



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 28, 2007

**Project# 1004404**

07DRB-70296 VACATION OF PUBLIC EASEMENT

07DRB-70297 BULK LAND VARIANCE

07DRB-70298 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU-2 UR, SU-2 SROLL, SU-2SRSL, SU-2, SU-1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9)

At the November 28, 2007 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement and the vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

**CONDITIONS:**

1. Final disposition shall be through the City Real Estate Office
2. 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.

At the November 28, 2007 Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

**OFFICIAL NOTICE OF DECISION**

Page 2

Project# 1004404

**BULK LAND VARIANCE:**

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

The Preliminary Plat was approved with final sign-off delegated to Planning for 15 day appeal period and AMAFCA signature.

If you wish to appeal this decision, you must do so by December 13, 2007 in the manner described below.

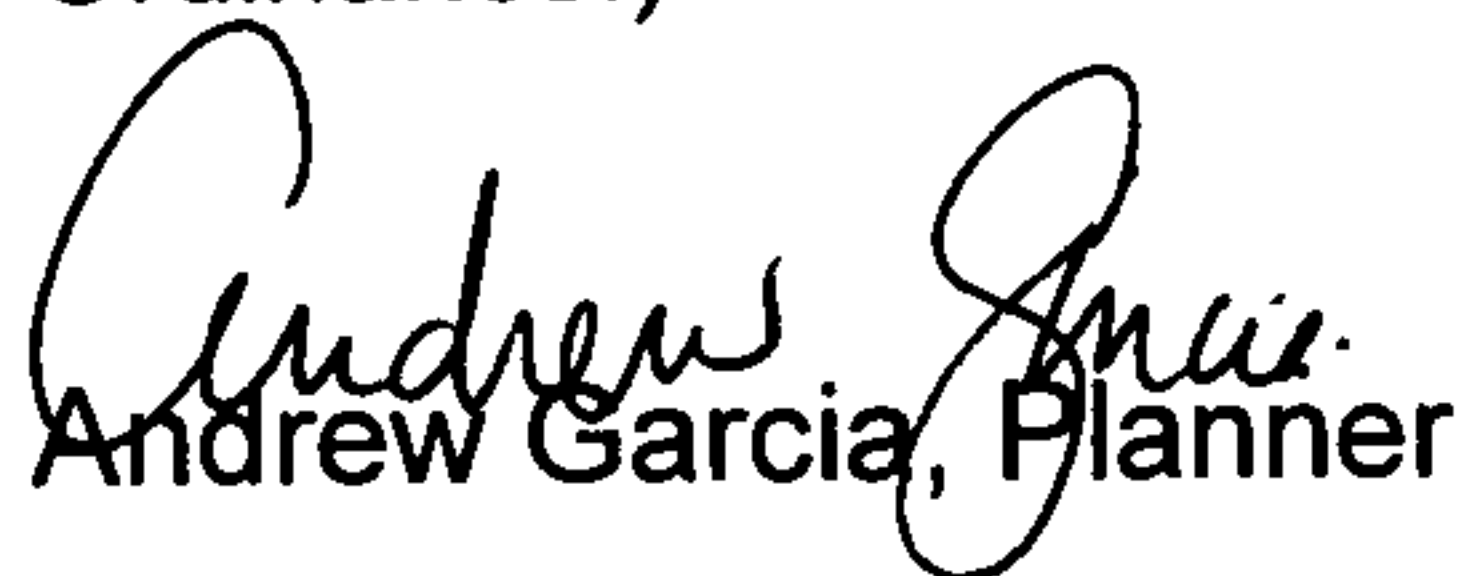
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

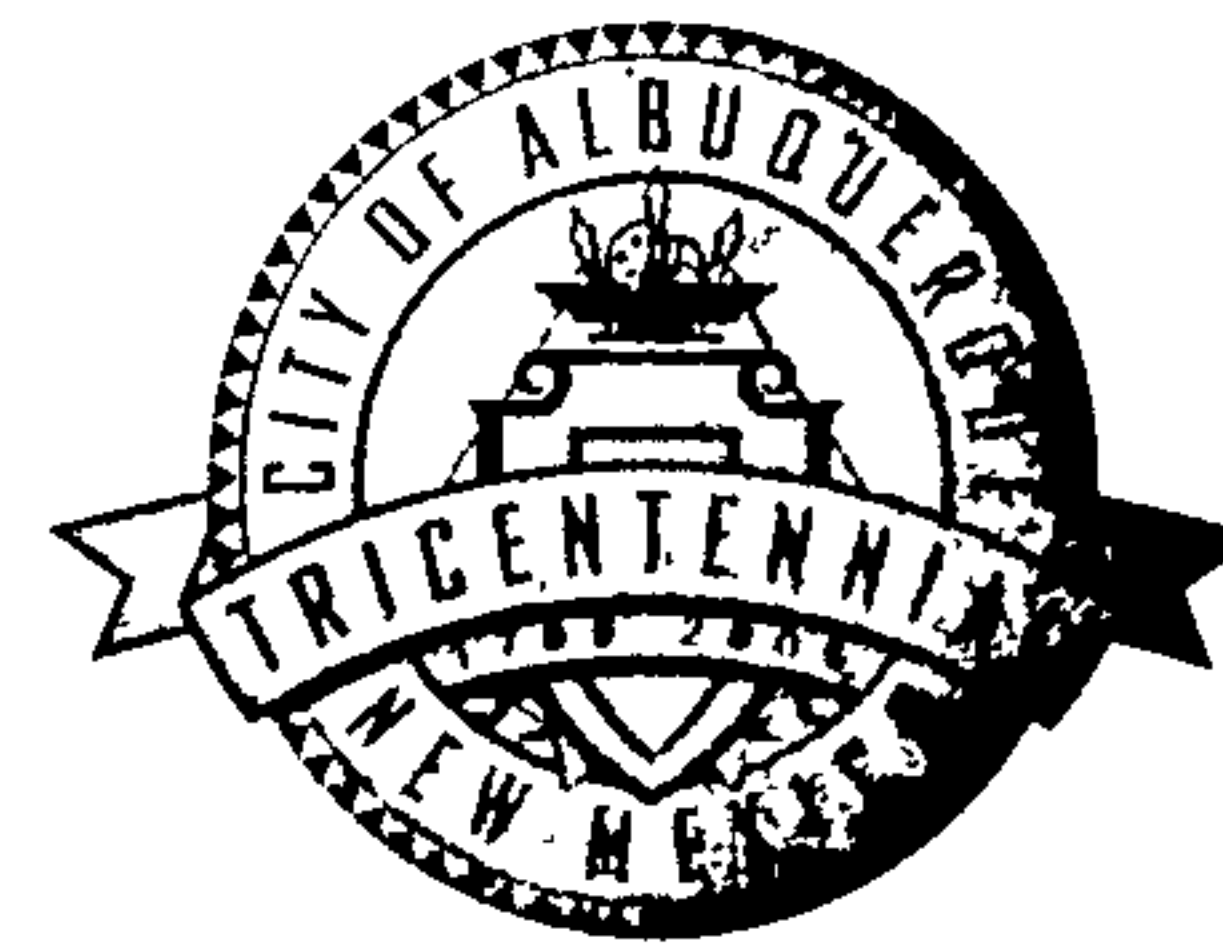
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

  
Andrew Garcia, Planner

Cc: Surv-Tek, Inc – 9384 Valley View Dr NW – Albuquerque, NM 87114  
Cc: The Trails LLC – 7007 Jefferson NE Ste A – Albuquerque, NM 87109  
Cc: Chuck Cala – 6010-B Midway Park Blvd NE – Albuquerque, NM 87111  
Marilyn Maldonado  
File

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Bulk Land Variance  
Vacation of Public Easements

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

1  
Alternate outfall easement required for well site storm drain (Tract H-1)  
No objection to Bulk Land Variance request.  
Public drainage easement required on Tract 11.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee    505-924-3986

**DATE:** OCTOBER 31, 2007

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# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: ~~1004404~~  
1004404

AGENDA ITEM NO: ~~1004404~~  
7

SUBJECT:

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

P.O. Box 1293

ACTION REQUESTED:

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:0 AMEND:0

Albuquerque

ENGINEERING COMMENTS:

New Mexico 87103

*No objection to BLV  
Need public drainage esmt on tract 11*

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: *Bradley L Bingham*  
City Engineer/AMAFCA Designee  
924-3986

DATE: *Nov 28, 07*

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Bulk Land Variance  
Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated 10-31-07.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>11-28-07</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

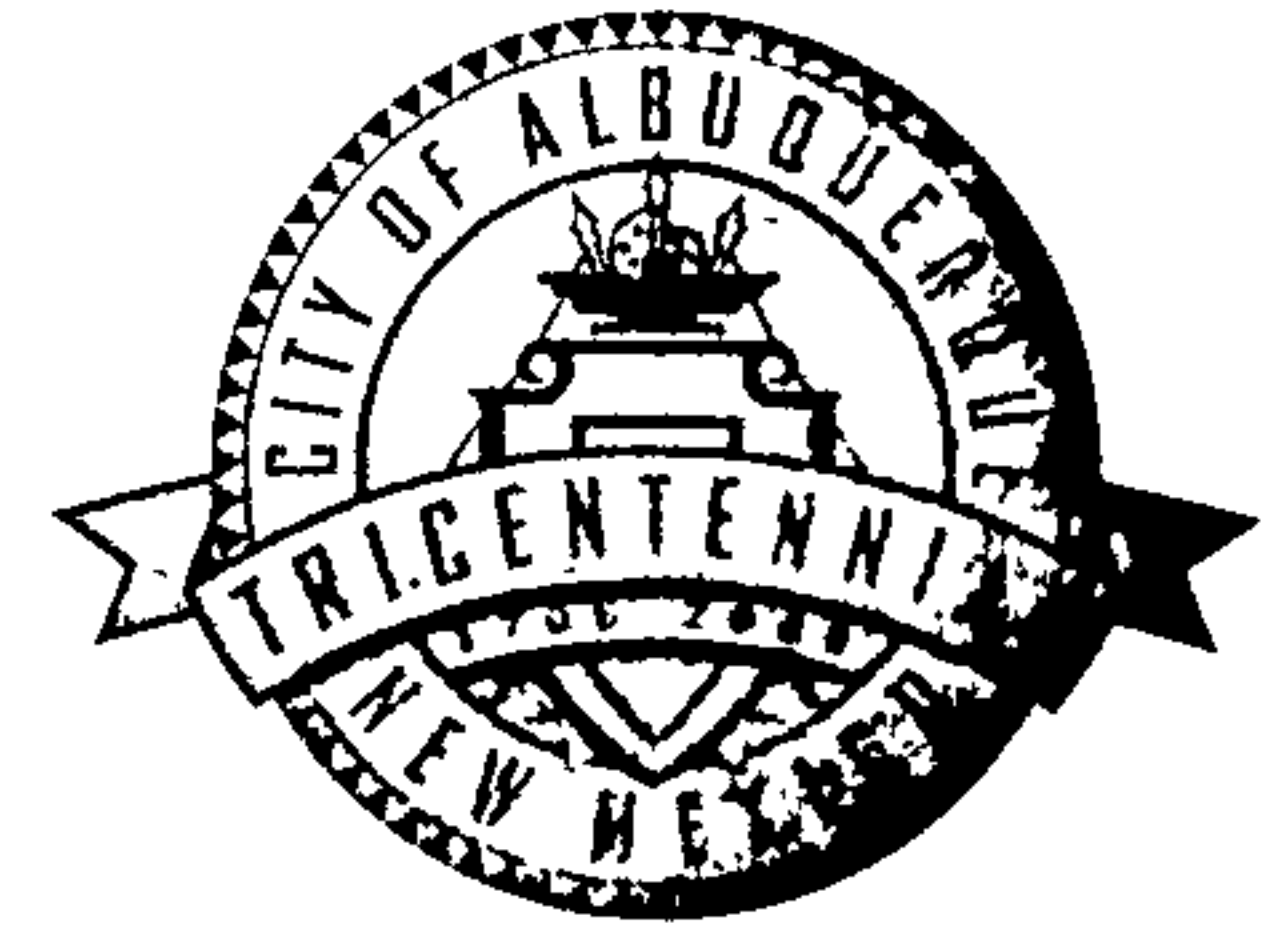
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** November 21, 2007

