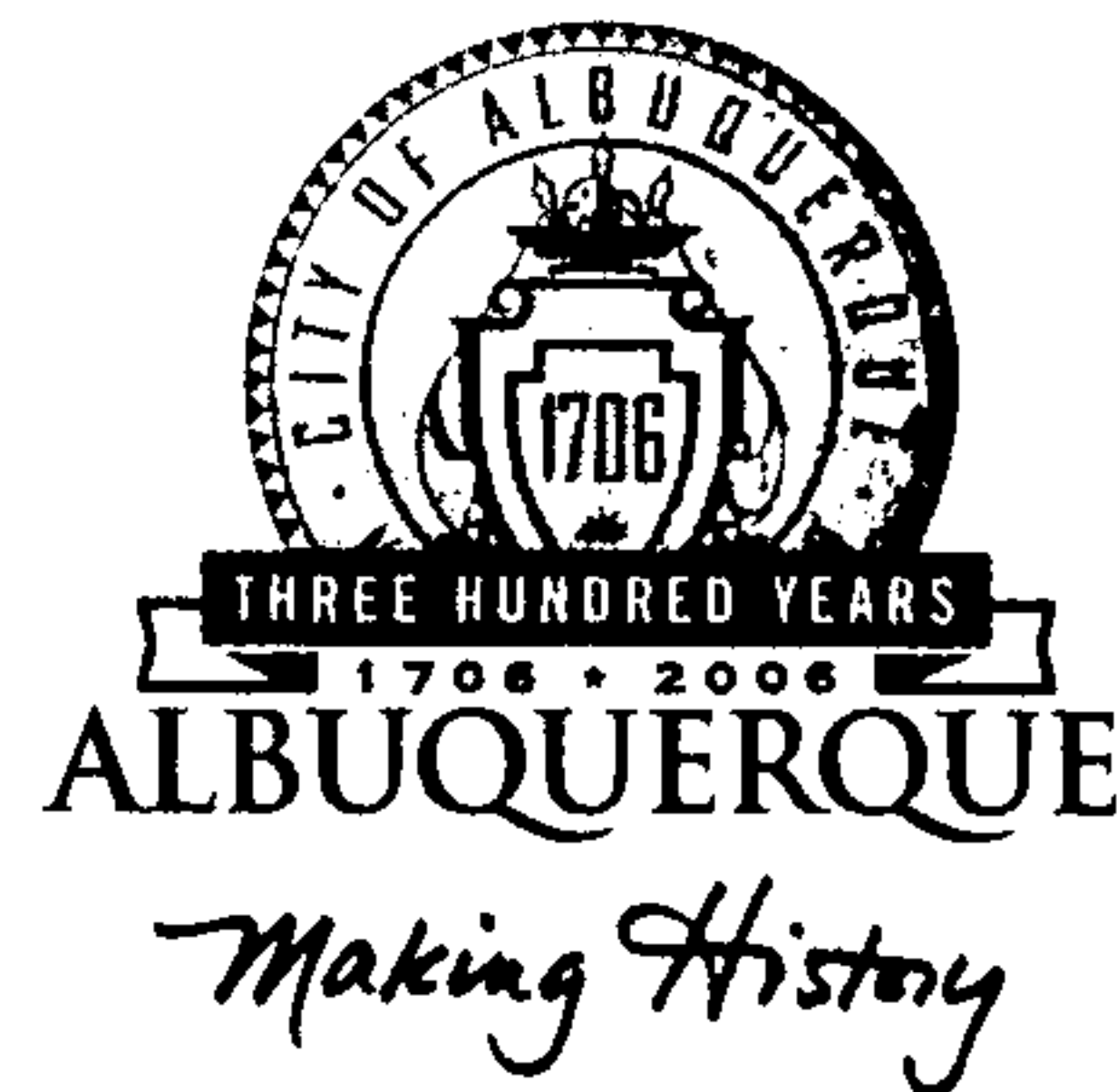
21. **Project # 1004378**
05DRB-01310 Minor-Sketch Plat or
Plan

LAURIE BALMER agent(s) for LUCILE LANSING request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 5, **ALTURA ADDITION**, zoned R-1, located on AVENIDA MANANA NE, between CONSTITUTION NE and ASPEN NE containing approximately 1 acre(s). (J-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for August 10, 2005. **THE DRB MINUTES FOR AUGUST 10, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004315

AGENDA ITEM NO: 18

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor plat comments.

P.O. Box 1293

RESOLUTION:

Albuquerque

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

New Mexico 87103

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

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

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 24, 2005

#18

4315

DXF Electronic Approval Form

DRB Project Case #: 1004315

Subdivision Name: OXBOW BLUFF LOTS 33A & 35A

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE STRATTON

Contact Information: 798-7965

DXF Received: 8/23/2005

Hard Copy Received: 8/23/2005

Coordinate System: NMSP Grid (NAD 27)

 Approved

08-23-2005
Date

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

AGIS Use Only

Copied fc **4315** to agiscov on **8/23/2005** Contact person notified on **8/23/2005**

PM 1004315 G11-004

REAL PROPERTY ENCROACHMENT AGREEMENT
AND COVENANTS UPON REAL ESTATE
(Temporary structures, walls, fences)

This Agreement, between the City of Albuquerque, New Mexico ("City") and Vern L. Raburn and Dorothy L. Hall (HUSBAND & WIFE) ("User") is made in Albuquerque, New Mexico and is entered into as of the date of filing this Agreement with the City Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at 5000 Grey Hawk Lane NW in Albuquerque, New Mexico, and more particularly described as:
Lot 33-A, Oxbow Bluff

Document # 2005136165 BK: 2005C PG. 307 1 PG.

The City is the owner of certain real property, easement or public right-of-way ("City's Property") adjoining, abutting or within User's Property. The User wishes to encroach upon, or already has encroached upon, the City's Property by constructing the following "Improvement":
Courtyard Wall and Patio

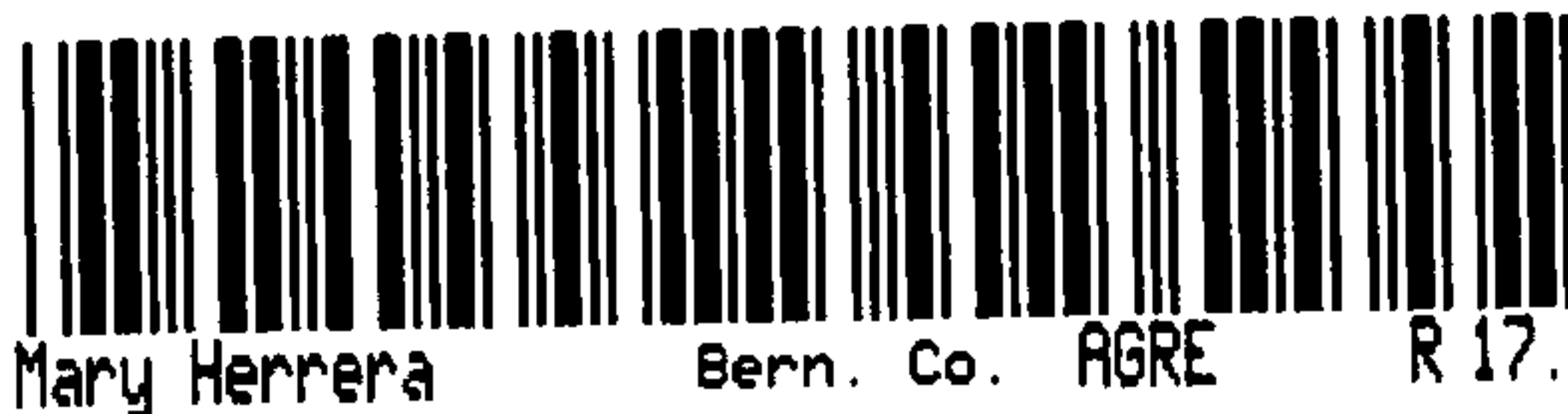
A sketch of the proposed or existing Improvement is attached and made a part of this Agreement. See attached ILR

The City agrees to permit the encroachment of the Improvements on the City's Property, provided the User complies with the terms of this Agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or the interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

(Approved by Legal Dept. as to form only-3/31/89)



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Page: 1 of 5
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4. **Demand for Repair, Modification or Removal.** The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within ninety (90) days after mailing of the written notice to User ("Deadline") and the User will promptly comply with the requirements of the Notice. The City may demand removal of the Improvement without cause. If the removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

5. **Failure to Perform; Emergency.** If the User fails to comply with the terms of the Notice by the Deadline stated, or if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User shall pay the City the amount assessed within thirty (30) days after the City gives the User written notice of the amount due. If the City employs the City's Legal Department or an outside attorney to enforce this Agreement, the User shall pay the City all costs, charges and expenses, including reasonable attorney's fees for the City's Legal Department or outside attorney, expended or incurred by the City to successfully enforce this Agreement.

6. **Condemnation.** If any part of the User's property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure.

7. **Notice.** For purposes of giving formal written notice to the User, User's address and phone number is:

P.O. Box 9648
Albuquerque, NM 87119-9648
(505) 245-7555

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within six (6) days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P. O. Box 1293, Albuquerque, New Mexico 87103.

Indemnification. The user agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the failure of the User to perform any act or duty required of the User herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



9. **Term.** This Agreement may be terminated in writing at any time by the User or by the City, without cause. Termination by either party shall be effective ninety (90) days after mailing by a party of written notice of termination to the other party. A notice of termination shall be a notice under Paragraph 4 requiring the User to remove the Improvement and return the City's property to its original condition by the Deadline.

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11. **Entire Agreement.** This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. **Changes to Agreement.** Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. **Construction and Severability.** If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

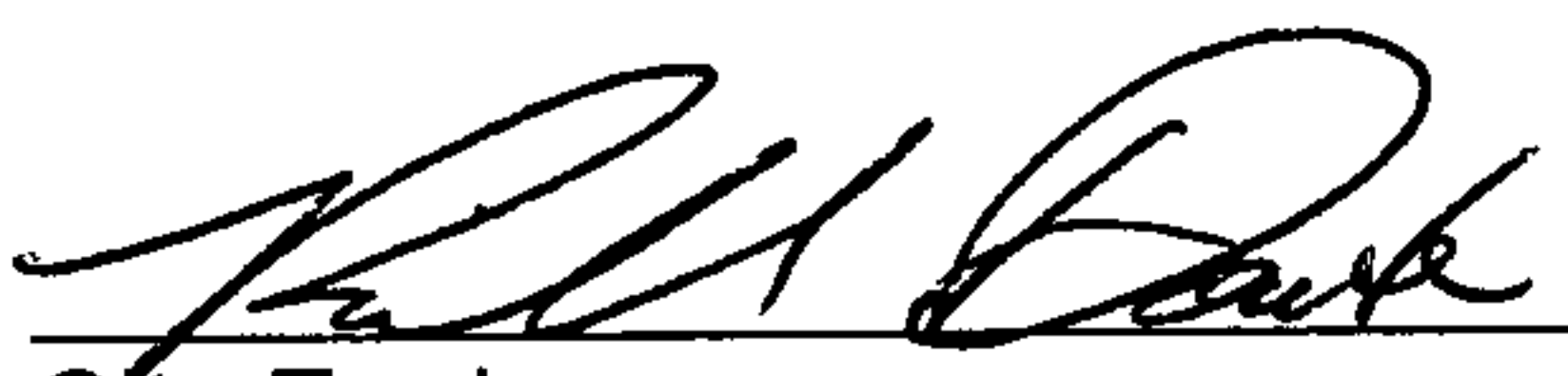
14. **Captions.** The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. **Extent of Agreement.** User understands and agrees that the User is solely responsible for ascertaining whether User's Improvement encroaches upon the property or facilities of any other entity and that by entering into this Agreement, the City makes no representations or warranties that the City's property is the only property affected by the encroachment.

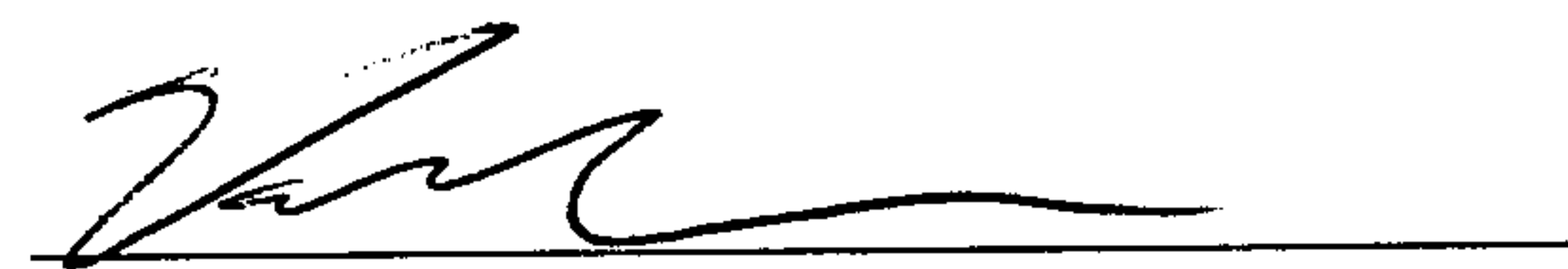
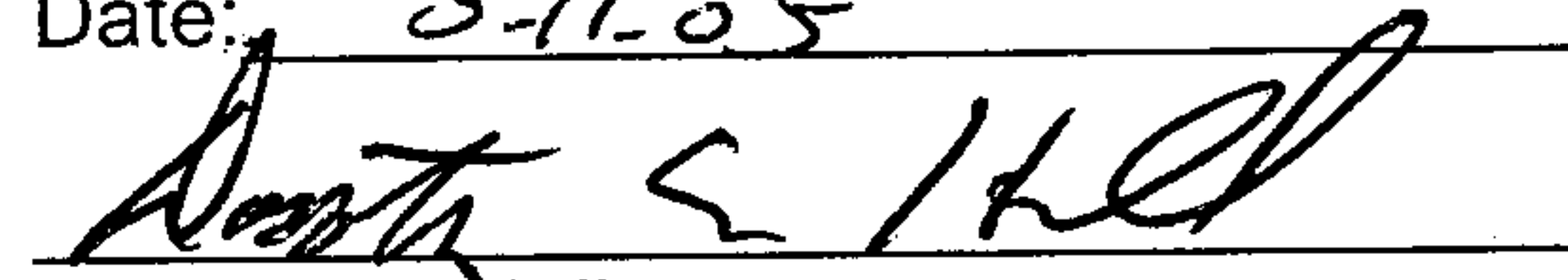
CITY OF ALBUQUERQUE

Approved By:

USER:


City Engineer
Date: 9-15-05

JW
9-14-05

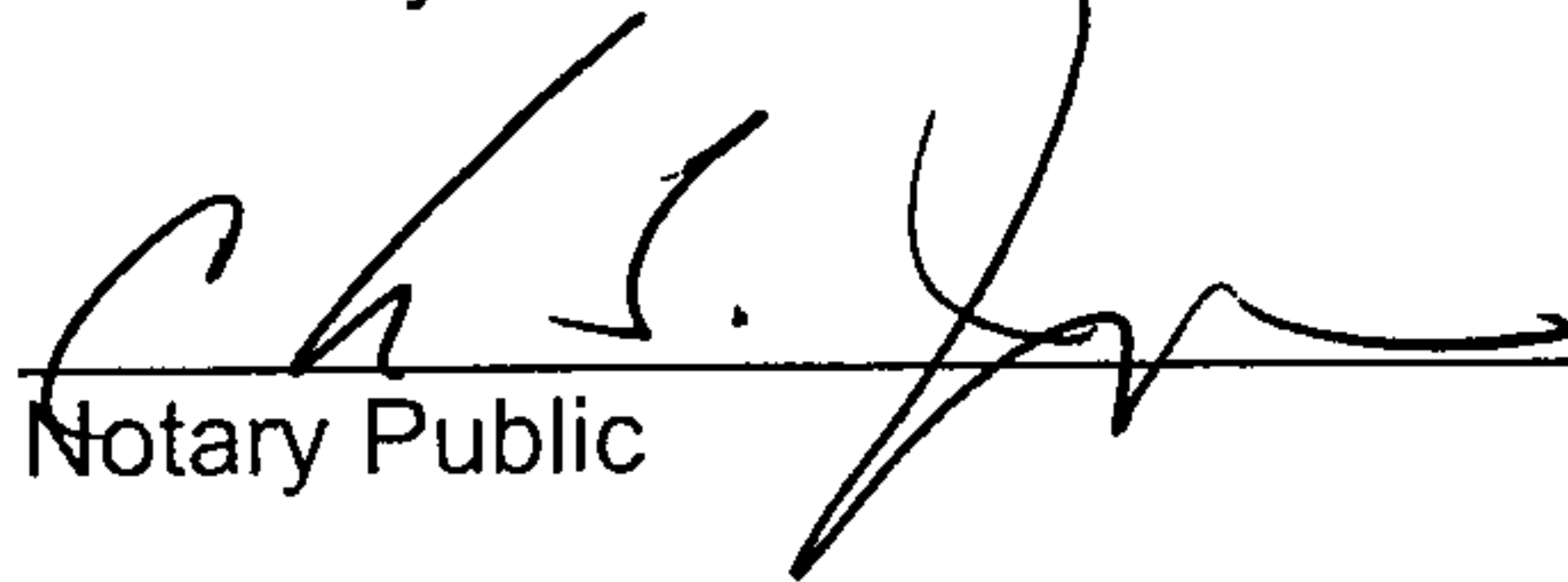

Vern L. Raburn
Date: 8-11-05

Dorothy L. Hall
Date: 8-11-05



USER'S NOTARY

STATE OF NM)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 11 day of August, 2005,
by Vern L. Raburn and Dorothy L. Hall, Owners of 5000 Grey Hawk Lane, NM.
(Husband) (Wife)



Notary Public

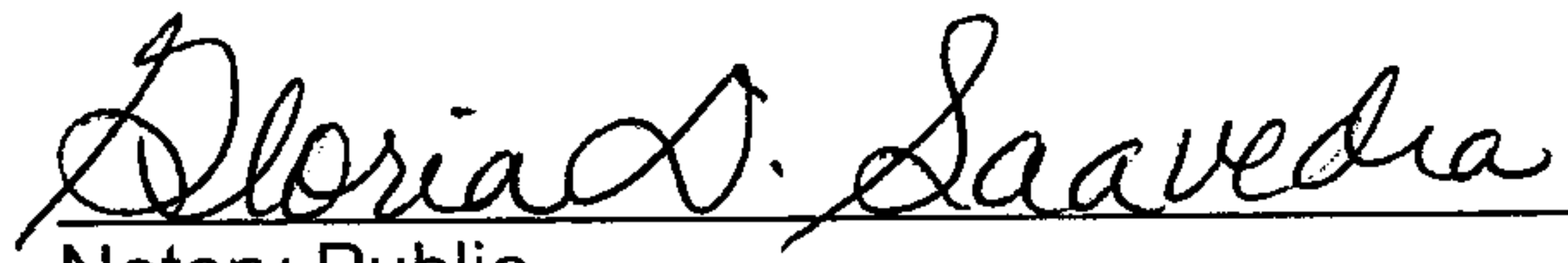
My commission expires:

July 12, 2009

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

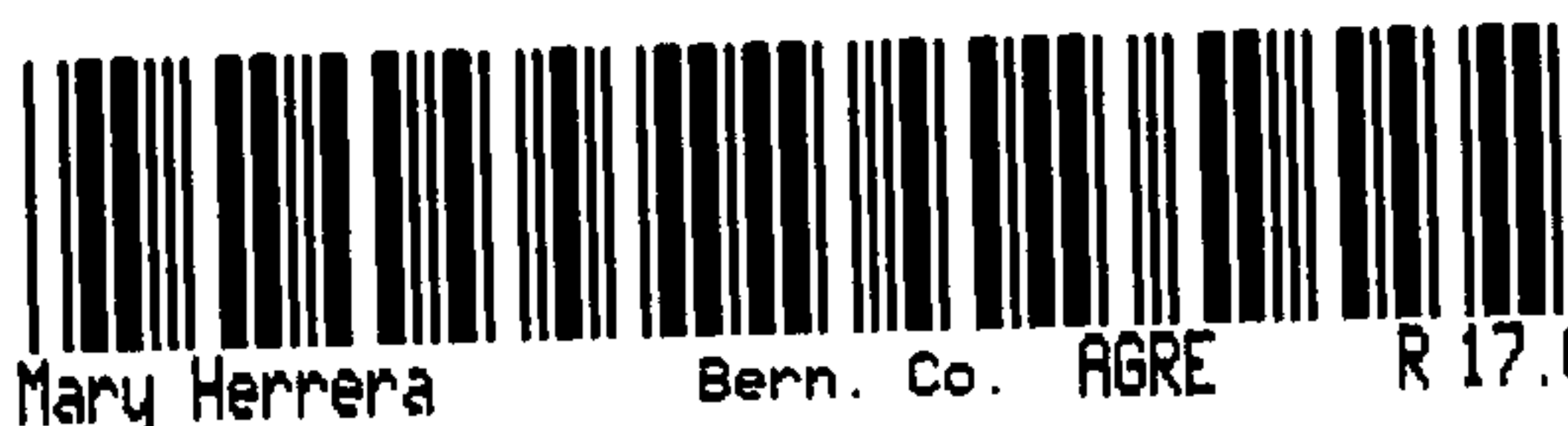
This instrument was acknowledged before me on the 15 day of September^{gds}, 2005
by Richard Bourte, City Engineer, City of Albuquerque, a municipal corporation, on behalf
of said corporation.



Notary Public

My commission expires:

11-25-2007






CARTESIAN SURVEYS

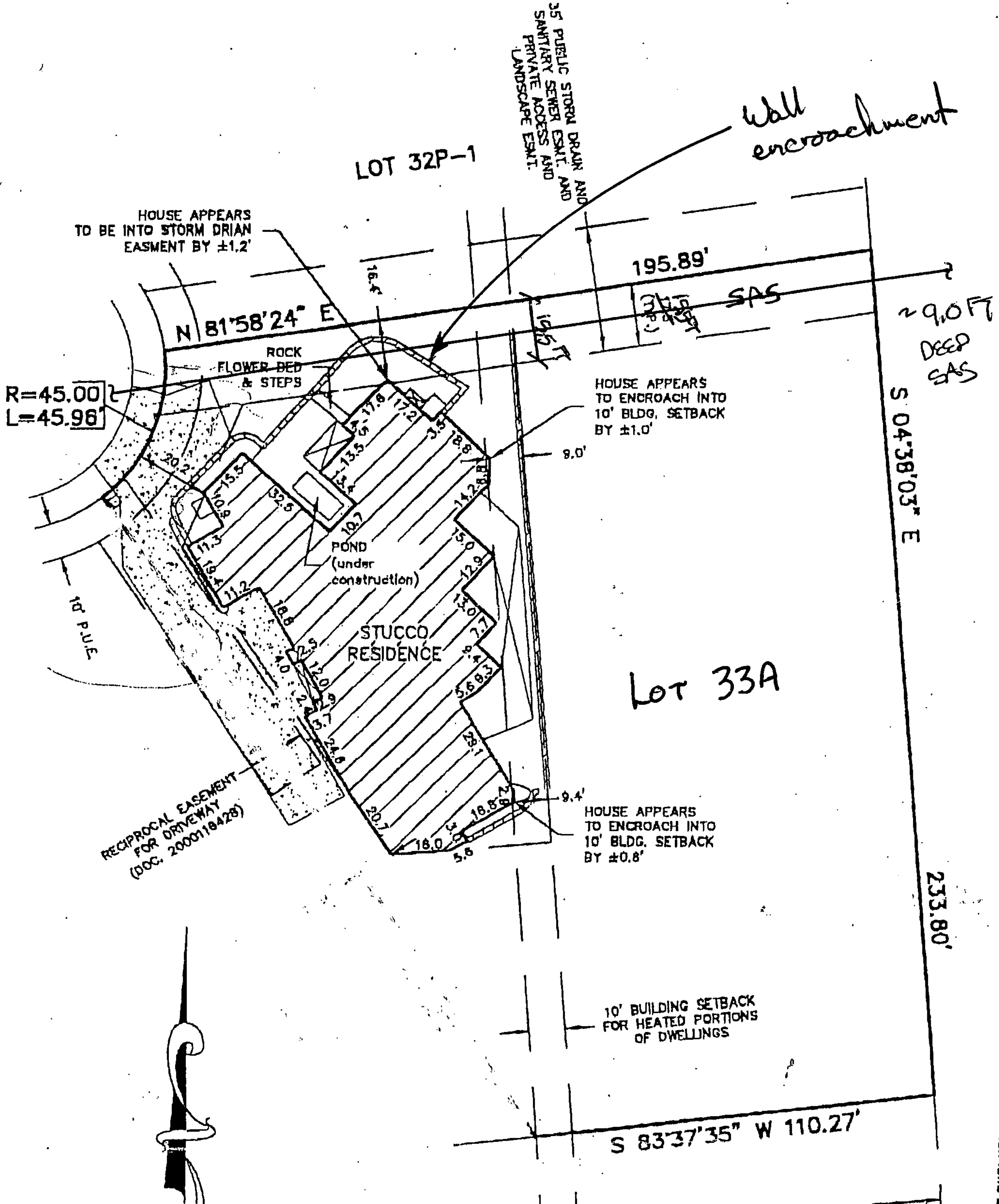
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 898-3050 Fax (505) 891-0244

IMPROVEMENT LOCATION REPORT LOT 33P-1 OXBOW BLUFF CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

CK
 JMP
 JOB NO.
 02403

LEGEND

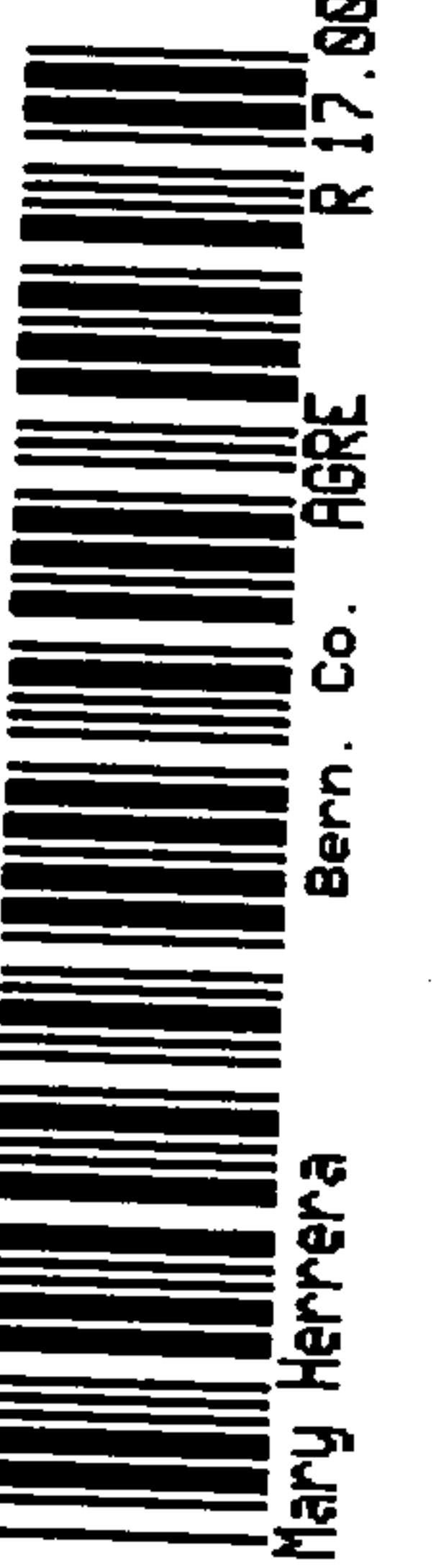
-  COVERED AREA
-  CONCRETE
-  BLOCK WALL




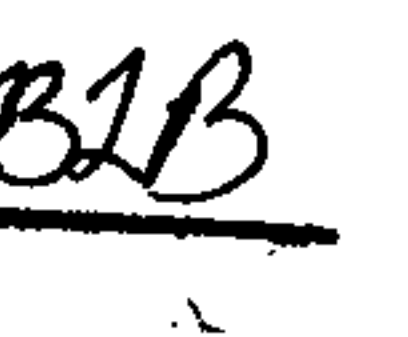




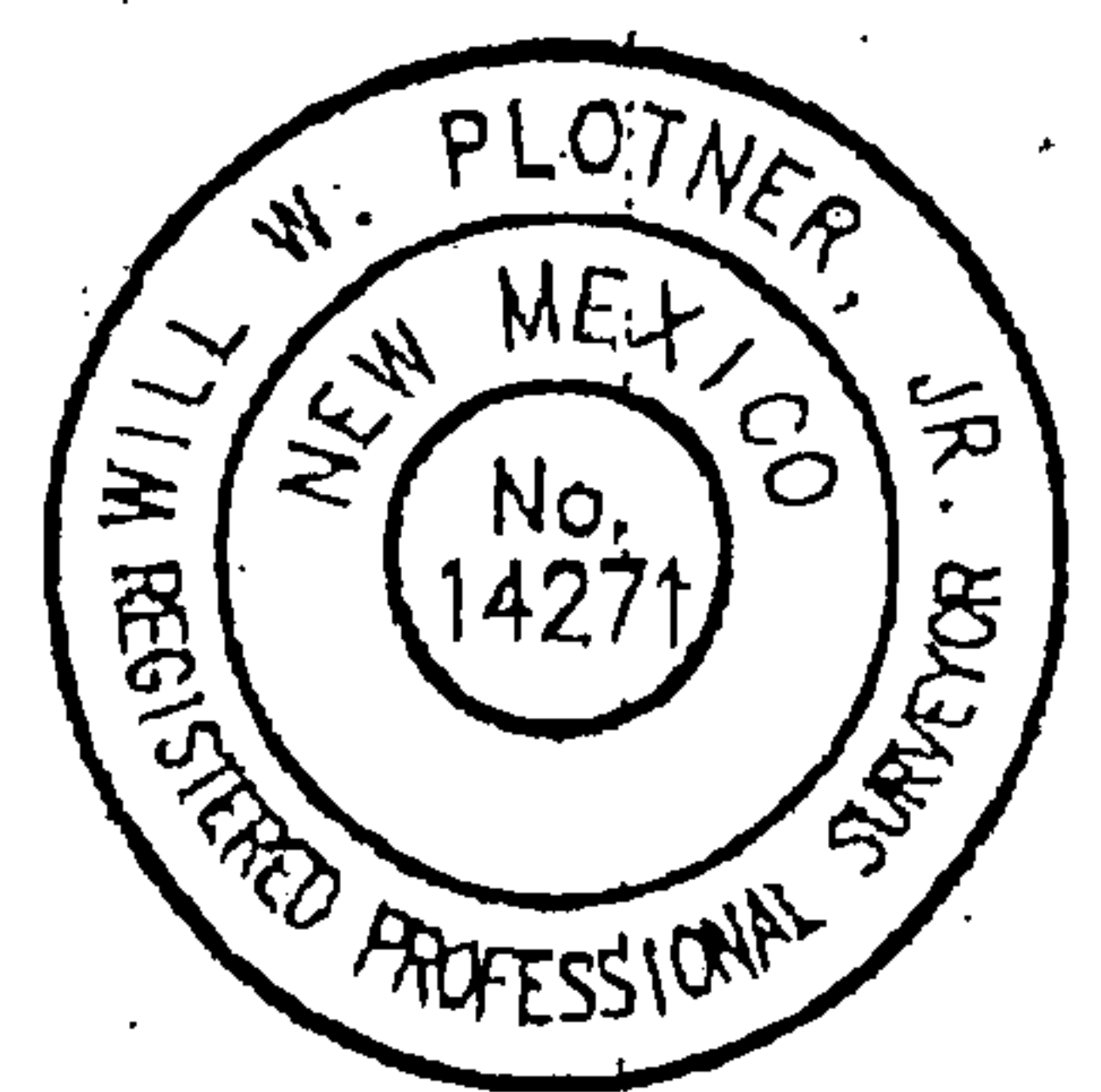
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 9919315002
 Mary Herrera
 Bern. Co. AGRE R 17.00



ENCROACHMENT CONTRACT SIGNATURE BLOCK		APPROVED	DATE
600 2nd St.,NW	BUILDING & INSPECTION		9/14/05
600 2nd St.,NW	ZONING		8/29/05
600 2nd St.,NW (4th Floor)	TRAFFIC ENGINEER		8/2/05
City Bldg (5th Floor)	UTILITIES ENGINEER		8/30/05
City Hall (3rd Floor)	HYDROLOGY ENGINEER		9-14-05
City Hall (4th Floor)	PROJECT REVIEW		





SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

Supplemental form

S

V

P

L

Supplemental form

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: ALTURA WEST DEVELOPMENT LLC.