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 2**

**SUBJECT:**

Bulk Land Variance  
Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated 10-31-07.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>11-21-07</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** November 14, 2007



**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, October 31, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

**Project# 1002739**

07DRB-70282 Major - One Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above actin(s) for all or a portion of Parcel(s) 5 & 8, **ANDERSON HEIGHTS Unit(s) 1**, zoned R-D/R-LT, located on DENNIS CHAVEZ BLVD AND 118<sup>TH</sup> STREET containing approximately 56.8667 acre(s). (N-8) & (P-8)

**Project # 1000934**

07DRB-70300 Major - Two Year SIA

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) B, **SUNRISE RANCH WEST Unit(s) 2**, zoned RD, located on SUNSET GARDENS AVE SW BETWEEN 106<sup>TH</sup> STREET SW AND 98<sup>TH</sup> STREET SW containing approximately 9.0 acre(s). (L-8) & (L-9)

**~~Project # 1004404~~**

07DRB-70296 VACATION OF PUBLIC EASEMENT

07DRB-70297 BULK LAND VARIANCE

07DRB-70298 MINOR-PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tracts 1 through 8, OS-1 and OS-2, The Trails Unit(s) 3 Tract 12, The Trails Unit(s) 2 to be known as **THE TRAILS UNIT 3A**, zoned SU-2 UR, SU-2, SRLL, SU-2 SRSL, SU-2 SU-1, SU-2 VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8) & (C-9)

**Project # 1004820**

07DRB-70299 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-1, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH ROAD NW BETWEEN COORS BYPASS NW AND IRVING BLVD NW containing approximately 1.708 acre(s). (B-13)

**Project # 1006868**

07DRB-70302 MAJOR -PRELIMINARY  
PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 for IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18)

**Project # 1001218**  
07DRB-70301 Major - Two Year SIA

DALE & GALE ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 1A, **LANDS OF LAFARGE**, zoned M1, located on EDITH BLVD NE BETWEEN CARMONY RD NE AND MONTANO RD NE containing approximately 14.7 acre(s). (G-15-2)

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

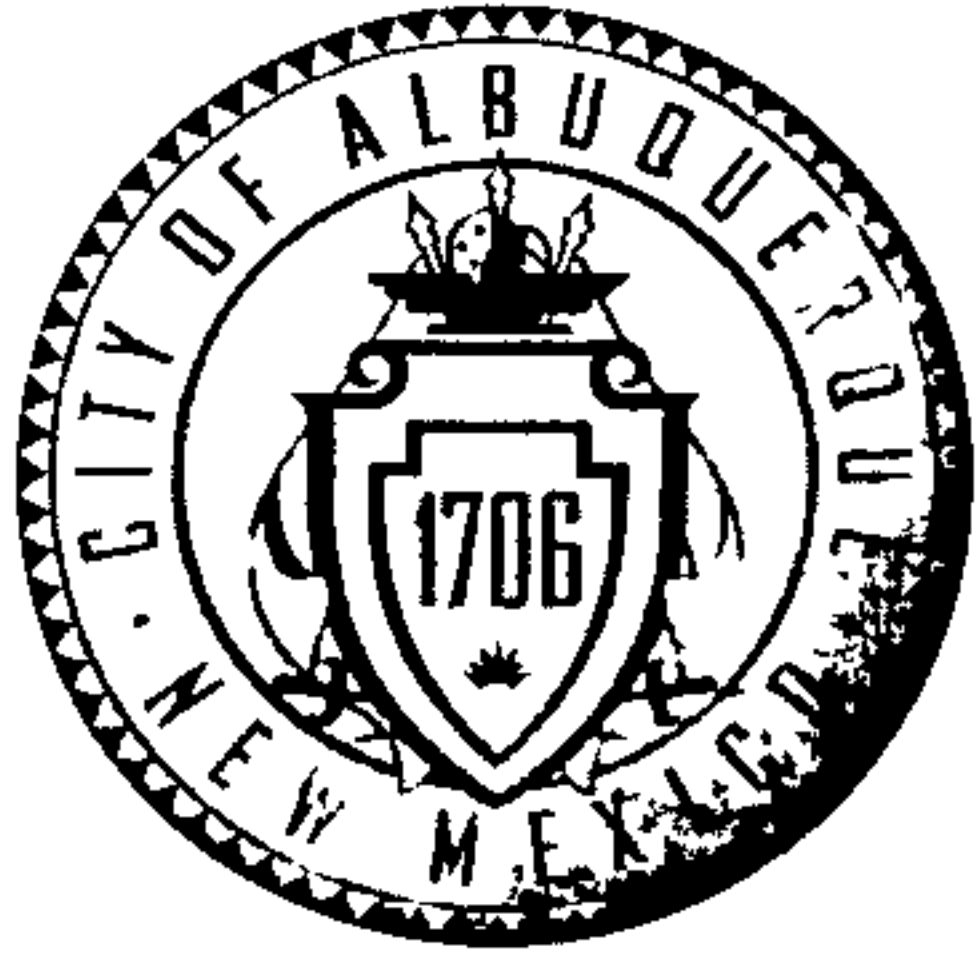


Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 15, 2007.**



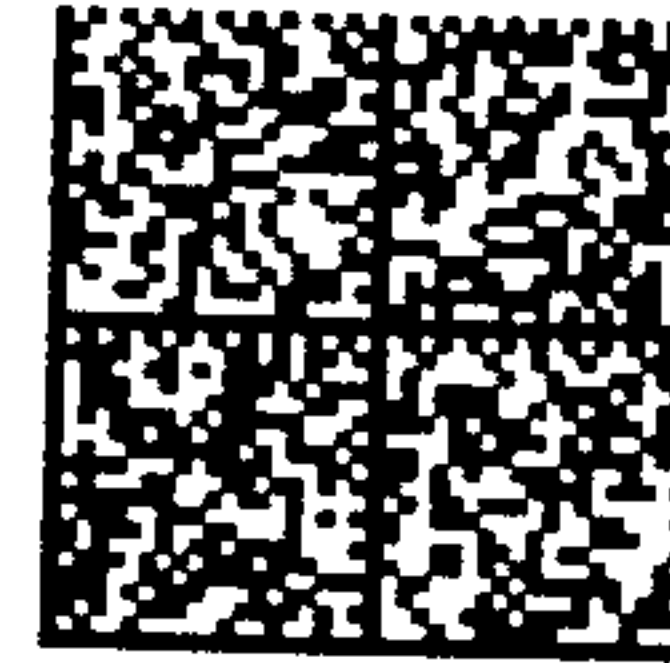
# CITY OF ALBUQUERQUE




Planning Department

DRB

Or Current Resident  
EMIKO HOMES LLC  
122 N 2ND ST SUITE A409  
PHOENIX, AZ 85004

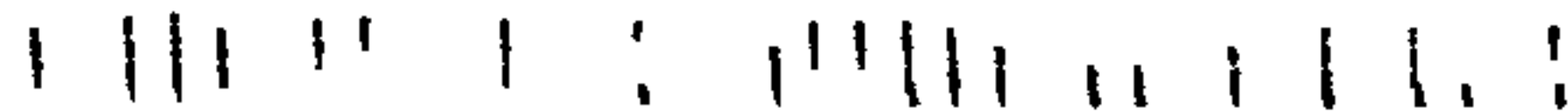


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NO SUCH STREET \_\_\_\_\_ # \_\_\_\_\_  
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UTF



P O Box 1293 Albuquerque New Mexico 87103



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 7**

**SUBJECT:**

FINAL PLAT  
PRELIMINARY PLAT  
BULK LAND VARIANCE  
VACATION OF PUBLIC EASEMENTS

*Def. to  
11/28/07*

**ENGINEERING COMMENTS:**

The easements to tract H-1 must remain in place.  
If Treeline is going to be a public road, then no easement can be granted to NMUI.

**RESOLUTION:**

**11-27-07**

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

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

**SIGNED:**

Kristal D. Metro  
Transportation Development

505-924-3981

**DATE:** NOVEMBER 21, 2007

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Bulk Land Variance  
Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated 10-31-07.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** November 21, 2007



**COMPLETED 12/21/07 SH**  
**DRB CASE ACTION LOG ( PREL/FINAL)**  
 REVISED 10/08/07

**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.: 07DRB-70298 Project # 1004404  
 Project Name: THE TRAILS UNIT 3A  
 Agent: SURV-TEK INC Phone No.: 897-3366

Your request was approved on 11/28/07 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: AMAFCA's signature (ok)  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

Created On: 11/21/07



# DRB CASE ACTION LOG ( PREL/FINAL)

REVISED 10/08/07

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.: **07DRB-70298**

Project # **1004404**

Project Name: **THE TRAILS UNIT 3A**

Agent: **SURV-TEK INC**

Phone No.: **997-3366**

Your request was approved on 11/28/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

CITY ENGINEER / AMAFCA: AMAFCA'S signature

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

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

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

PLANNING (Last to sign): 15 day appeal received.

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

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

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

Created On: 11/21/07

**4404**

### DXF Electronic Approval Form

DRB Project Case #: 1004404

Subdivision Name: THE TRAILS UNIT 3A

Surveyor: RUSS P HUGG

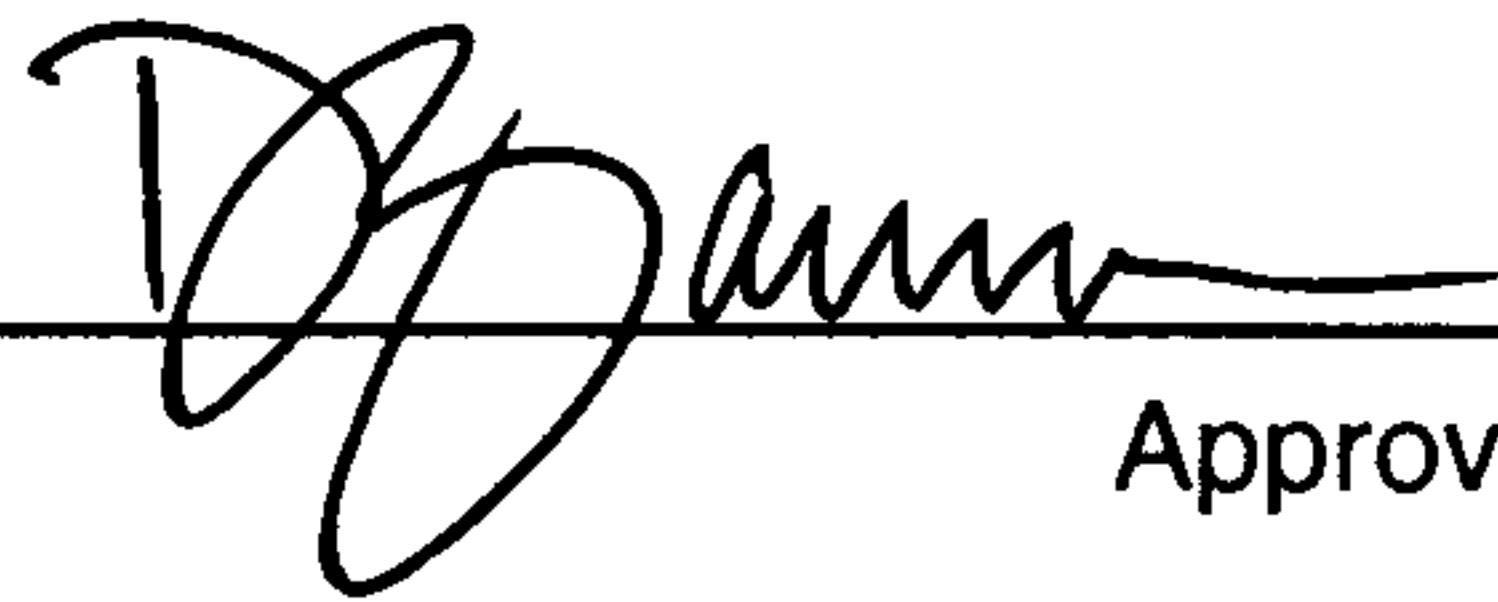
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 12/21/2007

Hard Copy Received: 12/21/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

12.21.2007  
Date

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

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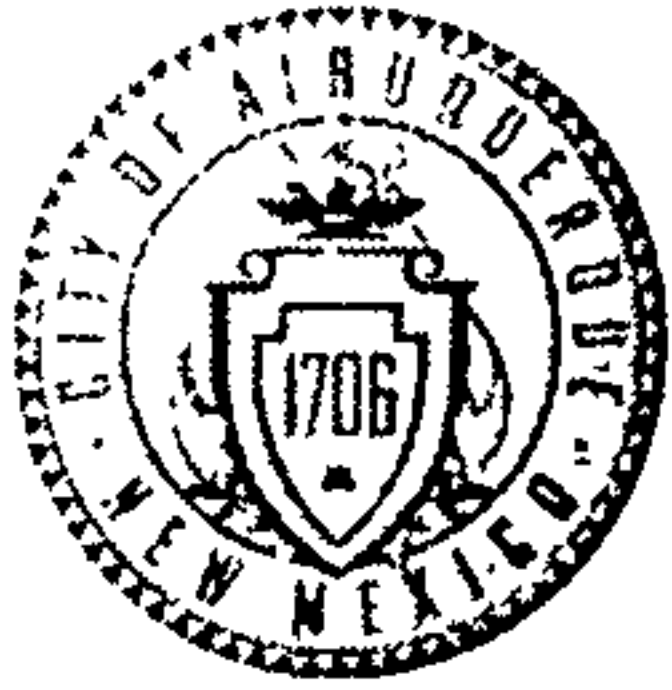
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**AGIS Use Only**  
Copied fc 4404 to agiscov on 12/21/2007 Contact person notified on 12/21/2007



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 28, 2007 9:00 AM

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. Project# 1000579**  
07DRB-70357 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, **PASEO DE LOUISIANA**, zoned SU-2/C-1, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.357 acre(s). (C-18)  
**THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**



2. **Project# 1000965**  
07DRB-70354 STREET NAME CHANGE  
(DRB)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA AT LA LUZ request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ**, zoned SU-1 PRD 5, located on LA BIENVENIDA PL NW BETWEEN TRES GRACIAS DR NW AND SAN JORGE AVE NW (F-11) **The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.**

**The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads," A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."**

**In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.**

3. **Project# 1004223**  
07DRB-70355 VACATION OF PUBLIC  
EASEMENT  
07DRB-70356 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTRAL**, zoned M-2, located on MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE containing approximately 8.525 acre(s). (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND TO CITY ENGINEER FOR LETTER OF COMPLETION AND ACCEPTANCE.**

4. **Project# 1004677**  
07DRB-70358 VACATION OF PRIVATE EASEMENT  
07DRB-70359 MAJOR - PRELIMINARY PLAT APPROVAL  
07DRB-70361 SIDEWALK WAIVER  
07DRB-70362 MINOR - TEMP DEFR SWDK CONST
- ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Tract(s) B, A-1-A, A & B, **HUNING CASTLE ADDITION**, zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/2/07 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
5. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL  
07DRB-70032 MINOR - TEMP DEFR SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70034 VACATION OF PUBLIC EASEMENT  
07DRB-70085 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [*Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07*] **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**
6. **Project# 1006549**  
07DRB-70195 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) [*Deferred from 8/22/07*] **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

7. ~~Project# T004404~~  
07DRB-70296 VACATION OF PUBLIC  
EASEMENT  
07DRB-70297 BULK LAND VARIANCE  
07DRB-70298 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU-2 UR, SU-2 SRL, SU-2SRSL, SU-2, SU-1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9) [Deferred from 10/31/07, 11/14/07 & 11/21/07] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

8. **Project# 1006520**  
07DRB-70360 VACATION OF PUBLIC  
EASEMENT  
07DRB-70363 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

- 07DRB-70386 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70387 EPC APPROVED SDP  
FOR SUBDIVISION

BILL FANNING/FBT ARCHITECTS agent(s) for EPISCOPAL DIOCESE OF THE RIO GRANDE/HOPE EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 FOR O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 6.1928 acre(s). (C-20) **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

9. **Project# 1006868**  
07DRB-70302 MAJOR - PRELIMINARY  
PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 FOR C-2 & IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18) [*Deferred from 10-31-07 & 11/21/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED.**

07DRB-70389 MINOR - SDP FOR  
SUBDIVISION  
07DRB-70390 MINOR - SDP FOR  
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18) [*11/21/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TRANSPORTATION COMMENTS AND TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

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

10. **Project# 1006721**  
07DRB-70373 EPC/ SDP FOR  
BUILDING PERMIT  
07DRB-70374 EPC APPROVED SDP  
FOR SUBDIVISION

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) [*Anna DiMambro - EPC Planner*] [*Deferred from 11/14/07*] **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

11. **Project# 1004677**  
07DRB-70221 EPC APPROVED SDP  
FOR SUBDIVISION

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s) (J-13) [*Carmen Morrone, EPC Planner*] [*Deferred from 9/5/07 & 9/12/07*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

12. **Project# 1003714**  
07DRB-70364 EPC/SDP FOR BUILDING  
PERMIT

ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) [*EPC Planner - Carol Toffaleti*][*Deferred from 11/14/07 & 11/21/07*]. **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

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

13. **Project# 1006717**  
07DRB-70397 EPC APPROVED SDP  
FOR BUILD PERMIT

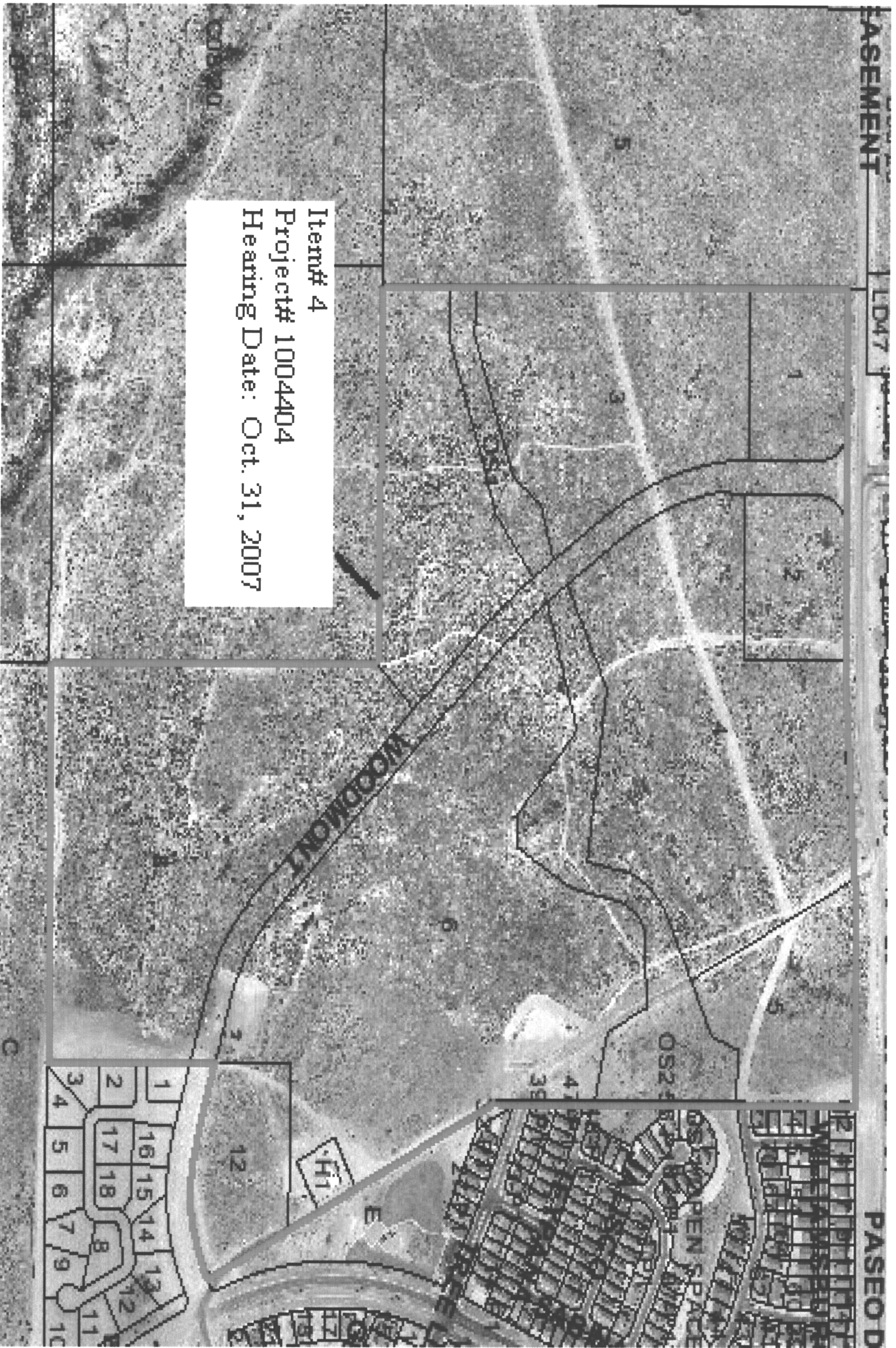
JACK M HARRIS ARCHITECTS INC agent(s) for DR GIL FERNANDEZ request(s) the above action(s) for all or a portion of Lot(s) H-6A5A1A, **RIVERVIEW PARCELS**, zoned SU-1 FOR PERMISSIVE USES, located on GOLF COURSE LOOP NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROAD NW containing approximately 1.03 acre(s). (C-12) [*Carol Toffaleti - EPC Planner*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI'S (EPC) INITIALS AND FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