ADDRESS: 201 3rd STREET NW

CITY: ALBUQUERQUE

STATE NM

ZIP 87102

PHONE: 346-4646

FAX: 346-1370

E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON INC.

ADDRESS: 7500 JEFFERSON NE

STATE NM

ZIP 87109

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL

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

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

Lot or Tract No. LOT 33-A & 35-A

Block: _____

Unit: _____

Subdiv. / Addn. OXBOW BLUFF SUBDIVISION

Current Zoning: SU-3

Proposed zoning: _____

Zone Atlas page(s): F11, G11

No. of existing lots: 3

No. of proposed lots: 2

Total area of site (acres): 1.8366

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? NO

UPC No. 101106050547111331

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SILVERY MINOW LANE NW

Between: WATERWILLOW LANE NW

and GREY HAWK LANE NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1004315

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

SIGNATURE

Kevin Patton

DATE 8/16/2005

(Print) KEVIN PATTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

All checklists are complete

All fees have been collected

All case #'s are assigned

N/A AGIS copy has been sent

Case history #'s are listed

N/A Site is within 1000ft of a landfill

N/A F.H.D.P. density bonus

N/A F.H.D.P. fee rebate

Application case numbers

05DRB - 01305

Action

P&F

CMF

S.F.

5(3)

Fees

\$ 285.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 305.00

Hearing date 8/24/05

Kevin Patton 8/16/05
Planner signature / date

Project # 1004315

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
Design elevations & cross sections of perimeter walls 3 copies
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
Property owner's and City Surveyor's signatures on the Mylar drawing
SIA financial guaranty verification
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Any original and/or related file numbers are listed on the cover application

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

KEVIN PATTON

Applicant name (print)

Stephanie Patton 8-16-05

Applicant signature / date



Form revised 11/04

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

Application case numbers
05DRB - 01305

Kevin Patton

Planner signature / date

Project # 1004315

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 16, 2005

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

Re: Preliminary/Final Plat Approval
Lots 33-A & 35-A Oxbow Bluff Subdivision
DRB# 1004315

Dear Sheran:

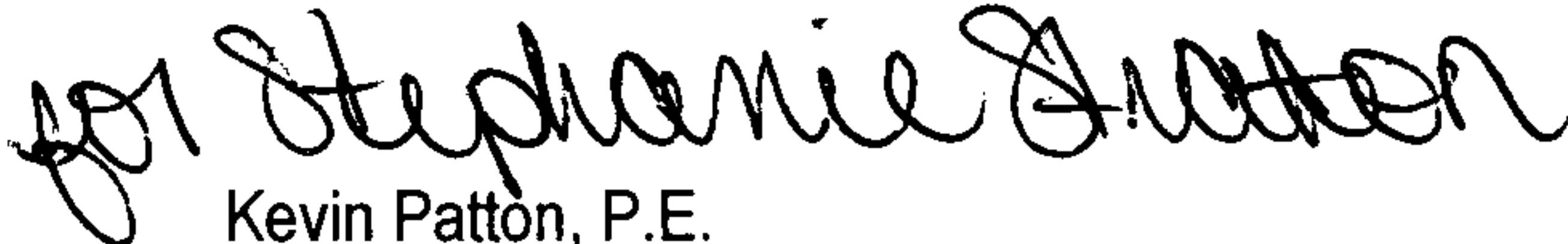
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$ 305.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to subdivide Lots 33, 34 & 35 of the plat of Oxbow Bluff Subdivision into 2 lots building envelopes, to vacate easements, eliminate building envelopes and create building envelopes. We are also including an encroachment agreement for the wall located on Lot 33-A.

Please place this item on the DRB Agenda to be heard on August 24, 2005. If you have any questions or require additional information, please contact me.

Sincerely,



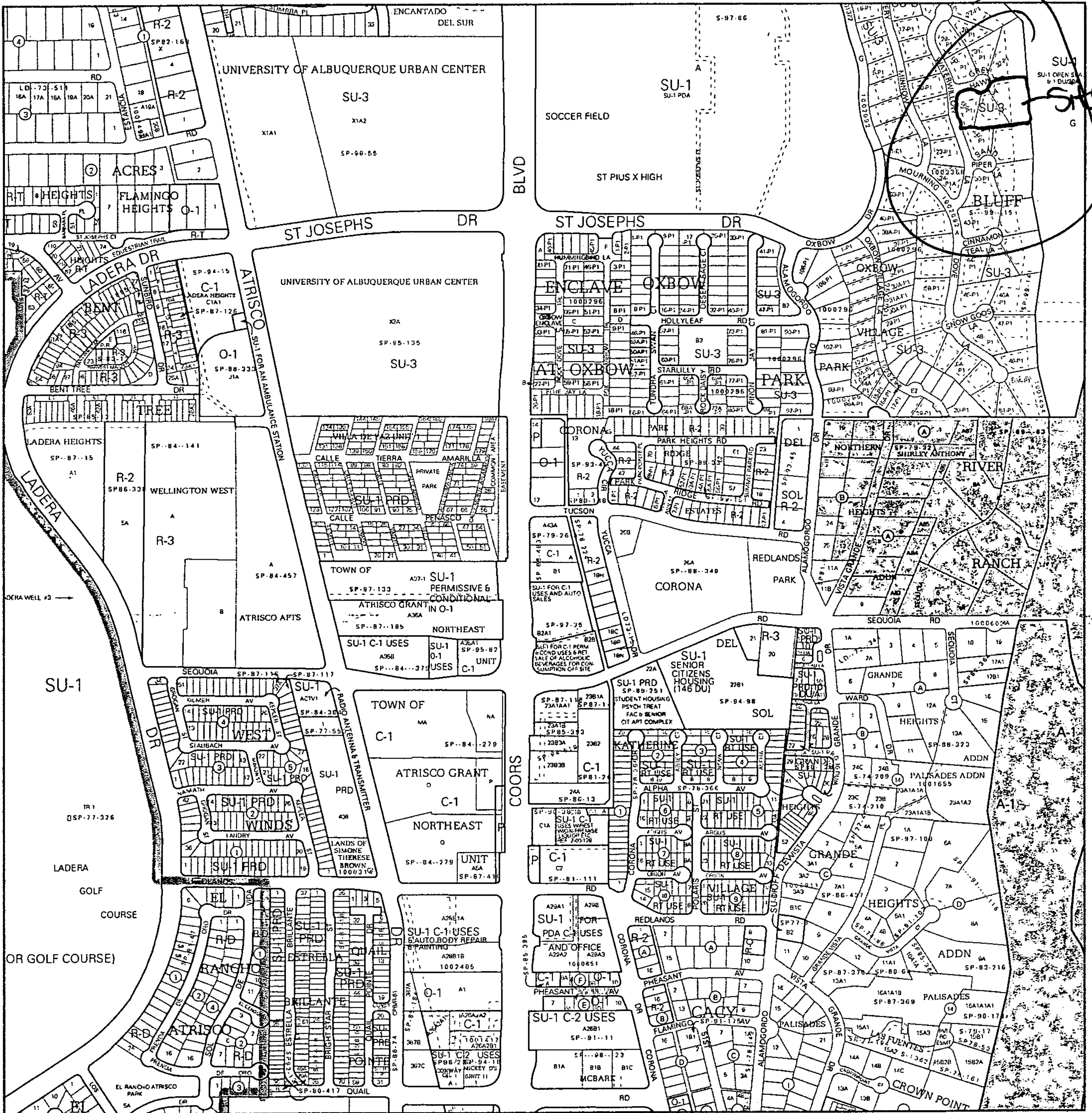
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

ss
Enclosure


ENGINEERING ▲

SPATIAL DATA ▲

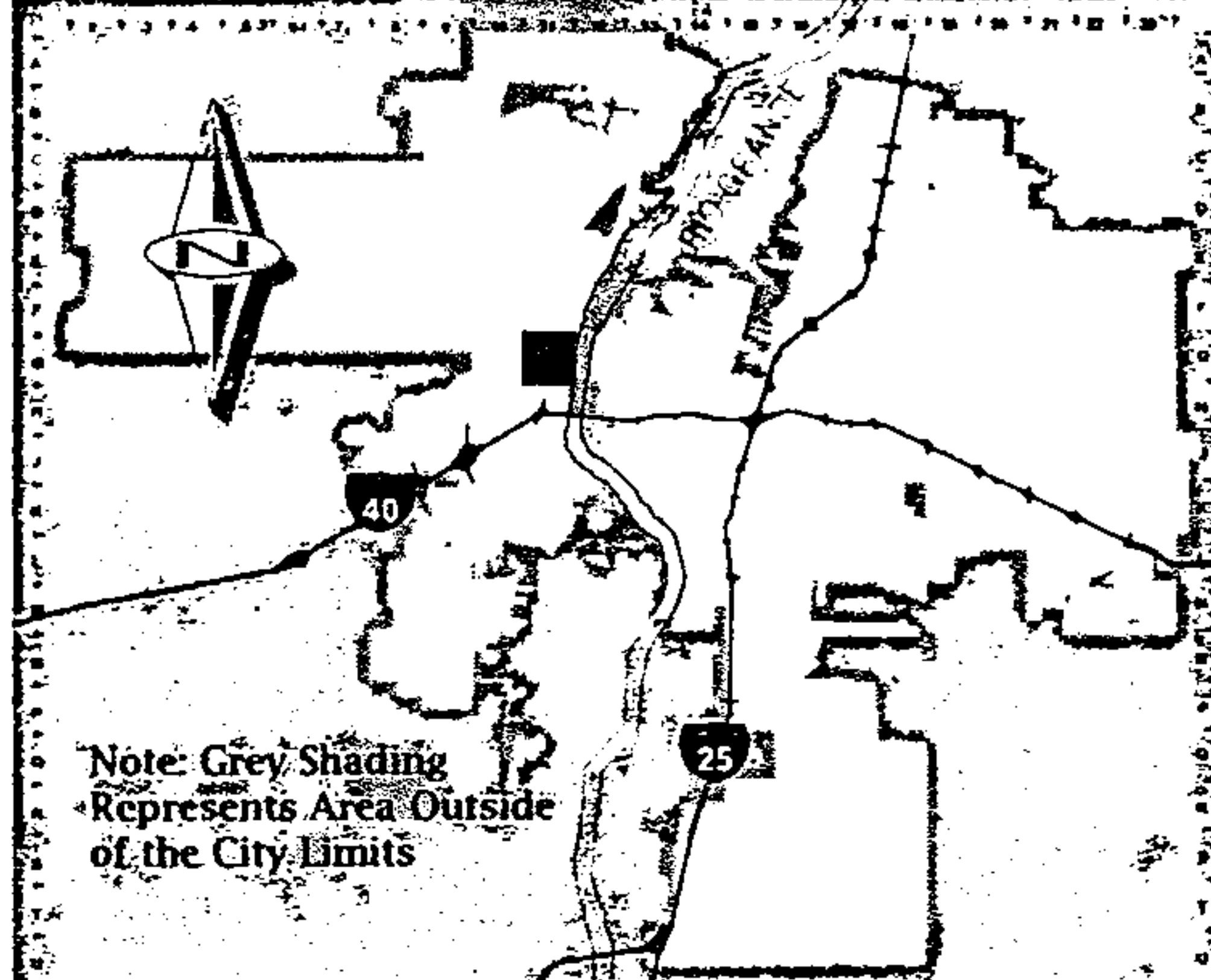
ADVANCED TECHNOLOGIES ▲



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



Map amended through: Apr 07, 2005



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-11-Z

Selected Symbols

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

0 750 1,500 Feet

**REAL PROPERTY ENCROACHMENT AGREEMENT
AND COVENANTS UPON REAL ESTATE**
(Temporary structures, walls, fences)

This Agreement, between the City of Albuquerque, New Mexico ("City") and Vern L. Raburn and Dorothy L. Hall ("User") is made in Albuquerque, New Mexico and is entered into as of the date of filing this Agreement with the City Clerk.

1. **Recital.** The User is the owner of certain real property ("User's Property") located at 5000 Grey Hawk Lane NW in Albuquerque, New Mexico, and more particularly described as:
Lot 33-A, Oxbow Bluff

The City is the owner of certain real property, easement or public right-of-way ("City's Property") adjoining, abutting or within User's Property. The User wishes to encroach upon, or already has encroached upon, the City's Property by constructing the following "Improvement":

Courtyard Wall and Patio

A sketch of the proposed or existing Improvement is attached and made a part of this Agreement. See attached ILR's

The City agrees to permit the encroachment of the Improvements on the City's Property, provided the User complies with the terms of this Agreement.

2. **City Use of City's Property and City Liability.** The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

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(Approved by Legal Dept. as to form only-3/31/89)

4. **Demand for Repair, Modification or Removal.** The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within ninety (90) days after mailing of the written notice to User ("Deadline") and the User will promptly comply with the requirements of the Notice. The City may demand removal of the Improvement without cause. If the removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

5. **Failure to Perform; Emergency.** If the User fails to comply with the terms of the Notice by the Deadline stated, or if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User shall pay the City the amount assessed within thirty (30) days after the City gives the User written notice of the amount due. If the City employs the City's Legal Department or an outside attorney to enforce this Agreement, the User shall pay the City all costs, charges and expenses, including reasonable attorney's fees for the City's Legal Department or outside attorney, expended or incurred by the City to successfully enforce this Agreement.

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7. **Notice.** For purposes of giving formal written notice to the User, User's address and phone number is:

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Indemnification. The user agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the failure of the User to perform any act or duty required of the User herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

9. **Term.** This Agreement may be terminated in writing at any time by the User or by the City, without cause. Termination by either party shall be effective ninety (90) days after mailing by a party of written notice of termination to the other party. A notice of termination shall be a Notice under Paragraph 4 requiring the User to remove the Improvement and return the City's property to its original condition by the Deadline.

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CITY OF ALBUQUERQUE

Approved By:

USER:

City Engineer

Date:_____

Date:_____



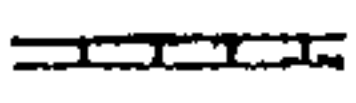
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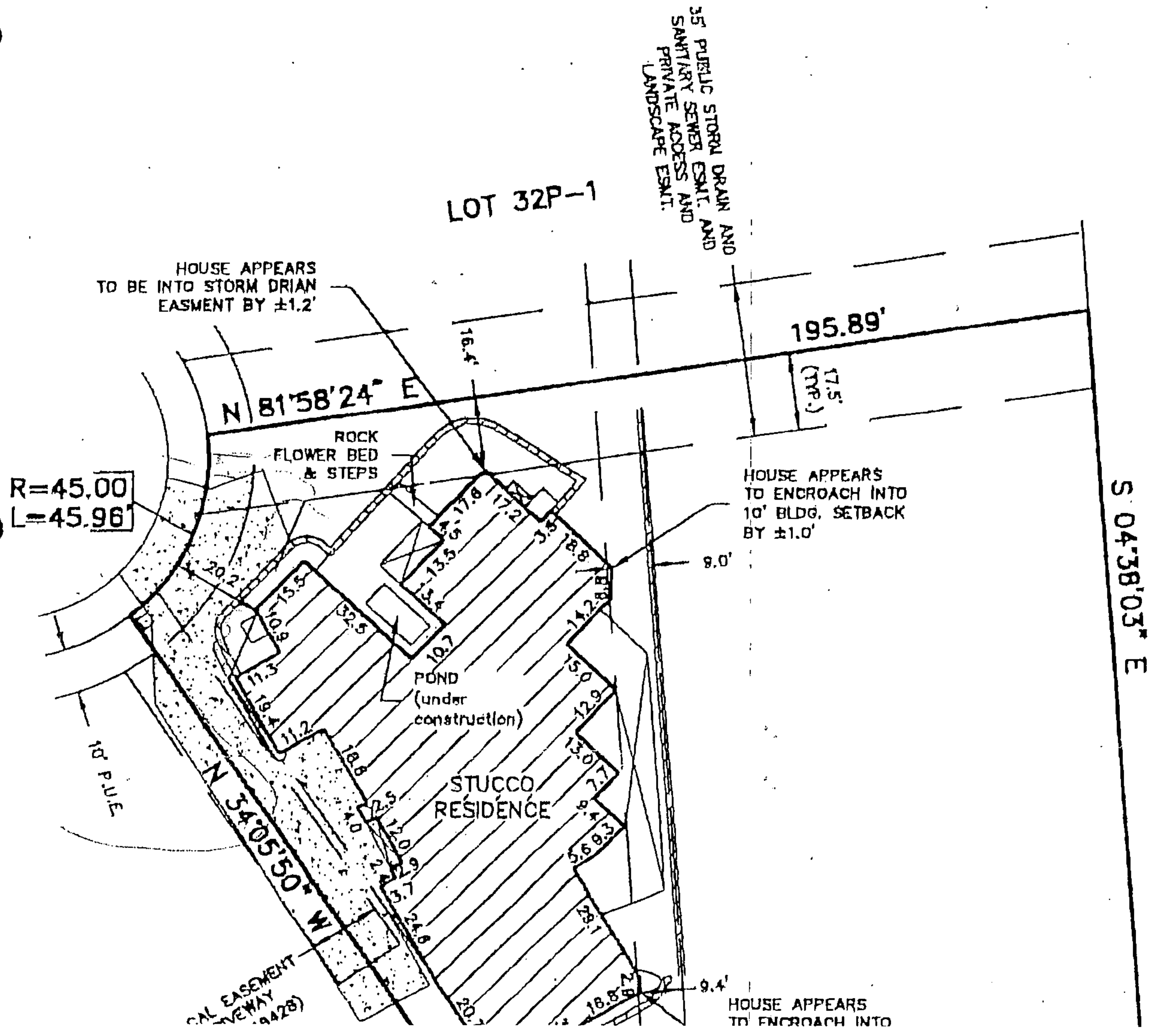
CARTESIAN SURVEYS