14. Adjourned: 11:25

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004404 AGENDA# 7 DATE: 11/28/07

1. Name: ROSS HUGG Address: 9384 VALLEY VIEW Zip: 87114
2. Name: STEVE SALAZAR Address: " Zip: "
3. Name: Chuck Cala Address: 6010-13 Midway PK BLVD NE Zip: 87111
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 14, 2007 9:00 AM  
MEMBERS:

Sheran Matson, AICP, DRB Chair  
Angela Gomez, Administrative Assistant  
924-3946

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

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

1. **Project# 1003483**  
07DRB-70324 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)  
SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all or a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit 2**, zoned SU2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND SIGNAL AVE NE containing approximately 2.74 acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
  
2. ~~Project# 1004404~~  
07DRB-70296 VACATION OF PUBLIC  
EASEMENT  
07DRB-70297 BULK LAND VARIANCE  
07DRB-70298 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU2-UR, SU2-SRLL, SU2-SRSL, SU2, SU1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9) [Deferred from 10/31/07] **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**



3. **Project# 1006902**  
07DRB-70312 MAJOR - PRELIMINARY  
PLAT APPROVAL
- BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, LA LUZ DEL OESTE, zoned SU1/PRD, located on COORS BLVD NW AND DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11) *[Deferred from 11/7/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07, AND AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/7/07 THE PRELIMINARY PLAT WAS APPROVED. A NOTE WAS ADDED TO INFRASTRUCTURE LIST FOR MEDIAN CLOSURE ON COORS TO BE UNDER A MODIFIED "B", WHICH IS NOT TO BE COMPLETED UNTIL THE SIGNAL AT SEVILLE AND ANDALUCIA IS COMPLETED. CONDITION OF FINAL PLAT IS TO SHOW PARKING AREAS ON PLAT.**
4. **Project# 1002962**  
07DRB-70326 VACATION OF PUBLIC  
EASEMENT  
07DRB-70327 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS, UNIT 2**, zoned SU2-SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF AND FOR THE 15 DAY APPEAL PERIOD.**
5. **Project# 1002776**  
07DRB-70325 VACATION OF PUBLIC  
EASEMENT  
07DRB-70328 MAJOR - PRELIMINARY  
PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.16 acre(s). (D-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT IS FOR THE EXISTING WATER LINE TO BE REMOVED AND REPLACED.**

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

6. **Project# 1004772**  
07DRB-70375 MINOR - SDP FOR  
SUBDIVISION  
07DRB-70376 MINOR - SDP FOR  
BUILDING PERMIT
- 07DRB-70370 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- GEORGE RAINHART ARCHITECTS agent(s) for HOLLY SP , LLC request(s) the above action(s) for all or a portion of Lot(s) 14, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO NE AND I-25 containing approximately 1.96 acre(s). (C-18)  
**THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR VERIFICATION THAT STRUCTURE SHOWN ON PLAN IS NOT AN UNUSED DRIVE PAD; ADD BUMPERS TO SPACES SURROUNDING LIGHT POLES; CROSS LOT ACCESS EASEMENT TRACTS A & B AND LOTS 13 & 20; IF THERE IS NOT AN EXISTING SIDEWALK ALONG HOLLY, IT MUST BE BUILT WITH PROJECT; WIDTH OF INTERNAL SIDEWALK ALONG OBSTACLES MUST BE INDICATED. SHOW PROPOSED HEAVY VEHICLE PATH AND PROVIDE AN EXHIBIT TO THAT EFFECT.**
- ISAACSON & ARFMAN, PA agent(s) for HOLLY - SP, LLC request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block 18, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on HOLLY AVE NE BETWEEN PASEO DEL NORTE NE AND SAN PEDRO NE containing approximately 3.7503 acre(s). (C-18) **WITH THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT ARE THAT THE PLAT REFERENCES THE EXISTING DECLARATION OF CCCR's AND CROSS EASEMENT AGREEMENT AND TO PROVIDE RECORDING INFORMATION FOR THE CROSS LOT ACCESS EASEMENTS BETWEEN LOTS 13 AND 20 AND TRACTS A & B.**
7. **Project# 1006833**  
07DRB-70254 MAJOR - SDP FOR  
SUBDIVISION  
07DRB-70255 MAJOR - SDP FOR  
BUILDING PERMIT
- GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [*Deferred from 10/10/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**

8. **Project# 1006721**  
07DRB-70373 EPC/ SDP FOR  
BUILDING PERMIT  
07DRB-70374 EPC APPROVED SDP  
FOR SUBDIVISION  
RMKM ARCHITECTURE agent(s) for ALBUQUERQUE  
POLICE DEPARTMENT request(s) the above action(s) for  
all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR  
RANCH**, zoned SU1 FOR R-2, located on CIBOLA  
LOOP RD NW BETWEEN ELLISON NW AND CIBOLA  
LOOP NW containing approximately 3.4 acre(s). (A-13)  
**DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**
  
9. **Project# 1002421**  
07DRB-70366 EPC/ SDP FOR  
SUBDIVISION  
GARRETT SMITH LTD agent(s) for NEW LIFE HOMES  
INC request(s) the above action(s) for all or a portion of  
Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**,  
zoned SU1-PRD/20 DU-A, located on BATAAN DR SW  
BETWEEN DELIA AVE SW AND GWIN ST SW  
containing approximately 3.2 acre(s). (K-10)  
*[EPC Planner – Anna DiMambro]*  
**THE SITE PLAN FOR SUBDIVISION WAS APPROVED  
WITH FINAL SIGN OFF DELEGATED TO PLANNING  
FOR 3 COPIES.**
  
10. **Project# 1006600**  
07DRB-70365 EPC/ SDP FOR  
BUILDING PERMIT  
GARRETT SMITH LTD agent(s) for NEW LIFE HOMES  
INC request(s) the above action(s) for all or a portion of  
Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**,  
zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW  
BETWEEN DELIA AVE SW AND GWIN ST SW  
containing approximately 3.2 acre(s). (K-10) *[EPC  
Planner – Anna DiMambro]* **DEFERRED TO 11/21/07 AT  
THE AGENT'S REQUEST.**
  
11. **Project# 1003714**  
07DRB-70364 EPC/SDP FOR BUILDING  
PERMIT  
ALEXANDER FINALE agent(s) for ASSOCIATED  
HOME & RV SALES, INC request(s) the above action(s)  
for all or a portion of Tract(s) C-3-A, **ADOBE WELLS  
SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on  
EAGLE RANCH NE BETWEEN WESTSIDE NE AND  
COORS BYPASS BLVD NE containing approximately  
2.29 acre(s). (B-13) *[EPC Planner – Carol Toffaleti]*  
**DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**

12. **Project# 1002776**  
07DRB-70329 EPC/SDP FOR BUILDING PERMIT  
07DRB-70330 EPC/SDP FOR SUBDIVISION

JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR THE FOLLOWING COMMENTS: ALL RADII MUST BE CALLED OUT. WHEELCHAIR RAMPS MUST BE SHOWN. ALL SIDEWALK WORK MUST BE CALLED OUT. LOCATION OF INTERNAL WHEELCHAIR RAMPS MUST BE CALLED OUT. WIDTH OF ALL ENTRANCES MUST BE DEFINED. DISTANCE FROM BACK OF CURB TO PROPERTY LINE MUST BE DEFINED ALONG HOMESTEAD CIRCLE. BUILD-NOTES WITH ALL OF THE WORK WITHIN CITY RIGHT-OF-WAY REFERRING TO THE APPROPRIATE CITY STANDARDS MUST BE PROVIDED. INDICATION OF EXISTENCE AND WIDTH OF DRIVE PADS. LENGTH AND WIDTH OF PARKING SPACES MUST BE INDICATED.**

13. **Project# 1006922**  
07DRB-70351 MINOR - SDP FOR BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR CITY ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE.**

07DRB-70347 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CITY ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE, AND TO RECORD.**

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

14. **Project# 1004851**  
07DRB-70367 EXT OF MAJOR  
PRELIMINARY PLAT
- HIGH MESA CONSULTING GROUP agent(s) for THE SAWMILL DEVELOPMENT CO, LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & A-3, **TRACT 2, LANDS OF MCLAIN AND TRACT A-3 LANDS OF WILLIAM ANDREW MCCORD**, zoned S-M1, located on 2000 ZEARING AVENUE NW BETWEEN RIO GRANDE NW AND 19TH ST NW containing approximately 2.57 acre(s). (H-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
15. **Project# 1006768**  
07DRB-70371 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- DOUG SMITH SURVEYING agent(s) for MICHAEL H MUGEL request(s) the above action(s) for all or a portion of Tract(s) 29 A-1, **HEIGHTS RESERVOIR ADDITION**, zoned C-2, located on LOMAS BLVD NE BETWEEN SAN MATEO NE AND MONZANO ST NE containing approximately 3.98 acre(s). (K-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, TO RECORD PLAT, TO PROVIDE 10FT FROM FACE OF CURB ALONG SAN MATEO BLVD AND MANZANO STREET AND TO ABCWUA TO SHOW INDICATION OF CORRECT ADDRESS, WHERE THE BUILDING IS CONNECTED TO CITY WATER AND WHETHER AN EASEMENT IS NEEDED.**
16. **Project# 1006931**  
07DRB-70368 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOSEPH LOVATO request(s) the above action(s) for all or a portion of Lot(s) 42 & 43, **REGINA ADDITION**, zoned R-1, located on BLUEWATER RD NW BETWEEN 49TH ST NW AND RINCON RD NW containing approximately 0.71 acre(s). (J-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 20 FT RADIUS AT RIGHT-OF-WAY DEDICATION.**
17. **Project# 1006935**  
07DRB-70372 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for BLAIRE MARTIN & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.2187 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1006932**  
07DRB-70369 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CIBOLA ENERGY CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 19, 20M AND PORTION OF LOT 21, Block(s) 17, Tract(s) 345, 346 - A, **PEREA ADDITION**, zoned SU2, located on WEST CENTRAL AVE NW BETWEEN 14TH NW AND 15TH NW containing approximately 0.99 acre(s). (J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CHANGE ZONING TO SU2-CC, AND TO RECORD AND TO TRANSPORTATION FOR 10 FT FACE OF CURB TO PROPERTY LINE DEDICATION, 6 FT OF RIGHT-OF-WAY FOR BIKE LANE AND RECORDING INFORMATION ON DRIVE PAD ALONG CENTRAL.**

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

19. **Project# 1006926**  
07DRB-70352 SKETCH PLAT REVIEW  
AND COMMENT

ART MARSHALL agent(s) for MERCEDES R. MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block 3, **SUNSHINE ADDITION**, zoned SU2, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately 0.33 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project# 1006927**  
07DRB-70353 SKETCH PLAT REVIEW  
AND COMMENT

PLAZA SURVEYS LLC agent(s) for CHRISTINA ALVERAZ request(s) the above action(s) for all or a portion of Lot 24, Block 4, **ESPERANZA ADDITION**, zoned C-1, located on KATHRYN SE BETWEEN SAN MATEO SE AND ORTIZ SE containing approximately 0.16 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN**