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 898-3050 Fax (505)891-0244

IMPROVEMENT LOCATION REPORT
 LOT 33P-1
 OXBOW BLUFF
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

LEGEND

-  COVERED AREA
-  CONCRETE
-  BLOCK WALL



TRACT G


DATE:
5/21/01

SCALE:
1"=50'

CREW:
MCK/MDS/LRC

DRAWN:
CB

JOB NO.



community sciences corporation

LAND PLANNING - ENGINEERING - LAND SURVEYING

P.O. BOX 1328, CORRALES, NEW MEXICO 87048

PHONE 505/897-0000

IMPROVEMENT LOCATION REPORT

LOT 33 P-1

OXBOW BLUFF SUBDIVISION

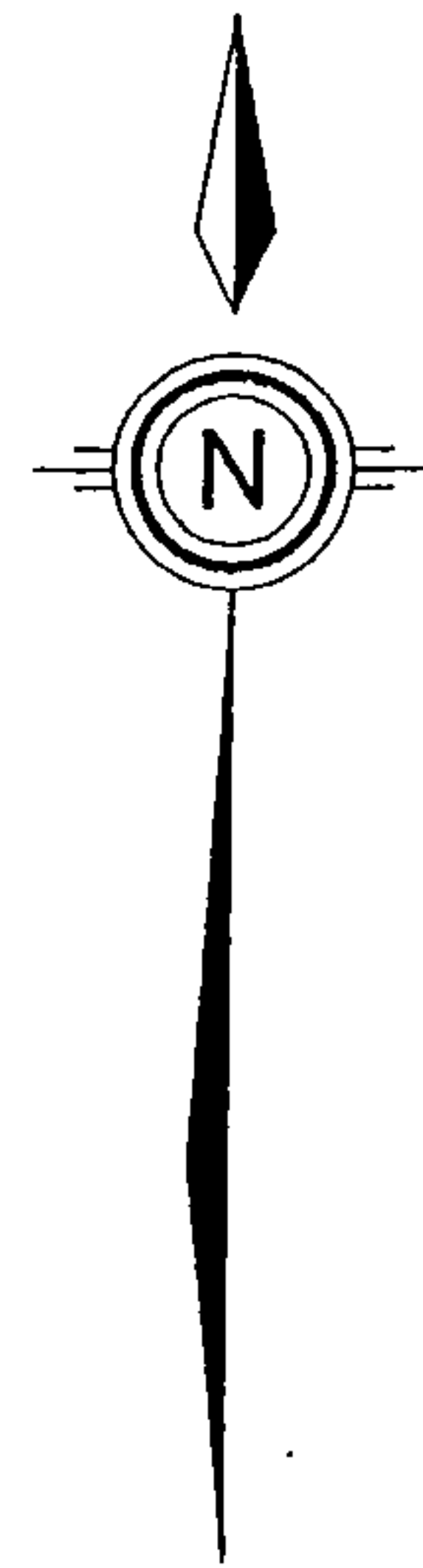
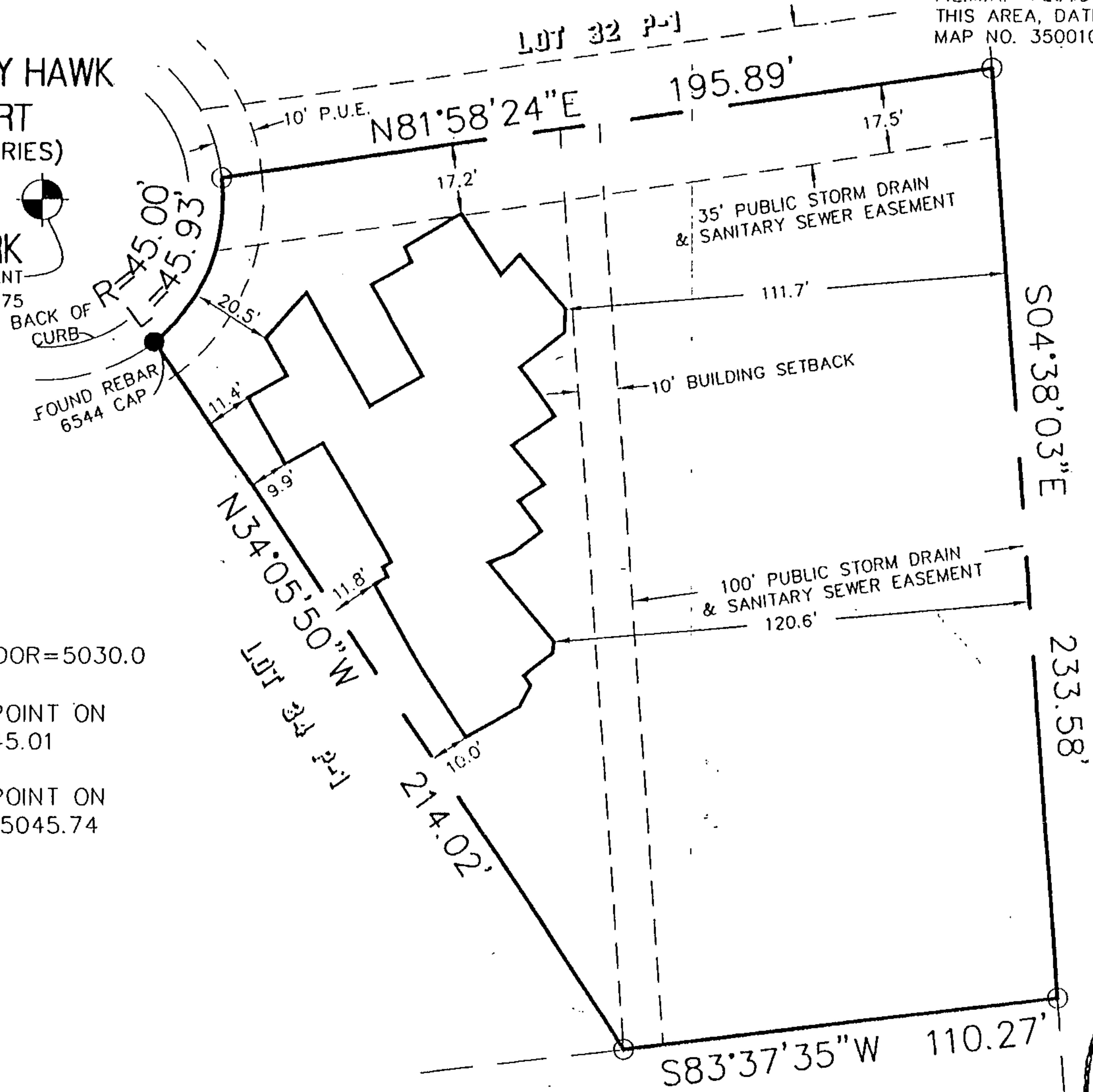
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

- NOTES:
1. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN THE NOTES ON THE RECORDED PLAT.
 2. THIS IS NOT A BOUNDARY SURVEY.
 3. NO PORTION OF THIS PROPERTY LIES WITHIN FLOOD HAZARD AREAS (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, DATED SEPTEMBER 20, 1996, MAP NO. 35001C0 - 118 D).

5000 GREY HAWK COURT
(R/W VARIES)

BENCHMARK
FOUND & MONUMENT
ELEV=5035.75



NOTE:
FINISH FLOOR=5030.0

HIGHEST POINT ON ROOF=5045.01

HIGHEST POINT ON CHIMNEY=5045.74



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

PAID RECEIPT

APPLICANT NAME Altura West DEV. LLC
AGENT Bohannan Houston, Inc
ADDRESS 7500 Jefferson NE
PROJECT & APP # 100 4315 / 01305
PROJECT NAME Ox Bow Bluff. SBD.

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ 285.⁰⁰ 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
\$ 305.⁰⁰ TOTAL AMOUNT DUE

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

Bohannan  **Houston**

COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO

95-32 / 1070

135247

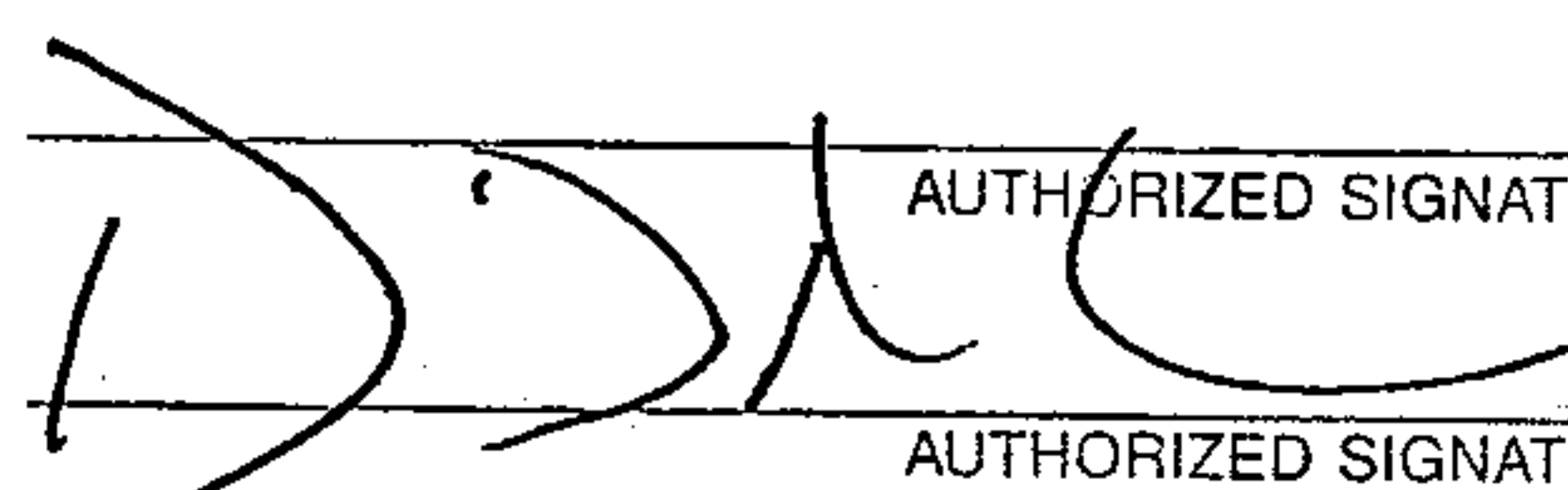
8/9/2005

NO. 135247

PAY *****305 DOLLARS & *****00 CENTS \$ *****305.00

BOHANNAN-HUSTON INC.

TO THE
ORDER
OF
CITY OF ALBUQUERQUE
PO Box 1293
Albuquerque, NM 87103 US


AUTHORIZED SIGNATURE
AUTHORIZED SIGNATURE

⑈ 135247 ⑈ ⑈ 1070003271 ⑈ 002865399404 ⑈

DUPLICATE
City Of Albuquerque
Treasury Division

8/16/2005 11:11AM LOC: ANNX
RECEIPT# 00045245 WSH 006 TRANSH 0017
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt \$305.00
J24 Misc

\$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

8/16/2005 11:12AM LOC: ANNX
RECEIPT# 00045246 WSH 006 TRANSH 0017
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt \$305.00
J24 Misc

\$285.00
CK \$305.00
CHANGE \$0.00



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 3, 2005

5. Project # 1004315
05DRB-01121 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW.(G-11)

At the August 3, 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.
2. An executed Encroachment Agreement is required prior to final plat approval and must be recorded prior to the plat.

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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

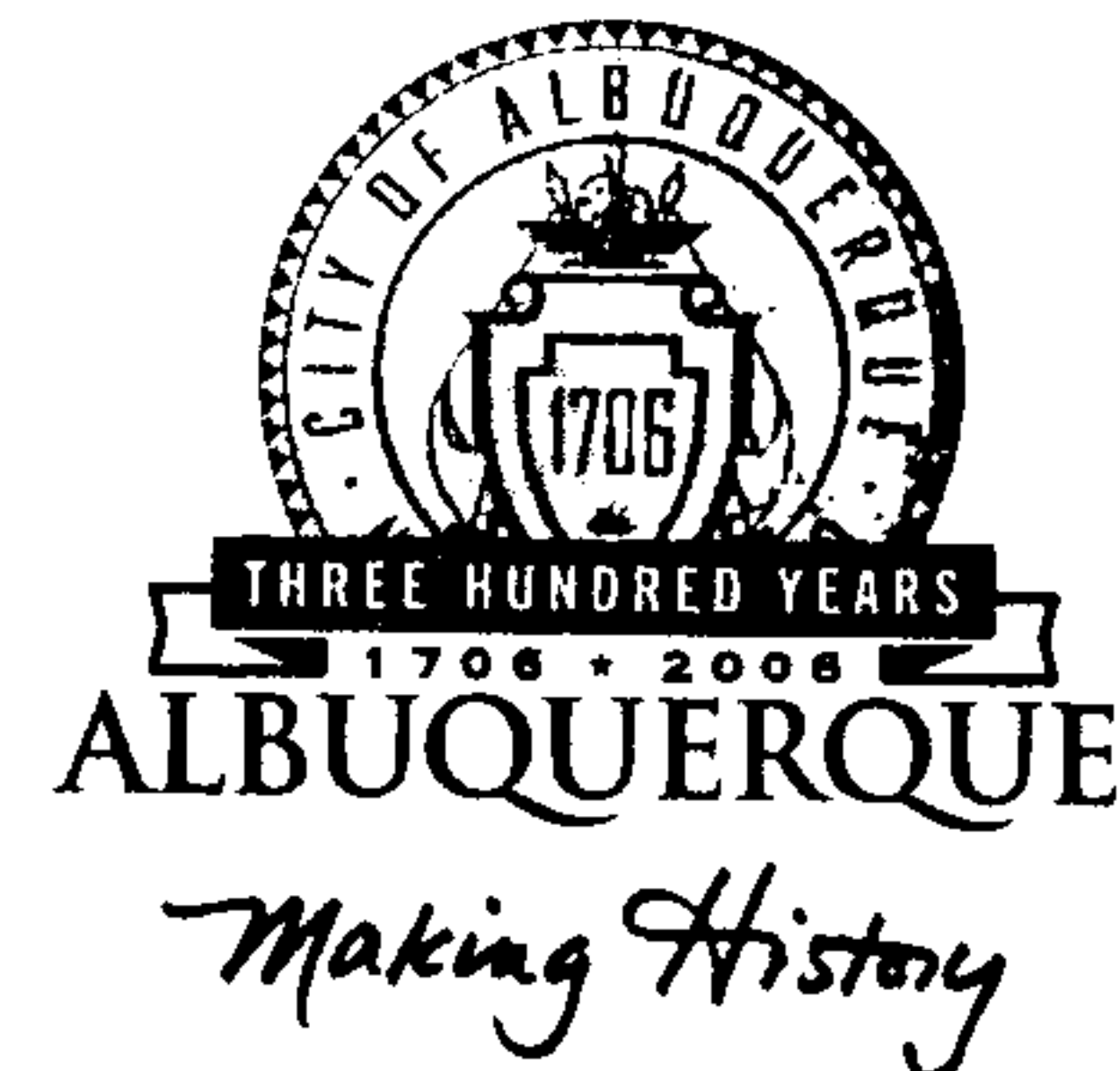
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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: Altura West Development LLC, 201 3rd St NW, 87102
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004315

AGENDA ITEM NO: 5

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection.