21. The Development Review Board Minutes for October 3, 2007 were approved.

ADJOURNED: 11:20

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004404 AGENDA# 4 DATE: 10/31/07

1. Name: Russ + LGS Address: 9384 VALLEY Zip: 87114
2. Name: Chuck Catala  
High Mesa Consulting Address: 6010-B Midway Zip: 87109  
Group Park Blvd NE
3. Name: Rob Bell 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: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 31, 2007 9:00AM

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Angela Gomez, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
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 ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order 9:00 A.M. Adjourned: 10:06
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project# 1001218**  
07DRB-70301 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)

DALE & GALE ARMSTRONG request(s) the above actions(s) for all or a portion of Tract(s) 1A, **LANDS OF LAFARGE**, zoned M1, located on EDITH ELVD NE BETWEEN CARMONY RD NE AND MONTANO RD NE containing approximately 14.7 acre(s). (G-15-2)  
**THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED WITH THE CONDITION THAT IT BE CONVERTED TO A MODIFIED "C" TO ALLOW THE FUNDS TO BECOME PART OF THE ROADWAY EXTENSION PROJECT.**



2. **Project# 1006868**  
07DRB-70302 MAJOR - PRELIMINARY PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 FOR IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18)  
**DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**
  
3. **Project# 1004820**  
07DRB-70299 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-1, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH ROAD NW BETWEEN COORS BY PASS NW AND IRVING BLVD NW containing approximately 1.708 acre(s). (B-13)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. IF APPROVED WITHOUT THE PLAT, THE APPLICANT HAS 1 YEAR TO FILE THE PLAT.**
  
4. ~~Project# 1004404~~  
07DRB-70296 VACATION OF PUBLIC EASEMENT  
07DRB-70297 BULK LAND VARIANCE  
07DRB-70298 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU-2 UR, SU-2 SROLL, SU-2SRSL, SU-2, SU-1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9)  
**DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**
  
5. **Project# 1000934**  
07DRB-70300 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) B, **SUNRISE RANCH WEST Unit(s) 2**, zoned RD, located on SUNSET GARDENS AVE SW BETWEEN 106TH STREET SW AND 98TH STREET SW containing approximately 9 acre(s). (L8, L9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
  
6. **Project# 1002739**  
07DRB-70282 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Parcel 5 & 8, **ANDERSON HEIGHTS Unit(s) 1**, zoned R-D/R-LT, located on DENNIS CHAVEZ BLVD SW AND 118<sup>TH</sup> ST SW containing approximately 56.8667 acre(s). [REF: 05DRB-01834] (N-8, P-8) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

7. **Project# 1002776**  
07DRB-70329 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70330 EPC APPROVED SDP  
FOR SUBDIVISION
- JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 ( SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.1154 acre(s). (D-11) **DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**
8. **Project# 1005243**  
07DRB-70316 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70317 EPC APPROVED SDP  
FOR SUBDIVISION
- CONSENSUS PLANNING agent(s) for ALLIANCE RESIDENTIAL request(s) the above action(s) for all or a portion of Tract(s) 1-6, **UNIVERSITY VILLAGE to be known as Broadstone Towne Center**, zoned SU-1 FOR PRD AND SU-1 FOR C-2, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA SE containing approximately 16.76 acre(s). (L-15) [Catalina Lehner, EPC Planner] *[Deferred from 10/24/07]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**
- 07DRB-70318 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for BROADSTONE TOWNE CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED LANDS, **UNPLATTED LANDS WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. to be known as Broadstone Towne Center**, zoned SU-1/PRD & SU-1 FOR C-2 PERMISSIVE USES, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA containing approximately 16.76 acre(s). (L-15) *[Deferred from 10/24/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/31/07, AND THE APPROVAL OF THE GRATING AND DRAINAGE PLAN DATED 10/02/07, THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT: FINAL EASEMENTS MUST BE GRANTED TO ABCWUA FOR NOTES 1 & 4. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

9. **Project# 1000029**  
07DRB-70336 EXT OF MAJOR  
PRELIMINARY PLAT
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) C, B-1- A-1, **DUKE CITY LUMBER COMPANY ADDITION, LOT D-1-A OF ARBORERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH AVE NW BETWEEN 19TH ST NW AND 18TH ST NW containing approximately 25.27 acre(s). (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
10. **Project# 1000997**  
07DRB-70331 SIDEWALK WAIVER  
07DRB-70332 EXT OF SIA FOR TEMP  
DEFR SDWK CONST
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-13, **RIVERVIEW ACRES Unit(s) 1**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.071 acre(s). (H-12) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4 YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
11. **Project# 1002718**  
07DRB-70334 SIDEWALK WAIVER  
07DRB-70335 EXT OF SIA FOR TEMP  
DEFR SDWK CONST
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-12, **RIVERVIEW ACRES Unit(s) 2**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.81 acre(s). (H-12) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4 YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
12. **Project# 1006913**  
07DRB-70333 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for 110 RICHMOND , LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 2 & 3, Block(s) 40, **UNIVERSITY HEIGHTS ADDITION**, zoned CCR, located on RICHMOND AVE NE BETWEEN CENTRAL AVE NE AND SILVER AVE NE containing approximately 0.52 acre(s). (K-16) **DEFERRED TO 11/7/07 AT THE AGENT'S REQUEST.**

13. **Project# 1005465**  
07DRB-70277 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or a portion of Tract(s) C, **SOUTH BROADWAY INDUSTRIAL ACRES**, zoned SU-2 HM, located on WOODWARD RD SE BETWEEN BROADWAY BLVD SE AND 2<sup>ND</sup> ST SE containing approximately 3.52 acre(s). (M-14) [*Deferred from 10/03/07, 10/17/07 & 10/24/07*] **DEFERRED TO 11/7/07 AT THE AGENT'S REQUEST.**

14. Approval of the Development Review Board Minutes for September 19th & 26<sup>th</sup> 2007.

Other Matters:

ADJOURNED: 10:06



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 31, 2007

**Project # 1004404**  
07DRB-70296 VACATION OF PUBLIC  
EASEMENT  
07DRB-70297 BULK LAND VARIANCE  
07DRB-70298 MINOR-PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tracts 1 through 8, OS-1 and OS-2, The Trails Unit(s) 3 Tract 12, The Trails Unit(s) 2 to be known as **THE TRAILS UNIT 3A**, zoned SU-2 UR, SU-2, SRL, SU-2 SRSL, SU-2 SU-1, SU-2 VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8) & (C-9)

<b>AMAFCA</b>		No adverse comments.
<b>COG</b>		No comments received.
<b>Transit</b>		No comments received.
<b>Zoning Enforcement</b>		No adverse comments.
<b>Neighborhood Coordination</b>	Letter(s) sent to:	<b>Ventana Ranch NA (R)</b>
<b>APS</b>		
<b>Police Department</b>		No crime prevention or CPTED comments at this time.
<b>Fire Department</b>		No adverse comments.
<b>PNM Electric &amp; Gas</b>		No adverse comments.
<b>Comcast</b>		No comments received.
<b>QWEST</b>		No comments received.
<b>Environmental Health</b>		No comments received.
<b>M.R.G.C.D.</b>		No adverse comments.

### **Open Space Division**

- What is the intended design of the perimeter fencing along the southern boundary of Tract 2 and the western boundary of Tract 7? Applicant should consider that the Open Space Division has planned to install a standard high tensile boundary fence along these Major Public Open Space areas.
- Tracts OS 1 and OS 2 are indicated in the Volcano Heights Sector Development Plan as Major Public Open Space. Are these tracts intended to be publicly dedicated? If so, please indicate by way of plat.

### **City Engineer**

No objection to the vacation request but need alternate outfall easement for well site storm drain (Tract H-1). Coordinate this with NMUI. No objection to the BLV. Need public drainage easement on Tract 11.

### **Transportation Development**

- 1) Are the easements to tract H-1 being vacated at this time? These easements must remain in place.
- 2) How do the new access easements from Woodmont south align with both the VHSDP and the proposed school to the south? A meeting will be needed to ensure these alignments are correct.
- 3) If Treeline is going to be a public road, then no easement can be granted to NMUI.

### **Parks & Recreation**

Will tracts OS-1 and OS-2 remain open space tracts?

### **ABCWUA**

Outside of service area, no comments.

### **Planning Department**

DRB cannot approve this plat with Tract 11 less than 5 acres (unless it is an Open Space Tract according to the Volcano Heights Sector Plan) per Section 2 of the DPM and until an archaeological certificate is received from Dr. Schmader.

The Subdivision Ordinance language banning the prohibition of solar collectors is missing from the plat.

Planning will take delegation for the 15 day appeal period & to record the plat if and when the plat is approved.

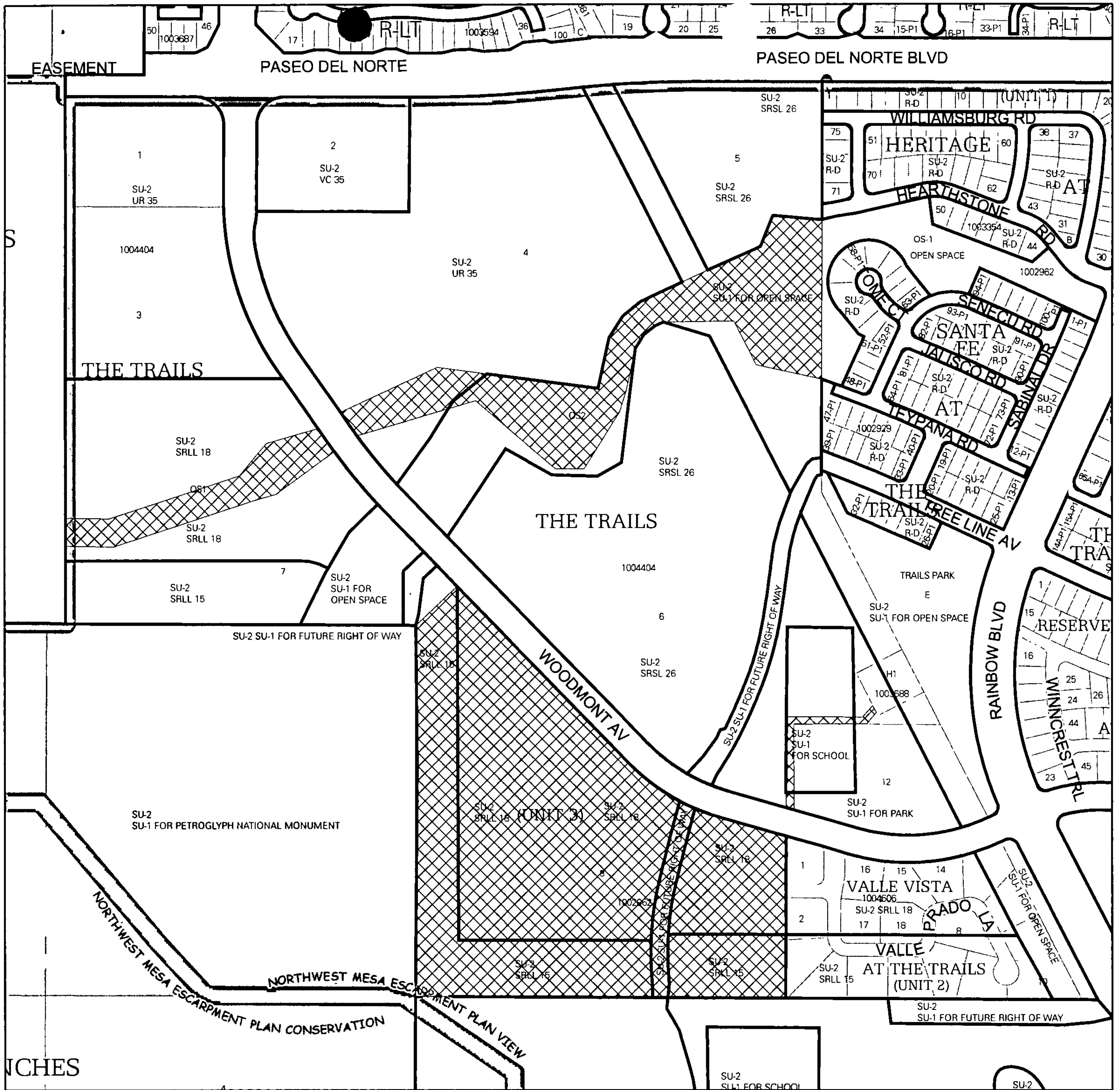
### **Impact Fee Administrator**

No comment on the proposed vacation of public easement(s). No comment on the proposed bulk land variance. Impact Fees will be assessed at the time a building permit is issued. These fees are available on the city's website- [www.cabq.gov](http://www.cabq.gov). Go to the "A-Z" feature and under the letter "I" the first item in this list will be Impact Fees. The areas for which these will be assessed are the NW Mesa for Drainage, NW Mesa/Volcano for Parks, NW Mesa for Roadways, and the Westside for Public Safety.

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

Cc: SURV-TEK, INC – 9384 Valley View Dr NW – Albuquerque, NM 87114

Cc: The Trails. LLC – 7007 Jefferson NE Suite A – Albuquerque, NM 87109



# ZONING MAP

Note: Grey shading indicates County.



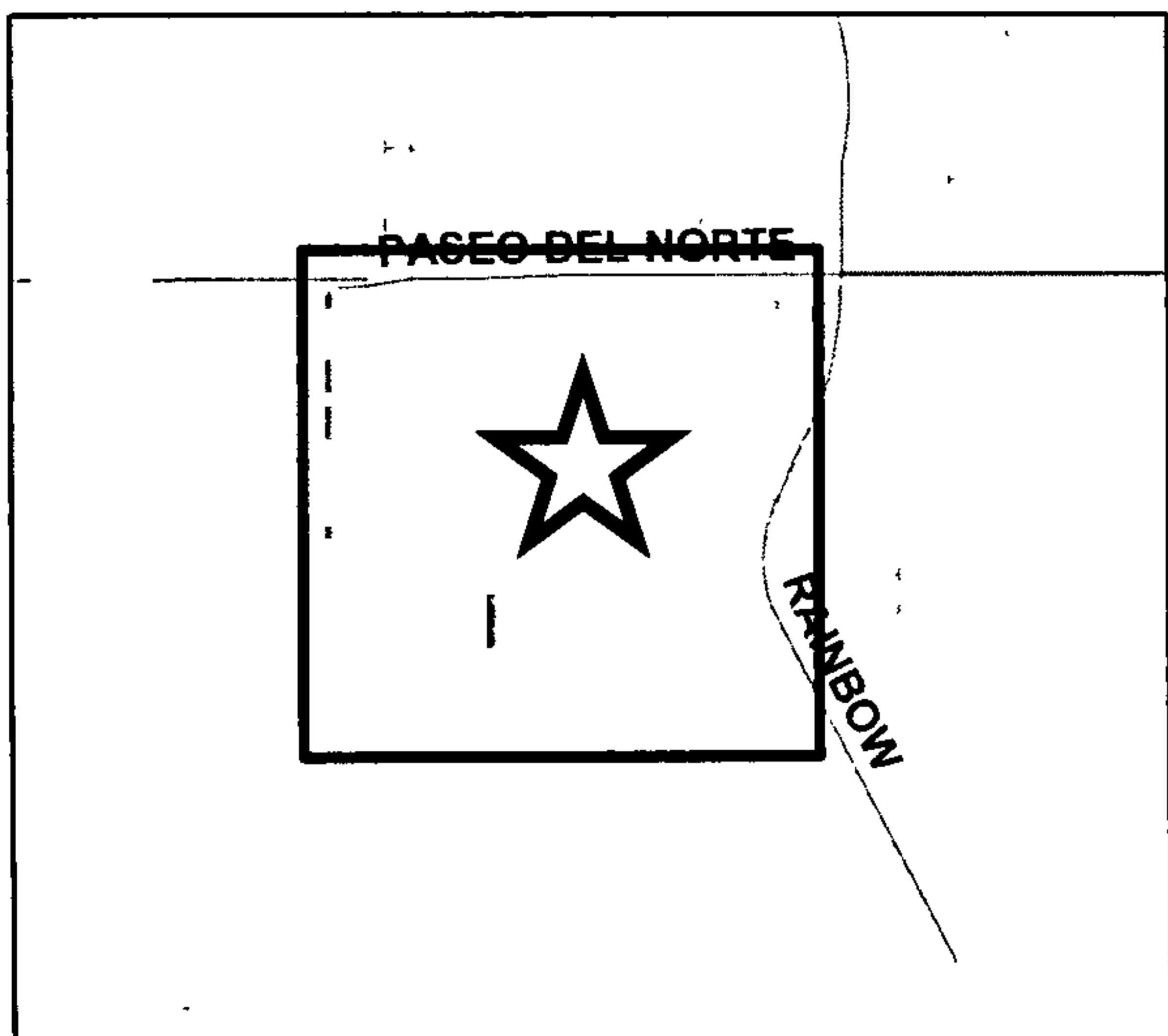
1 inch equals 500 feet

Project Number:  
1004404

Hearing Date:  
October 31, 2007

Zone Map Page:  
C-8 & C-9

Additional Case Numbers:  
07DRB-70296 07DRB-70297  
07DRB-70298



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

**Meeting Date:** October 31, 2007  
**Zone Atlas Page:** C-8, C-9  
**Notification Radius:** 100 Ft.

**Project#** 1004404  
**App#**07ZHE-70296  
07ZHE-70297  
07ZHE-70298

**Cross Reference and Location:** PASEO DEL NORTE NW BETWEEN  
WOODMONT AVE NW AND RAINBOW BLVD NW

**Applicant:** THE TRAILS LLC  
7007 JEFFERSON NE STE A  
ALBUQUERQUE, NM 87109

**Agent:** SURV-TEK INC  
9384 VALLEY VIEW DR NW  
ALBUQUERQUE, NM 87114

**Special Instructions:**

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

**Date Mailed:** OCTOBER 11, 2007

**Signature:** ERIN TREMLIN





# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### DIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: THE TRAILS, LLC PHONE: 761-9911  
 ADDRESS: 7007 JEFFERSON NE SUITE A FAX: 761-9922  
 CITY: ALB STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: AND PRIVATE

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS, BULK LAND VARIANCE, PRELIMINARY AND FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 12, THE TRAILS UNIT 2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: TO BE KNOWN AS THE TRAILS UNIT 3A

Existing Zoning: SU-2 SU-1, SU-2 YC Proposed zoning: SAME MRGCD Map No. N/A

Zone Atlas page(s): C-8 AND C-9 UPC Code: 100806443242910202, 100706403846422301

CASE HISTORY: 100806447134910204, 100906411749922304, 100906410335322303  
100806445037410203, 100806447134910204, 100906405825130203  
1009064712772022, 100906408043222302

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? N/A

No. of existing lots: 11 No. of proposed lots: 13 Total area of site (acres): 158.67

LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE NW

Between: WOODMONT AVE NW and RAINBOW BLVD NW

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

SIGNATURE [Signature] DATE 10.4.07

(Print) RUSS HUGG Applicant:  Agent

### FOR OFFICIAL USE ONLY

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

Application case numbers  
 01DRB: 70296  
 01DRB: 70297  
 01DRB: 70298

Action S.F. Fees  
 VPE V \$ 900.00  
 BLY V \$ 145.00  
 P&F 0(3) \$ 1055.00  
 ADV — \$ 75.00  
 CMF — \$ 20.00

Hearing date 10/31/07 Total \$ 2195.00

Sandy Handley 10/04/07  
 Planner signature / date

Project # 1004404

Form revised 4/07

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
  - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application

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

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

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
  - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

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

Russ Hugg  
Applicant name (print)  
[Signature] 10.7.07  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
07DRB-10296  
07DRB-10297