P.O. Box 1293

RESOLUTION:

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

Albuquerque

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

New Mexico 87103 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 3, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004315 AGENDA#: 5 DATE: 8/3/05

1. Name: Kevin Patten Address: Courtland I
7500 Jefferson St Zip: 87109

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: _____

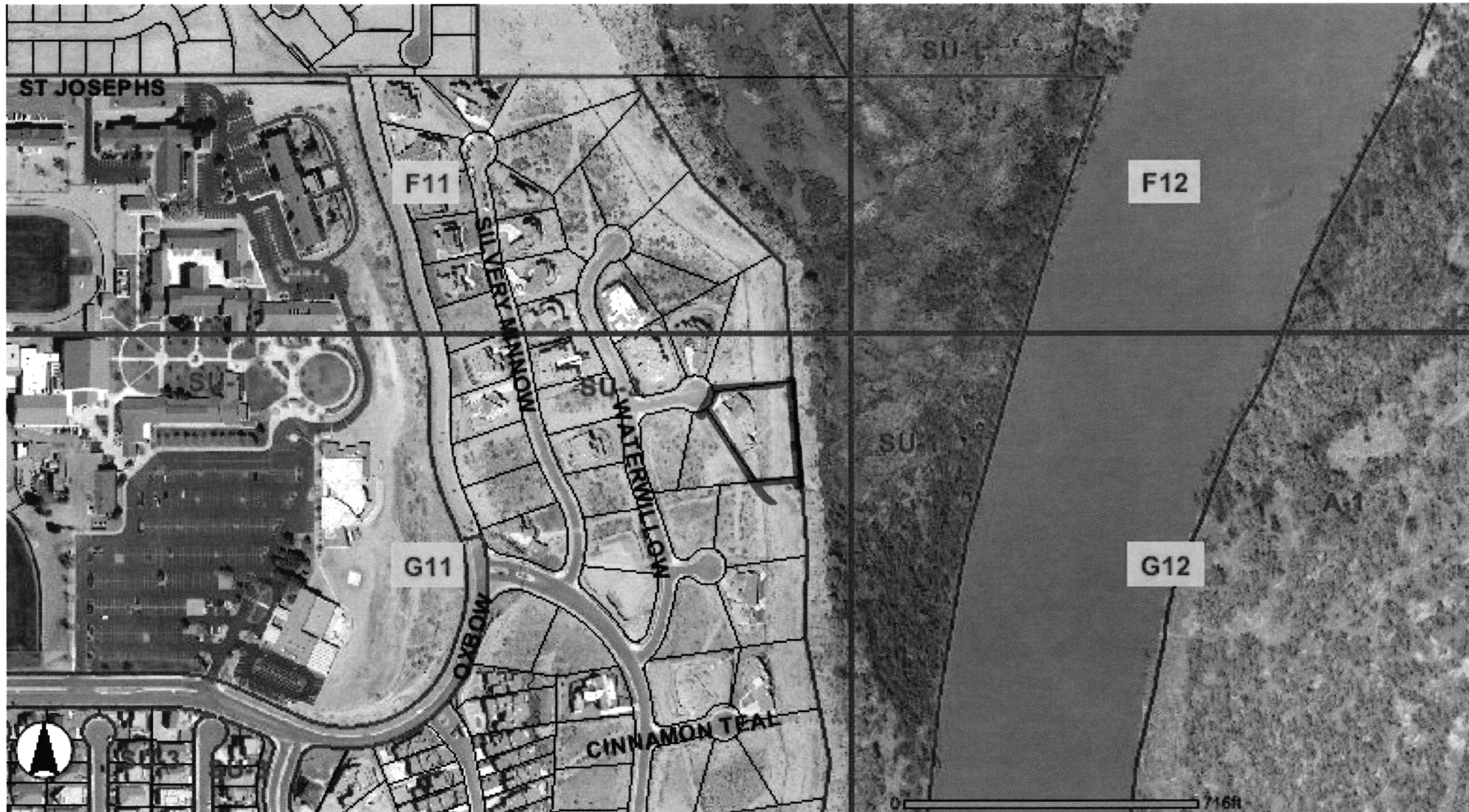
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 3, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001926

05DRB-01125 Major-Two Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10)

Project # 1002962

05DRB-01119 Major-Preliminary Plat
Approval

05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] (C-9)

Project # 1003189

05DRB-01127 Major-Preliminary Plat
Approval

05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10)

Project # 1004177

05DRB-01122 Major-Preliminary Plat
Approval

05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8)

Project # 1004315

05DRB-01121 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11)

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.

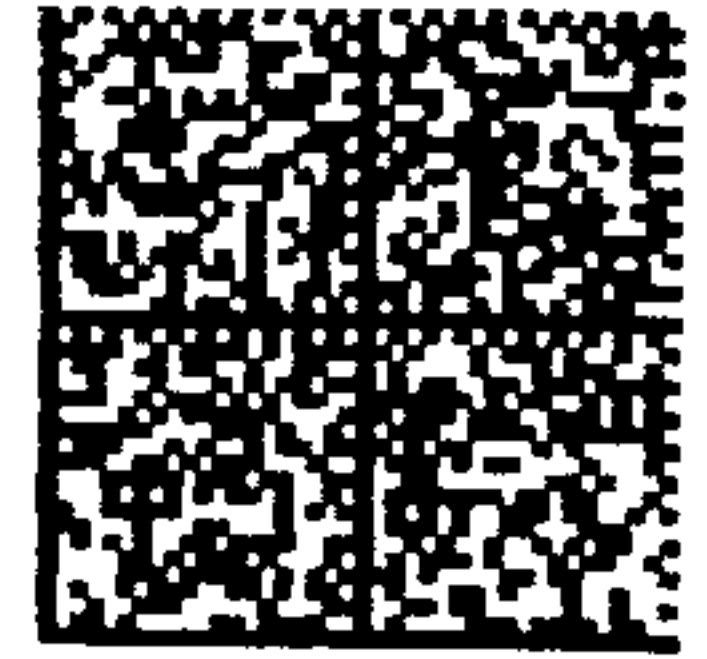

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, July 18, 2005.

CITY OF ALBUQUERQUE



DRB



02 1A \$ 00.37⁰
0004329277 JUL 15 2005
MAILED FROM ZIP CODE 87102

for

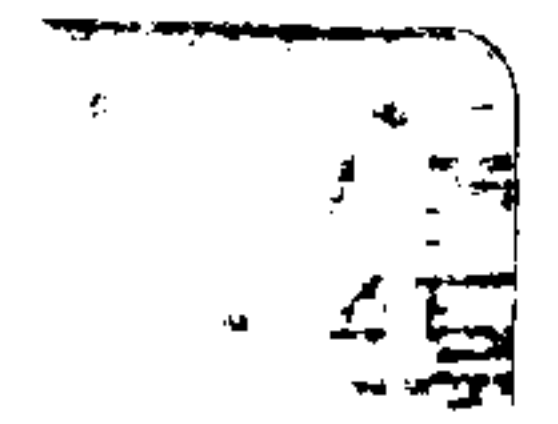
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101106048949411333

HENNIGAN TERRY J. & BONNY
4600 MIRAMAR
ALBUQUERQUE NM



HENN600 871142022 1N 20 07/21/05
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

87114+3330 13



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 3, 2005

Project # 1004315
05DRB-01121 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST
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OXBOW BLUFF SUBDIVISION, zoned SU-3, located on SILVERY
MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN
NW. (G-11)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Vista Grande NA.
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	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	
City Engineer	This submittal did not provide enough information to justify the vacation request. I will provide comments at the DRB hearing.

Transportation Development

Defer to Utilities.

Parks & Recreation

Defer to Utilities.

Utilities Development

Need a cross section showing trench prisms to justify vacation.

Planning Department

No objection to the vacation. If approved, Applicant has one year to file the replat completing the vacation action.

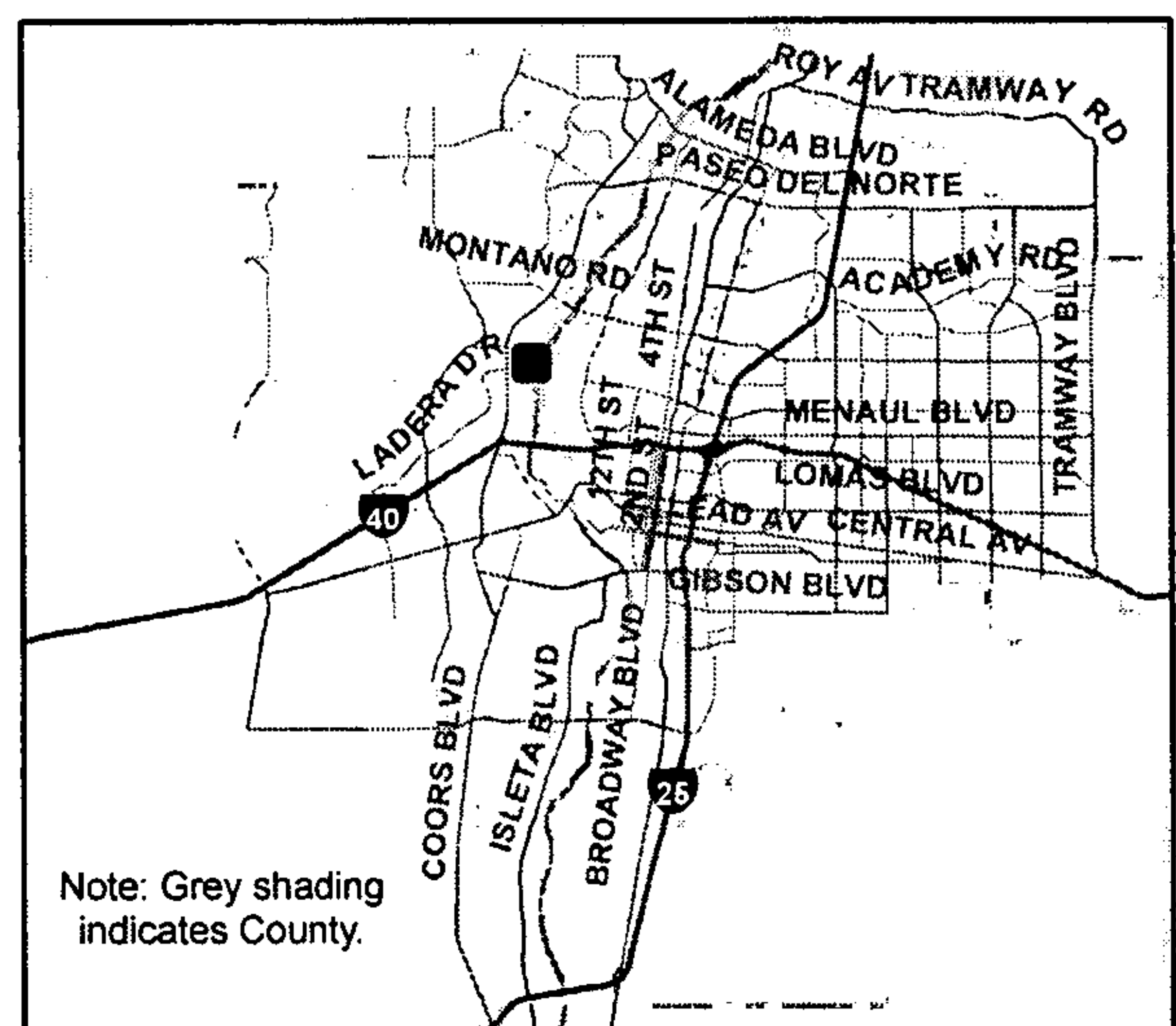
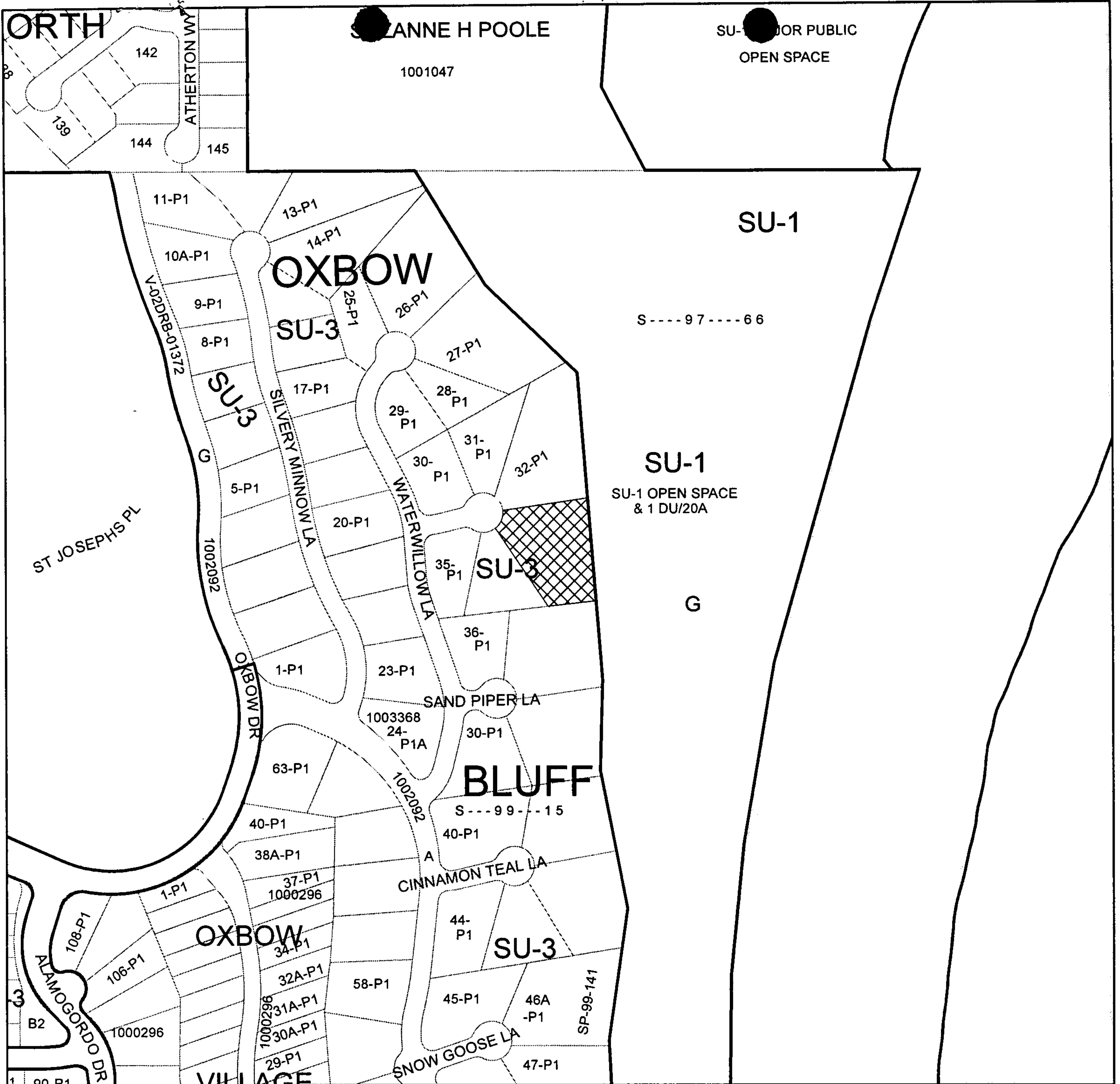
Impact Fee Administrator

No comment on proposed Vacation.