Sandy Handley 10/24/07  
Planner signature / date  
Project # 1004404

									/L
17	10090651 34022306 30	LANGLAND LAYLA L	7408 CERR OS PL NW	ALBUQ UERQU E	NM	871 14	R	A1 A	LT 30 PLAT OF LAS CASITAS SUBD AT VEN TANA RANCH (REPL OF TR 3A VENTANA R ANCH) CONT 0.1263 AC M/L OR 5,502 SF M /L
18	10090651 29022306 29	SANDOVAL GARY P	7412 CERR OS PL NW	ALBUQ UERQU E	NM	871 14	R	A1 A	LT 29 PLAT OF LAS CASITAS SUBD AT VEN TANA RANCH (REPL OF TR 3A VENTANA R ANCH) CONT 0.1263 AC M/L OR 5,502 SF M /L
19	10080644 64431101 24	TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VE GAS	NV	891 20	V	A1 A	POR OF TR 5 BLACK RANCH NE1/4 NE1/4 SEC 17 T11N R2E CONT 55.8900 AC
20	10090640 83430202 12	TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VE GAS	NV	891 20	V	A1 A	T11N R2E SEC 16 W1/2 NW1/4
21	10090650 94022306 22	BRATLAND KENNET H B & PONCE DE LE ON DELORES	1314 ARRO W STONE	SAN A NTONI O	TX	782 58 323 4	R	A1 A	LT 22 PLAT OF LAS CASITAS SUBD AT VEN TANA RANCH (REPL OF TR 3A VENTANA R ANCH) CONT 0.1286 AC M/L OR 5,602 SF M /L
22	10090650 88022306 21	SNITMAN DMITRIY & MARINA	1329 DONA LOLA	STUDI O CITY	CA	916 04	R	A1 A	LT 21 PLAT OF LAS CASITAS SUBD AT VEN TANA RANCH (REPL OF TR 3A VENTANA R ANCH) CONT 0.1812 AC M/L OR 7,893 SF M /L
23	10080644 62166401 15	CITY OF ALBUQUE RQUE	PO BOX 1293	ALBUQ UERQU E	NM	871 03 129 3	V	A1 A	TRACT- 4 OF BOND RANCHES IN SECTIONS 17,18, 19,20,29AND 30 T11 N R2E CONT 1
24	10080654 89002403 22	D R HORTON INC	4400 ALAM EDA BLVD N E B	ALBUQ UERQU E	NM	871 13	V	A1 A	LT 20 PLAT OF VENTANA MESA SUBDIVISI ON UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .0996 AC
25	10090641 65421213 48	EMIKO HOMES LLC	122 N 2ND ST SUITE A 409	PHOEN IX	AZ	850 04	R	A1 A	LT 49- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1033 AC
26	10090641 71277202 21	THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VE GAS	NV	891 20	V	A1 A	TR 12 BULK LAND PLAT OF THE TRAILS U NIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARC ELS) CONT 5.3585 AC
27	10080654 12032401 20	PARADISE WEST IN C	7423 LANTE RN RD NE	ALBUQ UERQU E	NM	871 09	V	X1 A	TR OF LAND IN W/2 SW/4 SE/4 SE/4 SEC 8 T11N R2E CONT 5.0 AC
28	10080653 52031401 06	UNIVERSITY OF AL BUQUERQUE	4000 ST JO SEPH'S PL N W	ALBUQ UERQU E	NM	871 40	V	X1 A	POR S/2 SW1/4 SE1/4 OF TR 10 SEC 8 T11 N R2E CONT 1280 AC
29	10090650 92015306 20	HITE RAYMOND L & MELANIE D	7520 CERR OS PL NW	ALBUQ UERQU E	NM	871 14 343 8	R	A1 A	LT 20 PLAT OF LAS CASITAS SUBD AT VEN TANA RANCH (REPL OF TR 3A VENTANA R ANCH) CONT 0.1512 AC M/L OR 6,586 SF M /L
30	10090651 02015306 25	ROBERT B BRISCO E II FAMILY LTD PA RTNERS	9832 COOR S RD NW	ALBUQ UERQU E	NM	871 14	R	A1 A	LT 25 PLAT OF LAS CASITAS SUBD AT VEN TANA RANCH (REPL OF TR 3A VENTANA R ANCH) CONT 0.1501 AC M/L OR 6,538 SF M /L
31	10090650 54024311 01	VENTANA RANCH C OMMUNITY ASSOCI ATION	10 TRAMW AY LP NE	ALBUQ UERQU E	NM	871 22	V	A1 A	TR 3B1 PLAT OF VISTA CASITAS SUBDIVIS ION AT VENTANA RANCH CONT 0.3125 AC
32	10090650 62024311 02	HARVIE BRIAN	9500 VISTA CASITAS DR NW	ALBUQ UERQU E	NM	871 14	R	A1 A	LT 27 PLAT OF VISTA CASITAS SUBDIVISI ON AT VENTANA RANCH CONT 0.3368 AC
33	10090650 71016306 19	SAHD DARLENE M & ELVIRA M	7531 CERR OS PL NW	ALBUQ UERQU E	NM	871 14 343 7	R	A1 A	LT 19 PLAT OF LAS CASITAS SUBD AT VEN TANA RANCH (REPL OF TR 3A VENTANA R ANCH) CONT 0.1974 AC M/L OR 8,599 SF M /L
34	10090651 60015306 34	BEXFIELD KAREN L EE	9400 TOUC AN PL NW	ALBUQ UERQU E	NM	871 14 361	R	A1 A	LT 34 PLAT OF LAS CASITAS SUBD AT VEN TANA RANCH (REPL OF TR 3A VENTANA R ANCH) CONT 0.1499 AC M/L OR 6,530 SF M

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10090641 83223302 01	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	TR 11 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 11.7322 AC
2	10090641 75307202 20	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	TR H-1 TRACTS H-1 AND H-2 THE TRAILS (BEING A REPLAT OF TRACT H THE TRAILS) CONT .7181 AC
3	10090641 62325202 19	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	TR H-2 TRACTS H-1 AND H-2 THE TRAILS (BEING A REPLAT OF TRACT H THE TRAILS) CONT 4.2873 AC
4	10080643 28266401 11	NGUYEN TRINH T T & DUC H LE	2828 PALO ALTO NE	ALBUQUERQUE	NM	87112	V	X1A	POR TR5 NONT 40AC IN SE NW 11N 2E SE C17
5	10080644 60266401 22	KELEHER MICHAEL L ETUX	1400 MORNINGSIDE DR NE	ALBUQUERQUE	NM	87110	V	X1A	POR TR5 SE NE T11N R2E SEC17
6	10090640 65269201 11	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	POR TRACT 4 SW1/4 NW1/4
7	10090651 00022306 23	MORGAN ERIC C & HEATHER M	7504 CERROS PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 23 PLAT OF LAS CASITAS SUBD AT VENTANA RANCH (REPL OF TR 3A VENTANA RANCH) CONT 0.1286 AC M/L OR 5,602 SF M/L
8	10090651 05022306 24	STOCKS JUNE CAROL	7500 CERROS PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 24 PLAT OF LAS CASITAS SUBD AT VENTANA RANCH (REPL OF TR 3A VENTANA RANCH) CONT 0.1383 AC M/L OR 6,024 SF M/L
9	10090641 71277202 21	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	TR 12 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 5.3585 AC
10	10090650 54024311 01	VENTANA RANCH COMMUNITY ASSOCIATION	10 TRAMWAY LP NE	ALBUQUERQUE	NM	87122	V	A1A	TR 3B1 PLAT OF VISTA CASITAS SUBDIVISION AT VENTANA RANCH CONT 0.3125 AC
11	10090651 02015306 25	ROBERT B BRISCO E II FAMILY LTD PARTNERS	9832 COORS RD NW	ALBUQUERQUE	NM	87114	R	A1A	LT 25 PLAT OF LAS CASITAS SUBD AT VENTANA RANCH (REPL OF TR 3A VENTANA RANCH) CONT 0.1501 AC M/L OR 6,538 SF M/L
12	10090650 92015306 20	HITE RAYMOND L & MELANIE D	7520 CERROS PL NW	ALBUQUERQUE	NM	87114 3438	R	A1A	LT 20 PLAT OF LAS CASITAS SUBD AT VENTANA RANCH (REPL OF TR 3A VENTANA RANCH) CONT 0.1512 AC M/L OR 6,586 SF M/L
13	10090651 23022306 28	ALLEN-DAVIS ADARYLL & LAURA	7416 CERROS PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 28 PLAT OF LAS CASITAS SUBD AT VENTANA RANCH (REPL OF TR 3A VENTANA RANCH) CONT 0.1263 AC M/L OR 5,502 SF M/L
14	10090651 17024306 27	LIVESAY ELIZABETH THERESA TRUST EE LIVESAY RVL T	7420 CERROS PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 27 PLAT OF LAS CASITAS SUBD AT VENTANA RANCH (REPL OF TR 3A VENTANA RANCH) CONT 0.1909 AC M/L OR 8,316 SF M/L
15	10090651 46024306 32	CAMPBELL COLIN M & ELIZABETH A	7400 CERROS PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 32 PLAT OF LAS CASITAS SUBD AT VENTANA RANCH (REPL OF TR 3A VENTANA RANCH) CONT 0.1943 AC M/L OR 8,464 SF M/L
16	10090651 39022306 31	MARTINEZ JENNY R	7404 CERROS PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 31 PLAT OF LAS CASITAS SUBD AT VENTANA RANCH (REPL OF TR 3A VENTANA RANCH) CONT 0.1263 AC M/L OR 5,502 SF M/L

53	10090650 48005326 11	TRAN KEN & INN PU I FANG	9404 CARS ON MESA DR NW	ALBUQ UERQU E	NM	871 14	V	A1 A	LT 101 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1092 AC
54	10090650 36004326 09	ESPULGAR NONA C & JOSE V GONIAB O	2 SAN JUAN AVE	DALY C ITY	CA	940 15	V	A1 A	LT 36 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1254 AC
55	10080655 09002403 27	D R HORTON INC	4400 ALAM EDA BLVD N E B	ALBUQ UERQU E	NM	871 13	V	A1 A	LT 25 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1012 AC
56	10080655 14002403 28	SORKIN KEVIN	123 KINGSL EY ST	ANAHE IM	CA	928 04	V	A1 A	LT 26 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1087 AC
57	10090641 70390213 60	VERDUCCI ANTHO NY T	2112 CAME LLA CT	PITTSB URG	CA	945 65	V	A1 A	LT 35- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1039 AC
58	10090641 66392213 61	BIRDLINE ADDISON L & JUNGJA K	2803 E HILL SIDE DR	WEST COVIN A	CA	917 91	R	A1 A	LT 36- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1039 AC
59	10090641 69518208 29	CENTEX HOMES	5120 MAST HEAD NE	ALBUQ UERQU E	NM	871 09	V	A1 A	LT 4 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1205 AC
60	10090641 64518208 30	MAREZ ANTHONY R & GRACE M	7331 WILLIA MSBURG RD NW	ALBUQ UERQU E	NM	871 14	R	A1 A	LT 3 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1205 AC
61	10090641 58518208 31	GILBERT MITCHELL C & DOROTHY K	7335 WILLIA MSBURG RD NW	ALBUQ UERQU E	NM	871 14	R	A1 A	LT 2 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1808 AC
62	10090641 51518208 32	TRUJILLO ANDY R & CARMEN V	7339 WILLIA MSBURG RD NW	ALBUQ UERQU E	NM	871 14	R	A1 A	LT 1 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1208 AC
63	10090641 85365202 06	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VE GAS	NV	891 20	V	A1 A	LT 27- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1099 AC
64	10090641 80367202 05	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VE GAS	NV	891 20	R	A1 A	LT 28- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1116 AC
65	10090641 76369202 04	LONGFORD AT THE TRAILS LLC	3077 E WAR M SPRINGS RD	LAS VE GAS	NV	891 20	R	A1 A	LT 29- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1122 AC
66	10090641 72371202 03	MOUNT ROBERT A & MADELEINE J TR USTEES MOUNT RV FT	6575 LOWE R RIDGE RD	SANTA ROSA	CA	954 04	R	A1 A	LT 30- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1122 AC
67	10090641 53484211 01	COSMAN MARK GO ODRICH TRUSTEE COSMAN TRUST	9305 JAME SON ST NW	ALBUQ UERQU E	NM	871 14	R	A1 A	LT 71 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1592 AC
68	10090641 53490211 02	SHERIDAN MICHAEL J & SANDRA J	9309 JAME SON ST NW	ALBUQ UERQU E	NM	871 14	R	A1 A	LT 72 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1206 AC
69	10090641 67490210 01	DEATON BRENT O & KATHRYN R	7327 HEAR THSTONE R D NW	ALBUQ UERQU E	NM	871 14	V	A1 A	LT 70 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1490 AC
70	10090641 53495211 03	SEAGRIST THOMAS A & MICHIO	9315 JAME SON ST NW	ALBUQ UERQU E	NM	871 14	R	A1 A	LT 73 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1206 AC
71	10090641 53500211 04	CHAVEZ PAUL E & MONICA M	9319 JAME SON ST NW	ALBUQ UERQU E	NM	871 21	R	A1 A	LT 74 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1207 AC
72	10090641 67501210	POWERS KEVIN & F LORIDALBA	7328 WILLIA MSBURG RD	ALBUQ UERQU	NM	871 14	R	A1 A	LT 51 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF