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

cc:Altura West Development LLC, 201 3rd St NW, 87102

Bohannan Huston Inc., 7500 Jefferson St NE, 87109



ZONING MAP



1 inch equals 318 feet
 Project Number:
 1004315
 Hearing Date:
 8/3/05
 Zone Map Page:
 G-11
 Additional Case Numbers:
 05DRB-01121



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

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Project # 1002962

05DRB-01119 Major-Preliminary Plat
Approval

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05DRB-01127 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10)

05DRB-01129 Minor-Temp Defer SDWK

Project # 1004177

05DRB-01122 Major-Preliminary Plat
Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver


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Project # 1004315

05DRB-01121 Major-Vacation of Public
Easements

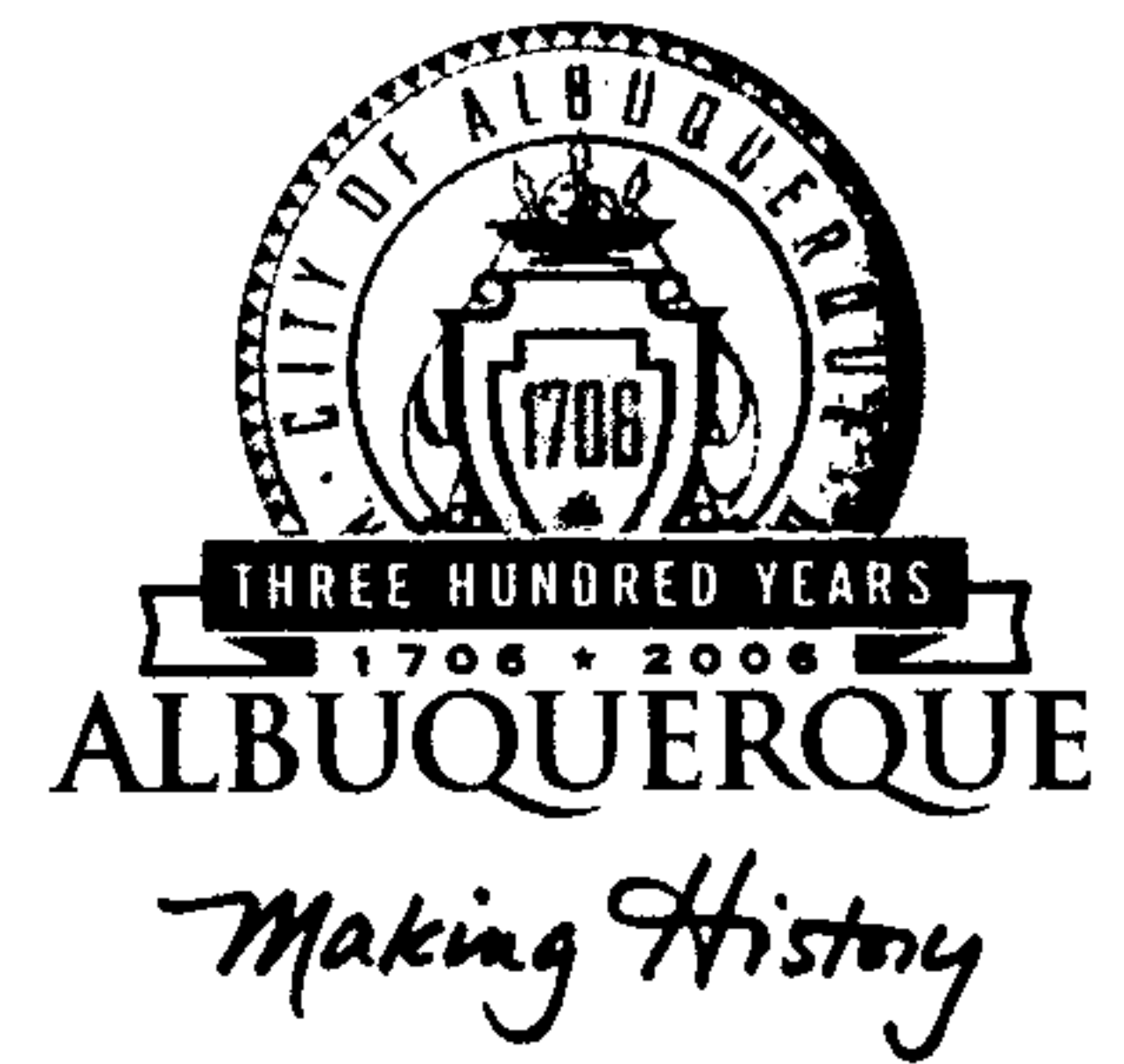
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Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except 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, July 18, 2005.

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

July 15, 2005

TO: Berent Groth and Linda Socha, Vista Grande Neighborhood Association

This letter is a **COURTESY NOTIFICATION** from the City of Albuquerque pertaining to a request for: Requests Major Vacation of Public Easements for for Oxbow Bluff Subdivision, Lot 33.

Proposed by: Bohannan Huston, Inc. at 823-1000

Agent for: Altura West Development, LLC

For property located: On or near Silvery Minnow Lane NW between Waterwillow Lane NW and Grey Hawk Lane NW.

The case number(s) assigned is: 05DRB- 01121, Project # 1004315.

City Planning accepted application for this request on July 8, 2005.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested*.

Please be advised that this application is scheduled for a hearing before the Development Review Board at 9 a.m. on Wednesday, August 3, 2005 at the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

If you have any questions, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

cc: Claire Senova, DRB
Administrative Assistant

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

974

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

Meeting Date: AUGUST 3, 2005
Zone Atlas Page: F-11-Z & G-11-Z
Notification Radius: 100 Ft.

Project# 1004315
App# 05DRB-01121

Cross Reference and Location:

Applicant: ALTURA WEST DEVELOPMENT, LLC
Address: 201 3RD ST. NW
ALBUQUERQUE NM 87102

Agent: BOHANNAN HUSTON, INC.
Address: 7500 JEFFERSON ST. NE
ALBUQUERQUE NM 87109

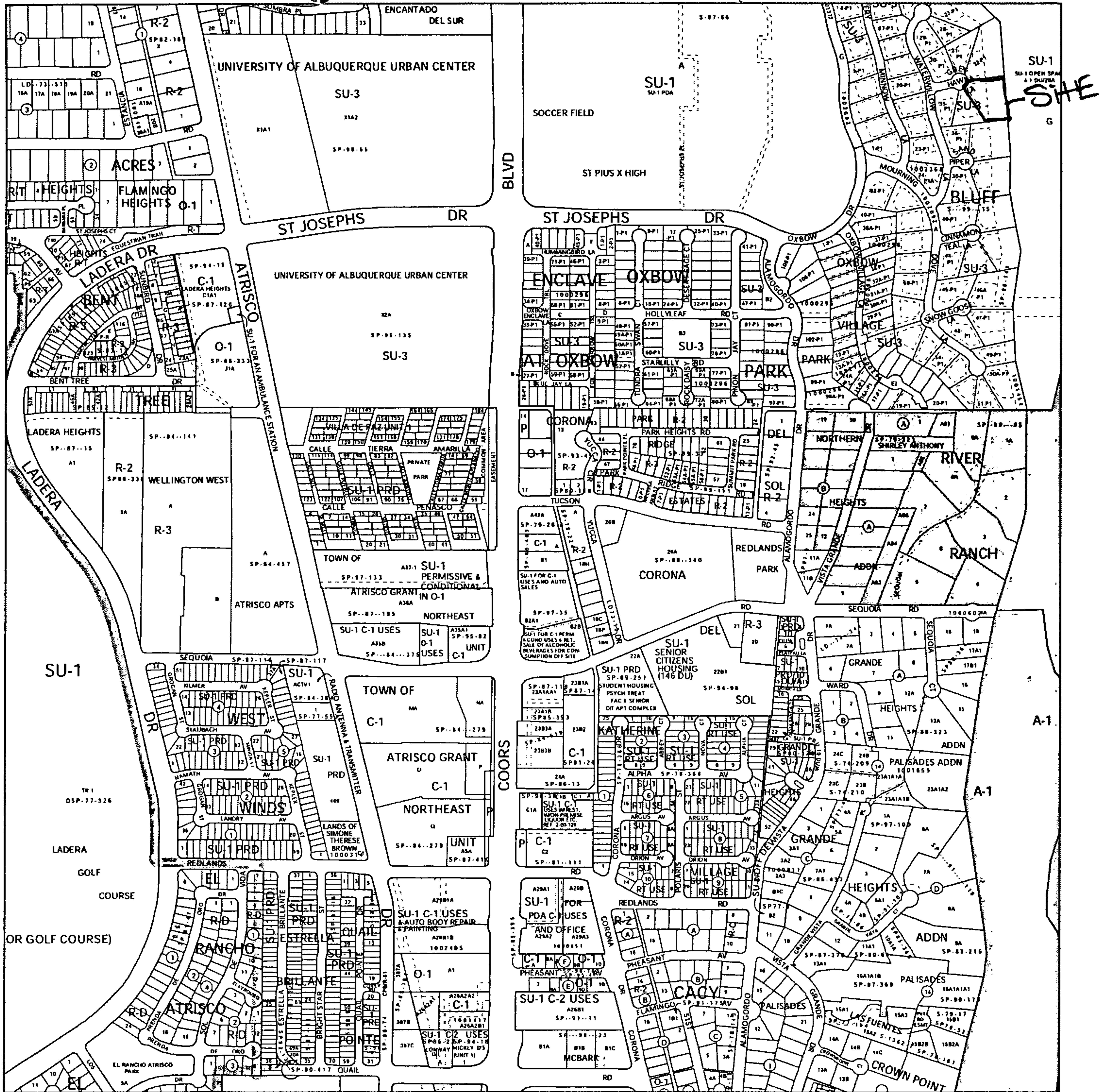
Special Instructions:

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

Date Mailed: JULY 15, 2005

Signature: KYLE TSEHLIKAI

101106052045911340	LEGAL: TR G PLAT OF OXBOW SUBD CONT 26.1460 AC PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
101106046845312301	LEGAL: TR A PLAT OF TRACT A OXBOW BLUFF SUBDIVISION A REP PROPERTY ADDR: 00000 OWNER NAME: OXBOW BLUFF HOMEOWNER'S ASSOCI OWNER ADDR: 01116 PENNSYLVANIA	LAND USE: ST NE ALBUQUERQUE NM	87110
101106050449411332	LEGAL: LOT 32 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT 1. PROPERTY ADDR: 00000 GREY HAWK OWNER NAME: BELL HUGH & MARGARET OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87197
101106048949411333	LEGAL: LOT 31 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .5 PROPERTY ADDR: 00000 GREY HAWK OWNER NAME: HENNIGAN TERRY J. & BONNY OWNER ADDR: 04600 MIRAMAR	LAND USE: NW ALBUQUERQUE NM	87114
101106047948711334	LEGAL: LOT 30 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4 PROPERTY ADDR: 00000 GREY HAWK OWNER NAME: MENDOZA JOE & LEYBA IRENE OWNER ADDR: 01613 CAMINO ROSARIO	LAND USE: NW ALBUQUERQUE NM	87107
101106050547111331	LEGAL: LOT 33 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .8 PROPERTY ADDR: 00000 GREY HAWK OWNER NAME: RABURN VERN L & OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87119
101106048346511329	LEGAL: LOT 35 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4 PROPERTY ADDR: 00000 GREY HAWK OWNER NAME: BEACH ARTHUR O & ALEX D OWNER ADDR: 02015 DIETZ	LAND USE: PL NW ALBUQUERQUE NM	87107
101106049346411330	LEGAL: LOT 34 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4 PROPERTY ADDR: 00000 GREY HAWK OWNER NAME: ALTURA WEST LTD CO OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
101106050644811327	LEGAL: LOT 37 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .9 PROPERTY ADDR: 00000 SAND PIPER OWNER NAME: LAKECITY LTD CO OWNER ADDR: 04240 ASPEN	LAND USE: DR NE ALBUQUERQUE NM	87110
101106048844811328	LEGAL: LOT 36 P -1 PLAT OF OXBOW BLUFF SUBDIVISION CONT .4 PROPERTY ADDR: 00000 SAND PIPER OWNER NAME: DELAYO LEONARD J. JR. OWNER ADDR: 00817 GOLD	LAND USE: AV SW ALBUQUERQUE NM	87103



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-11-Z

Selected Symbols

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

0 750 1,500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 7, 2005

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

Re: Vacation of public easements
Oxbow Bluff Subdivision Lot 33

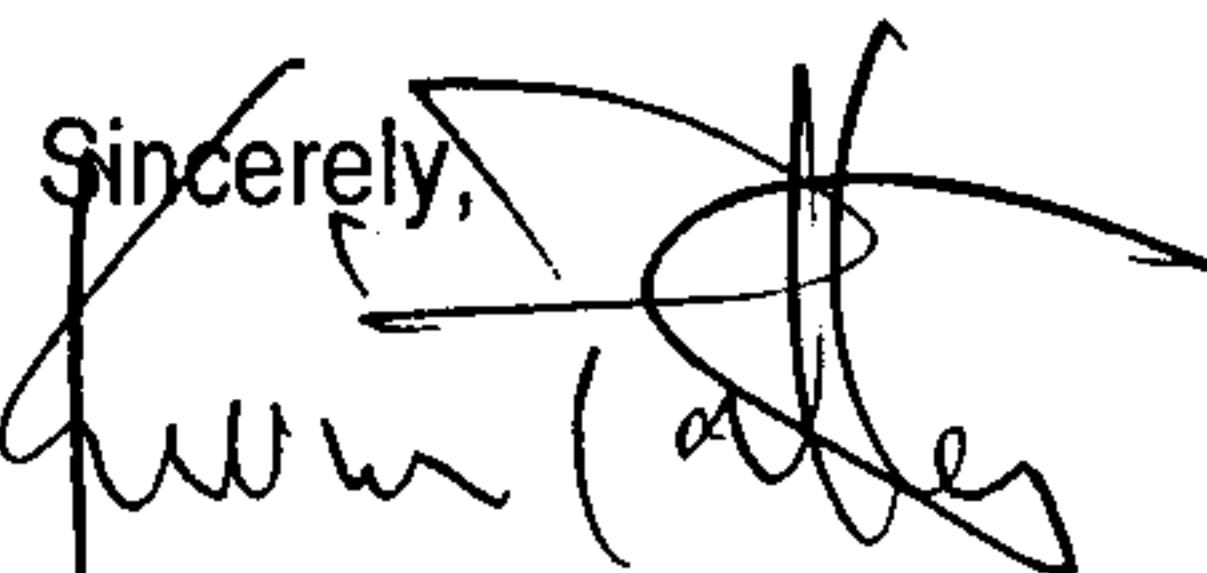
Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$140.00.

The purpose of this vacation request is associated with recently knowledge of the house on Lot 33 that currently encroaches into the existing public storm and sanitary sewer easement. It is my opinion; the request to vacate two feet of the existing easement will not adversely impact the existing infrastructure within this easement. Therefore, we would respectfully request that you grant our request to vacate that portion of the easement. It is also our understanding that the courtyard and courtyard wall encroach into this easement as well. We will be requesting an encroachment agreement concerning the courtyard and courtyard wall.

Please place this item on the DRB Agenda to be heard on August 3, 2005. If you have any questions or require further information, please contact me.

Sincerely,


Kevin Patton, P.E.
Vice President
Community Development and Planning Group

cc: Tom Keleher, Altura West Development LLC

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 3, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001926

05DRB-01125 Major-Two Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10)

Project # 1002962

05DRB-01119 Major-Preliminary Plat
Approval

05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] (C-9)

Project # 1003189

05DRB-01127 Major-Preliminary Plat
Approval

05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10)

Project # 1004177

05DRB-01122 Major-Preliminary Plat
Approval

05DRB-01124 Minor-Temp Defer SDWK

05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8)

Project # 1004315

05DRB-01121 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11)

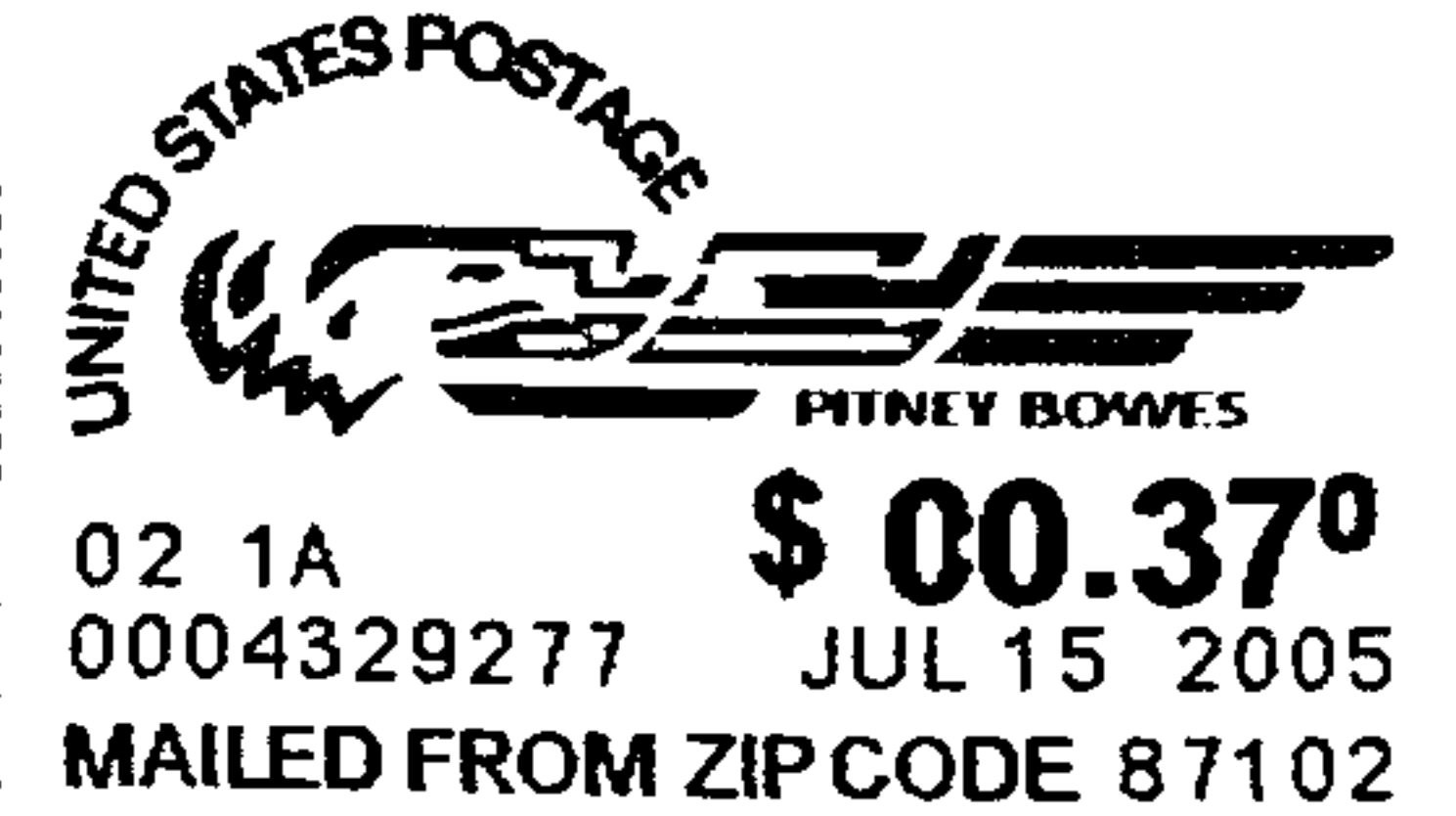
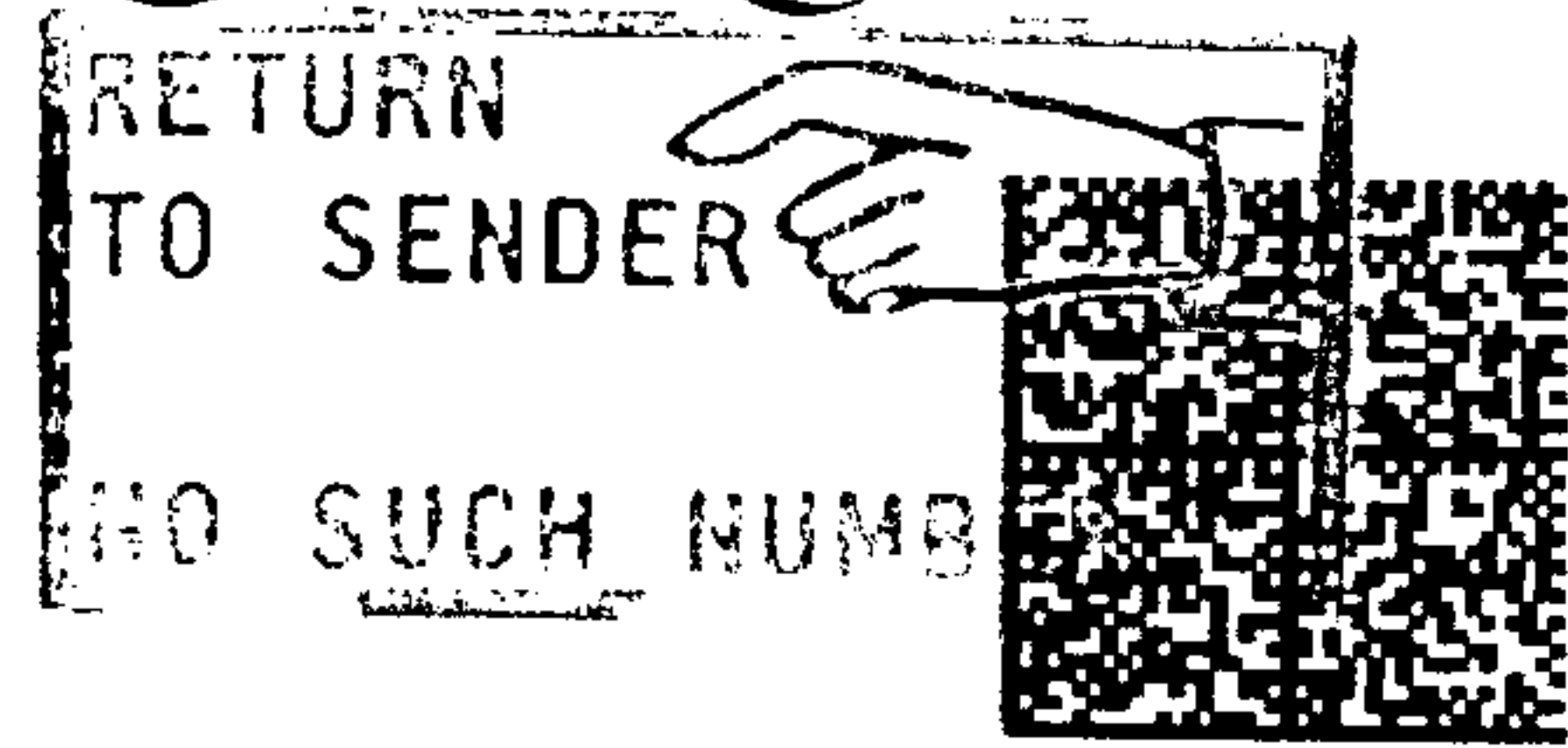
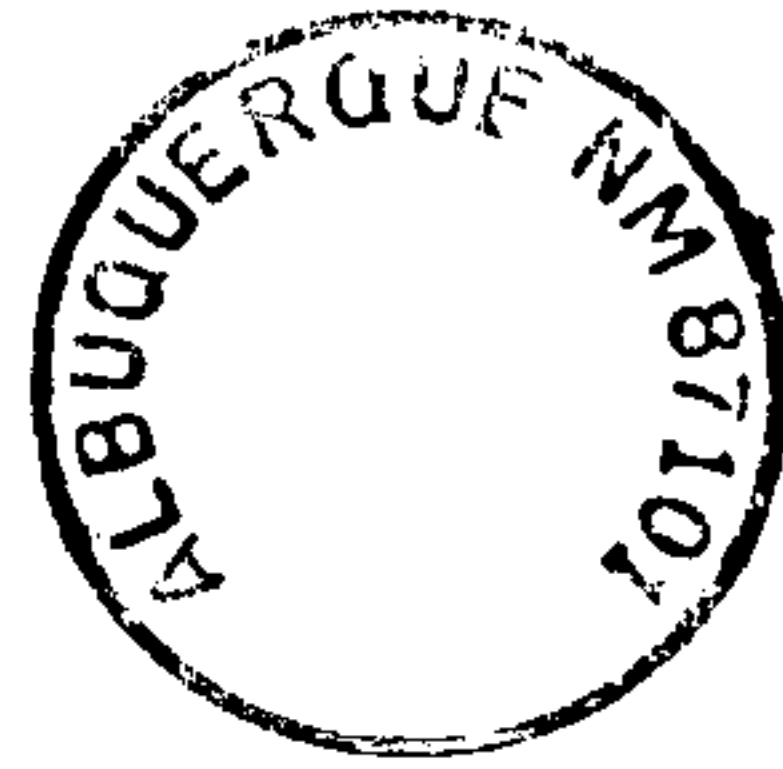
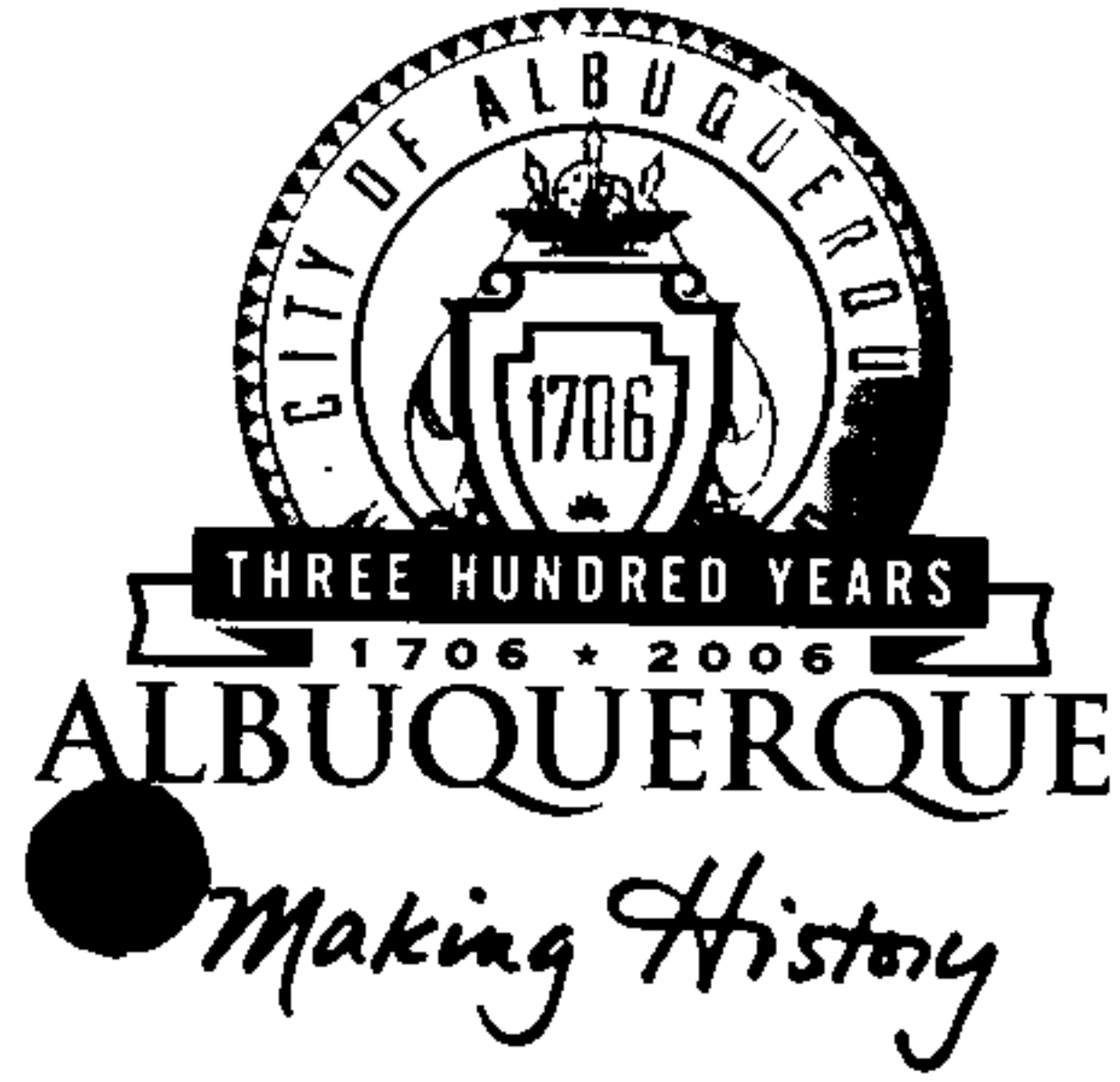
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special 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, July 18, 2005.

CITY OF ALBUQUERQUE



101106050449411332

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

BELL HUGH & MARGARET
PO BOX 6503
ALBUQUERQUE NM 87197

BELL503* 871972007 1604 23 07/19/05
FORWARD TIME EXP RTN TO SEND
BELL HUGH S
1004 SALAMANCA ST NW
ALBUQUERQUE NM 87107-5624

87197 87103/1293
+6503 06





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

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Project # 1002962
05DRB-01119 Major-Preliminary Plat
Approval
05DRB-01120 Minor-Temp Defer SDWK

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Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver

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Project # 1004315
05DRB-01121-Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11)

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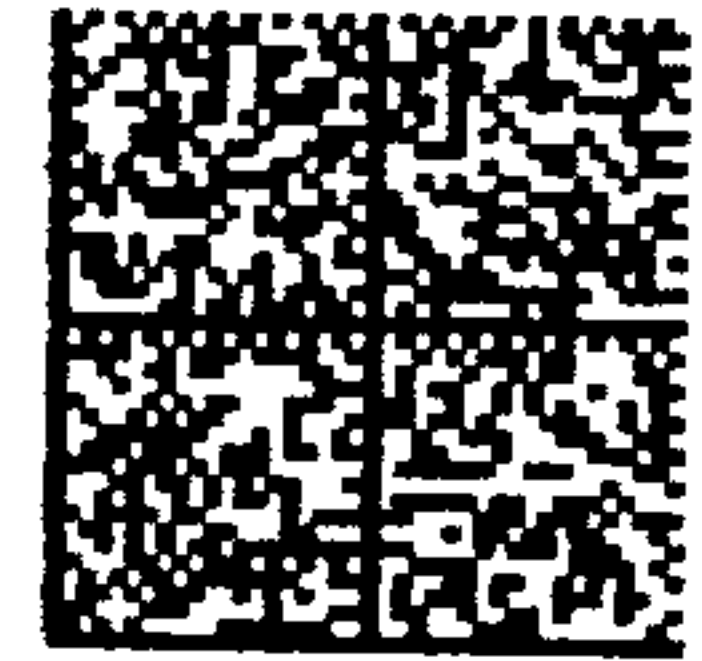
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, July 18, 2005.

CITY OF ALBUQUERQUE



DRB



02 1A \$ 00.37⁰
0004329277 JUL 15 2005
MAILED FROM ZIP CODE 87102

CAUWEL

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101106046845312301

OXBOW BLUFF HOMEOWNER'S ASSOCI
1116 PENNSYLVANIA ST NE
ALBUQUERQUE N

CAUWEL* 871102007 1304 23 07/15/05
FORWARD TIME EXP RTN TO SEND
:CAUWELS & ASSOCIATES
6001 INDIAN SCHOOL RD NE STE 400
ALBUQUERQUE NM 87110-8185

RETURN TO SENDER

87110+7408 24



SUBDIVISION	Supplemental form S	ZONING & PLANNING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input checked="" type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<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	
<input type="checkbox"/> IP Master Development Plan		APPEAL / PROTEST of...	A
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	<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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: <u>ALTURA WEST DEVELOPMENT LLC.</u>	PHONE: <u>346-4646</u>
ADDRESS: <u>201 3rd STREET NW</u>	FAX: <u>346-1370</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87102</u>	E-MAIL: _____
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>BOHANNAN HUSTON INC.</u>	PHONE: <u>823-1000</u>
ADDRESS: <u>7500 JEFFERSON NE</u>	FAX: <u>798-7988</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC 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. LOT 33 Block: _____ Unit: _____

Subdiv. / Addn. OXBOW BLUFF SUBDIVISION

Current Zoning: SU-3 Proposed zoning: _____

Zone Atlas page(s): F11, G11 No. of existing lots: 1 No. of proposed lots: 1

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

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

UPC No. 101106050547111331 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SILVERY MINOW LANE NW
Between: WATERWILLOW LANE NW and GREY HAWK LANE NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB#

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

SIGNATURE *Kevin Patton* DATE 7/8/2005

(Print) KEVIN PATTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05 DRB - - 01121</u>		<u>√</u>	<u>\$ 45.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned		<u>Adv</u>		<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>August 3, 2005</u>			<u>Total \$ 140.00</u>

Andrew Garcia 7-8-05
Planner signature / date

Project # 1004315

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

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

Kevin Patton

 Applicant name (print)

 Applicant signature / date



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

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

Application case numbers

OSORB - _____ - 01121

_____ - _____ - _____

_____ - _____ - _____

Andrew Gomez 7-8-05

 Planner signature / date

Project # 1004315

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 7, 2005

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

Re: Vacation of public easements
Oxbow Bluff Subdivision Lot 33

Dear Sheran:

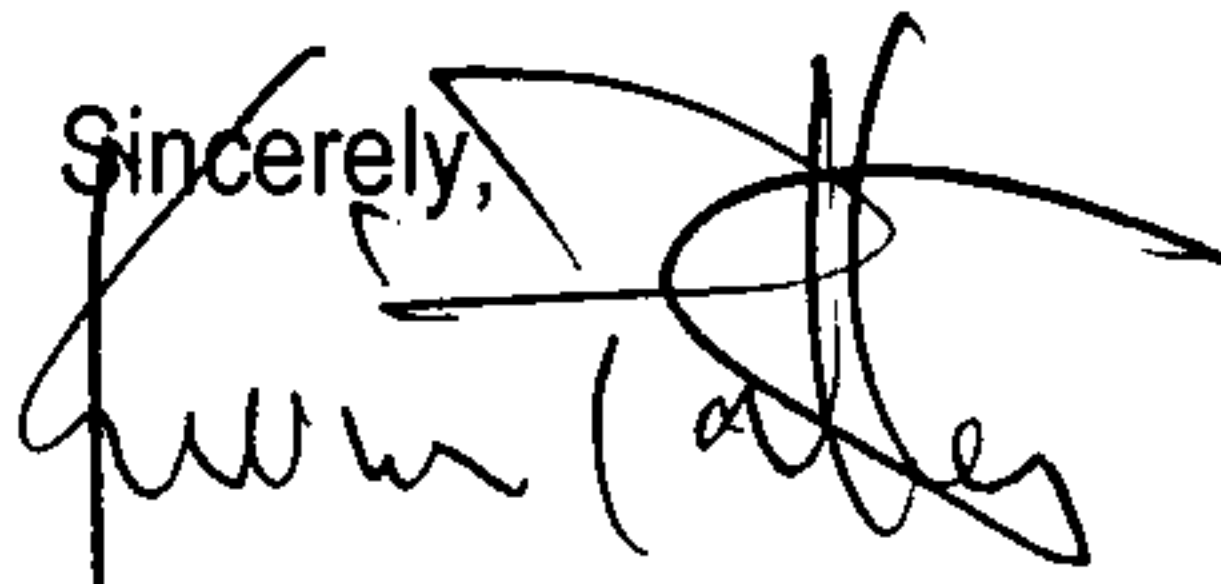
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$140.00.

The purpose of this vacation request is associated with recently knowledge of the house on Lot 33 that currently encroaches into the existing public storm and sanitary sewer easement. It is my opinion; the request to vacate two feet of the existing easement will not adversely impact the existing infrastructure within this easement. Therefore, we would respectfully request that you grant our request to vacate that portion of the easement. It is also our understanding that the courtyard and courtyard wall encroach into this easement as well. We will be requesting an encroachment agreement concerning the courtyard and courtyard wall.

Please place this item on the DRB Agenda to be heard on August 3, 2005. If you have any questions or require further information, please contact me.

Sincerely,



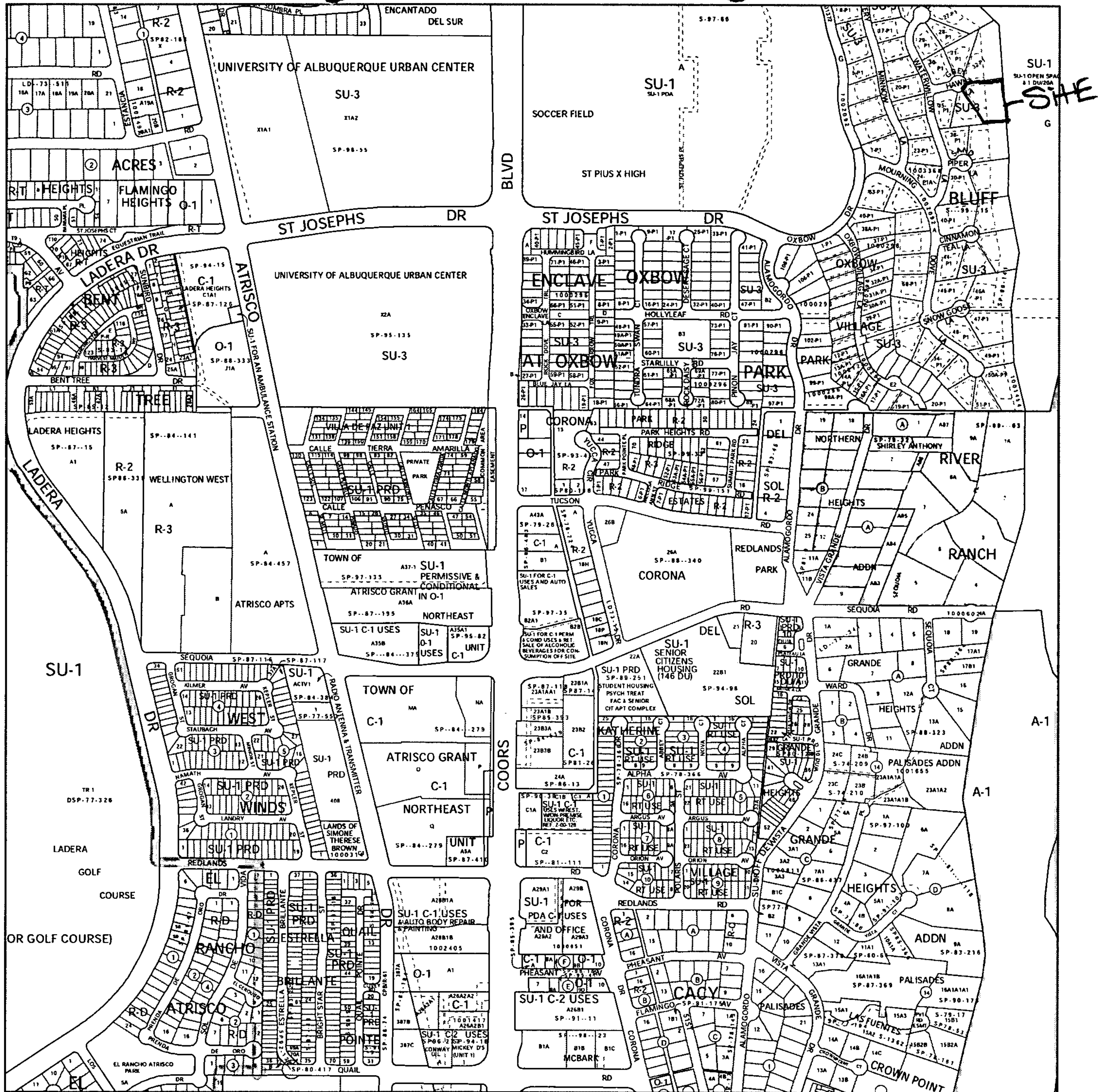
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

cc: Tom Keleher, Altura West Development LLC

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

AGIS
Albuquerque Geographic Information System

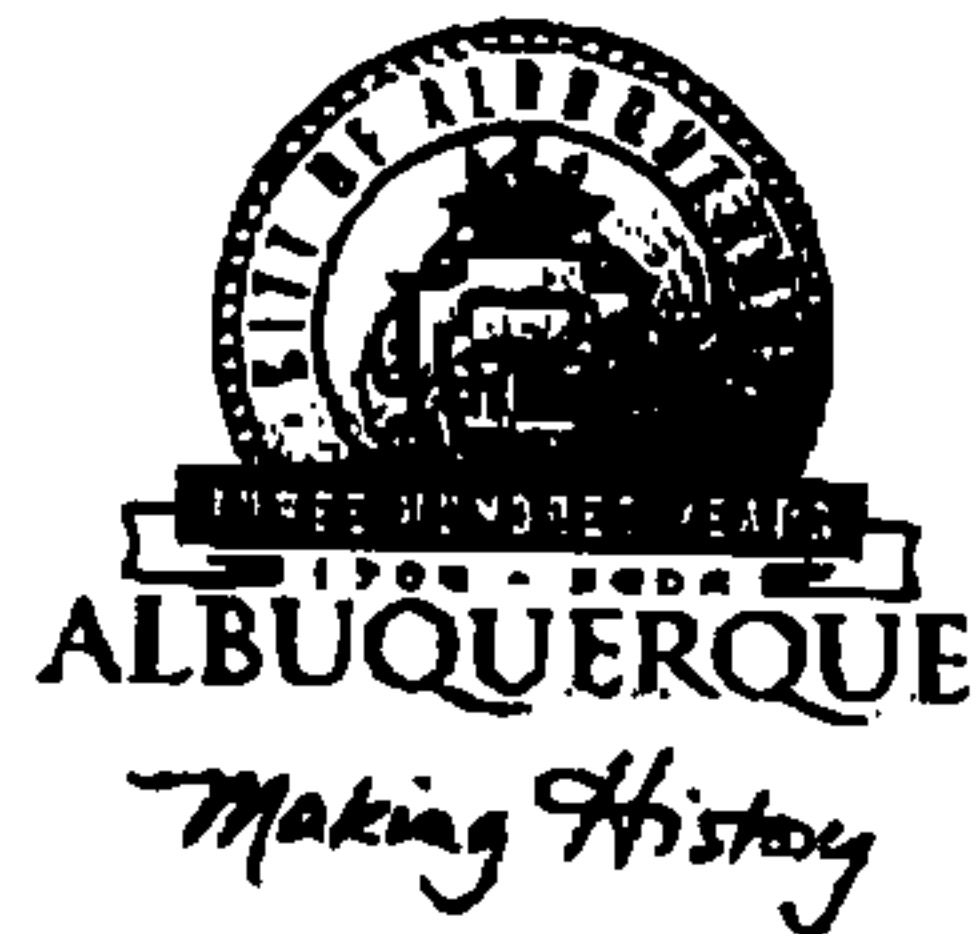
Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-11-Z

Selected Symbols

Feet
0 750 1,500



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.

July 7, 2005

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on July 7, 2005:

CONTACT NAME: STEPHANIE STRATTON

COMPANY OR AGENCY: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 823-1000/FAX: 798-7988
E-mail: goodwinengrs@comcast.net

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **OXBOW BLUFF SUBDIVISION, LOT 32** zone map F-G-11.

Our records indicate that as of July 7, 2005, there were no Recognized Neighborhood Associations in this area.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnmaform(02/13/04)

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

VISTA GRANDE N.A. (VTG)
•Berent Groth
3546 Sequoia Pl. NW/87120 836-5542 (h)
266-6700 (w)
Linda Socha
3516 Vista Grande NW/87120 839-0347 (h)
220-6766 (w)

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 July 19, 2005 To August 3, 2005

5. REMOVAL

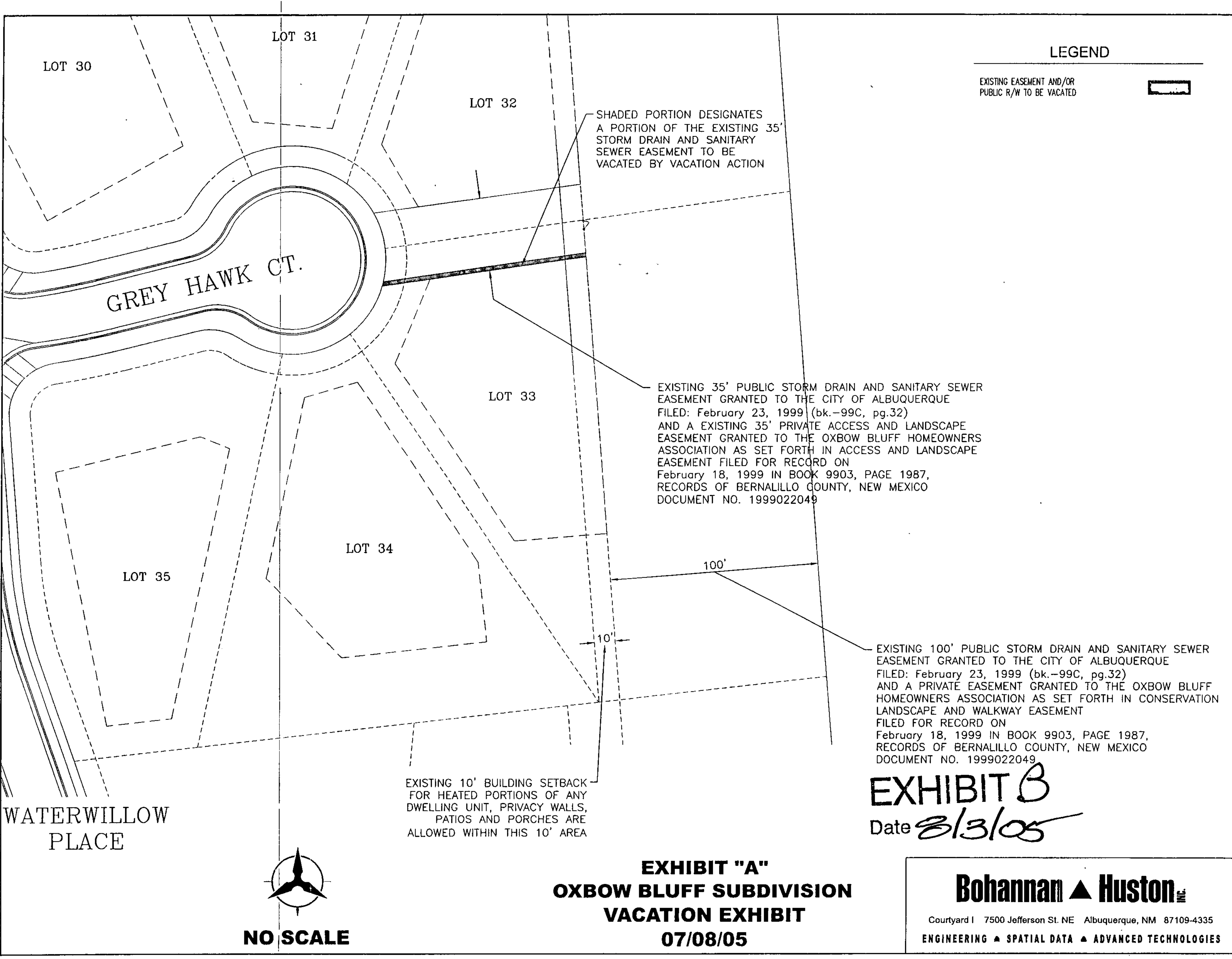
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Stephanie Stratton (Applicant or Agent) 7-8-05 (Date)

I issued 1 signs for this application, 7-8-05 (Date) Andrew Garcia (Staff Member)

DRB PROJECT NUMBER: 1004315



LEGEND

EXISTING EASEMENT AND/OR
PUBLIC R/W TO BE VACATED



SHADED PORTION DESIGNATES
A PORTION OF THE EXISTING 35'
STORM DRAIN AND SANITARY
SEWER EASEMENT TO BE
VACATED BY VACATION ACTION

EXISTING 35' PUBLIC STORM DRAIN AND SANITARY SEWER
EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: February 23, 1999 (bk.-99C, pg.32)
AND A EXISTING 35' PRIVATE ACCESS AND LANDSCAPE
EASEMENT GRANTED TO THE OXBOW BLUFF HOMEOWNERS
ASSOCIATION AS SET FORTH IN ACCESS AND LANDSCAPE
EASEMENT FILED FOR RECORD ON
February 18, 1999 IN BOOK 9903, PAGE 1987,
RECORDS OF BERNALILLO COUNTY, NEW MEXICO
DOCUMENT NO. 1999022049

EXISTING 100' PUBLIC STORM DRAIN AND SANITARY SEWER
EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: February 23, 1999 (bk.-99C, pg.32)
AND A PRIVATE EASEMENT GRANTED TO THE OXBOW BLUFF
HOMEOWNERS ASSOCIATION AS SET FORTH IN CONSERVATION
LANDSCAPE AND WALKWAY EASEMENT
FILED FOR RECORD ON
February 18, 1999 IN BOOK 9903, PAGE 1987,
RECORDS OF BERNALILLO COUNTY, NEW MEXICO
DOCUMENT NO. 1999022049

EXISTING 10' BUILDING SETBACK
FOR HEATED PORTIONS OF ANY
DWELLING UNIT, PRIVACY WALLS,
PATIOS AND PORCHES ARE
ALLOWED WITHIN THIS 10' AREA

EXHIBIT B

Date *8/3/05*



EXHIBIT "A"
OXBOW BLUFF SUBDIVISION
VACATION EXHIBIT
07/08/05

Bohannon ▲ Huston INC.
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

WATERWILLOW
PLACE

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

GREY HAWK CT.

100'

10'