						2			/L
35	10090651 22014306 26	LANDES LANCE M & KATHLEEN	9400 SPANISH POINTE PL NW	ALBUQUERQUE	NM	871 14	R	A1 A	LT 26 PLAT OF LAS CASITAS SUBD AT VENTANA RANCH (REPL OF TR 3A VENTANA RANCH) CONT 0.1917 AC M/L OR 8,350 SF M/L
36	10090651 39015306 33	HERMAN JOSEPH J & JAMIE L	9401 TOUCHAN PL NW	ALBUQUERQUE	NM	871 14	R	A1 A	LT 33 PLAT OF LAS CASITAS SUBD AT VENTANA RANCH (REPL OF TR 3A VENTANA RANCH) CONT 0.1951 AC M/L OR 8,499 SF M/L
37	10080643 55430101 14	DASKALOS DEMETRIOS C & NICK P KAPNISON & CHRIS KAPNISON	2009 EUBANK BLVD NE	ALBUQUERQUE	NM	871 12	V	X1 A	PORTION OF TR 5 IN THE W/2 NE/4 NW/4 SEC 17 T11N R2E EXC NLY 20 FT OUT TO R/W FOR PASEO DEL NORTE WEST CONT 39.5867 AC M/L
38	10080644 64431101 24	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	891 20	V	A1 A	POR OF TR 5 BLACK RANCH NE1/4 NE1/4 SEC 17 T11N R2E CONT 55.8900 AC
39	10090640 83430202 12	TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	891 20	V	A1 A	T11N R2E SEC 16 W1/2 NW1/4
40	10090642 64105301 44	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE	NM	875 04 114 8	V	A1 A	ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E
41	10090650 19003326 05	WILLIAMS CALVIN	14240 W WOODBRIDGE	GOOD YEAR	AZ	853 38	V	A1 A	LT 32 PLAT OF VENTANA MESA SUBDIVISION ON UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1111 AC
42	10090650 02003326 01	MCGOVERN DAVID A	1422 KNOLL CREST DR	ROSEVILLE	CA	956 61	V	A1 A	LT 28 PLAT OF VENTANA MESA SUBDIVISION ON UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1244 AC
43	10080655 05002403 26	D R HORTON INC	4400 ALAMEDA BLVD NE B	ALBUQUERQUE	NM	871 13	V	A1 A	LT 24 PLAT OF VENTANA MESA SUBDIVISION ON UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1180 AC
44	10090641 65421213 48	EMIKO HOMES LLC	122 N 2ND ST SUITE A 409	PHOENIX	AZ	850 04	R	A1 A	LT 49-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1033 AC
45	10090641 67425213 47	KENNEDY JOSEPH & JULIET	1087 MAXEY DR	SAN JOSE	CA	951 32	R	A1 A	LT 50-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1033 AC
46	10090641 69429213 46	TANNENBAUM DAVID	2646 PALM DR APT 330	VENTURA	CA	930 03	R	A1 A	LT 51-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1033 AC
47	10090641 74434213 45	MOUNT ROBERT A & MADELEINE J TRUSTEES MOUNT FRVT	6575 LOWE R RIDGE RD	SANTA ROSA	CA	954 04	R	A1 A	LT 52-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1351 AC
48	10090641 69437213 44	WURSTER GREG	7304 TOME CT NW	ALBUQUERQUE	NM	871 14	R	A1 A	LT 53-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1470 AC
49	10090641 65441213 43	SCHINDLER PATRICIA	7308 TOME CT NW	ALBUQUERQUE	NM	871 14	R	A1 A	LT 54-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1379 AC
50	10090641 53408213 50	VANDERLAAN CHUN-CHIH	5033 SHADOW VALLEY	LAS VEGAS	NA	891 48	V	A1 A	LT 47-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1774 AC
51	10090641 63416213 49	LESLIE JESSICA & MARK D JR	9101 NUEVA SEVILLA ST NW	ALBUQUERQUE	NM	871 14	R	A1 A	LT 48-P1 PLAT FOR SANTA FE AT THE TRAILS CONT .1210 AC
52	10090650 31004326 08	GESMUNDO GILBERT & ENRIQUE D LANTICAN	157 PAVON ST	HERCULES	CA	945 47	V	A1 A	LT 35 PLAT OF VENTANA MESA SUBDIVISION ON UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1345 AC

	20		NW	E						TRACT A THE TRAILS CONT .1693 AC
73	10090641 53505211 05	GONZALEZ KERRIA NNE	9323 JAME SON ST NW	ALBUQ UERQU E	NM	871 14	R	A1 A		LT 75 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION UNIT 1 BEING A REPLAT OF TRACT A THE TRAILS CONT .1298 AC
74	10090641 68373202 02	MOUNT ROBERT A & MADELEINE TRUT EES MOUNT RVT	6575 LOWE R RIDGE RD	SANTA ROSA	CA	954 04	R	A1 A		LT 31- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1118 AC
75	10090641 61376202 01	RAYON MYRNA D	PO BOX 4455 0	RIO RA NCHO	NM	871 24	V	A1 A		LT 32- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .2702 AC
76	10090641 91333202 18	CITY OF ALBUQUE RQUE	PO BOX 1293	ALBUQ UERQU E	NM	871 03	V	A1 A		TR E BULK PLAT OF THE TRAILS A REPLA T OF A PORTION OF TRACT 4 BLACK RAN CH CONT 5.7243 AC
77	10090641 62394213 62	NGUYEN ANH THI- PHUNG & DINH LIE M D	2546 FLOR Y DR	SAN JO SE	CA	951 21	R	A1 A		LT 37- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1039 AC
78	10090641 58395213 63	JOHNSON TIMOTHY A & JOYCE	6261 WITTI NG AVE	LAS VE GAS	NV	891 31	R	A1 A		LT 38- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1039 AC
79	10090641 53397213 64	ARNOLD BEAU LEE	7309 TREE LINE AVE N W	ALBUQ UERQU E	NM	871 14	V	A1 A		LT 39- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1368 AC
80	10090641 71401213 54	NGUYEN LYNDA	1952 ROSE NELFE CIR	SAN JO SE	CA	951 48	R	A1 A		LT 43- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1040 AC
81	10090641 66403213 53	LLAVORE RUSSEL Z & MARIVIC S	5289 WEST PORT VIEW DR	SAN DI EGO	CA	921 54	R	A1 A		LT 44- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1040 AC
82	10090641 62404213 52	MARR ROBERT J & DIANE M	7304 TEYPA NA RD NW	ALBUQ UERQU E	NM	871 14	R	A1 A		LT 45- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1040 AC
83	10090641 58406213 51	BOTTONE EUGENI O	1409 MANC HESTER RD	SAN MI NAS	CA	917 73	R	A1 A		LT 46- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1040 AC
84	10090641 62445213 42	STRATTON CHRIS	7312 TOME CT NW	ALBUQ UERQU E	NM	871 14	R	A1 A		LT 55- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1211 AC
85	10090641 58449213 41	YORK REGINA	7316 TOME CT NW	ALBUQ UERQU E	NM	871 14	R	A1 A		LT 56- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1568 AC
86	10090641 57456213 40	CERTAIN JUAN CAR LOS	7320 TOME CT NW	ALBUQ UERQU E	NM	871 14	R	A1 A		LT 57- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1651 AC
87	10090641 74458213 37	RICO LESLEY L	7315 TOME CT NW	ALBUQ UERQU E	NM	871 14	R	A1 A		LT 60- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1326 AC
88	10090641 62461213 39	STONE DEVRA K	24701 RAY MOND WAY 184	LAKE F OREST	CA	926 30	R	A1 A		LT 58- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1651 AC
89	10090641 69462213 38	LEHMAN RUDOLPH H & ELVA C SUITE 2 02-406	5115 N DYS ART RD	LITCHF IELD P ARK	AZ	853 40	R	A1 A		LT 59- P1 PLAT FOR SANTA FE AT THE TRAILS C ONT .1651 AC
90	10090641 95461213 33	THE TRAILS COMM UNITY ASSOCIATIO N INC	7007 JEFFE RSON BLVD NE SUITE A	ALBUQ UERQU E	NM	871 09	V	A1 A		TR OS- 1 BULK PLAT OF THE TRAILS A REPLAT O F A PORTION OF TRACT 4 BLACK RANCH CONT 4.2991 AC
91	10080655 18002403 29	NGO THU	3739 QUIMB Y RD	SAN JO SE	CA	951 48	V	A1 A		LT 27 PLAT OF VENTANA MESA SUBDIVISI ON UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1142 AC
92	10080654 74002403 19	D R HORTON INC	4400 ALAM EDA BLVD N E B	ALBUQ UERQU E	NM	871 13	V	A1 A		LT 17 PLAT OF VENTANA MESA SUBDIVISI ON UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .2115 AC

93	10090650 23003326 06	MAGPANTAY APOLINARIO A	1477 S MAY FAIR AVE	DALY CITY	CA	940 15 386 7	V	A1 A	LT 33 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1187 AC
94	10080654 80002403 20	INTHAVIXAY KHAMFONG & ANDREA B	7872 LATIR MESA RD NW	ALBUQUERQUE	NM	871 14	V	A1 A	LT 18 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1161 AC
95	10080654 85002403 21	D R HORTON INC	4400 ALAMEDA BLVD NE B	ALBUQUERQUE	NM	871 13	V	A1 A	LT 19 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1366 AC
96	10090650 27004326 07	D R HORTON INC	4400 ALAMEDA BLVD NE B	ALBUQUERQUE	NM	871 13	V	A1 A	LT 34 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1262 AC
97	10080654 68004403 18	D R HORTON INC	4400 ALAMEDA BLVD NE B	ALBUQUERQUE	NM	871 13	V	A1 A	LT 16 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .2084 AC
98	10090650 49017326 33	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871 03	V	A1 A	TR C PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .2055 AC
99	10080654 38001409 19	LUCCHETTI DIANNE	9400 MAGOLLO N DR NW	ALBUQUERQUE	NM	871 14	V	A1 A	LT 47 PLAT OF WESTERN RIDGE SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACT 2 VENTANA RANCH WEST) CONT .1239 AC
100	10080654 33001409 020	STEPHENS JIM S & CATHERINE A & PERRY J STEPHENS	9401 MOGOLLO N DR NW	ALBUQUERQUE	NM	871 14	V	A1 A	LT 48 PLAT OF WESTERN RIDGE SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACT 2 VENTANA RANCH WEST) CONT .1240 AC
101	10080 65428 00140 921	NGUYEN CHAU T	9405 MOGOL N DR NW	ALBUQUERQUE	NM	87 11 4	R	A1 A	LT 49 PLAT OF WESTERN RIDGE SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACT 2 VENTANA RANCH WEST) CONT .1240 AC
102	10080 65443 00240 918	GORRIS FREDERICK D & MARTHA E	5662 BLOCH ST	SAN DIEGO	CA	92 12 2	R	A1 A	LT 46 PLAT OF WESTERN RIDGE SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACT 2 VENTANA RANCH WEST) CONT .2183 AC
103	10080 65424 00240 922	LOPEZ BRANDY L & JAMES C LOWE	9407 MOGOL N DR NW	ALBUQUERQUE	NM	87 11 4	R	A1 A	LT 50 PLAT OF WESTERN RIDGE SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACT 2 VENTANA RANCH WEST) CONT .1861 AC



R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST ATE	OW NE R ZIP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	100806 549300 240323	FUENTES JOS EPH	4381 SM OKE TRE E AVE	YORB A LIN DA	C A	92 88 6	V	A1 A	LT 21 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 A T VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1 B & 3 VENTANA RANCH WEST) CONT .0990 AC
1	100806 549700 240324	YOUNG STAC Y R & JORDAN L	7856 LAT IR MESA RD NE	ALBU QUE RQU E	N M	87 11 4	V	A1 A	LT 22 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 A T VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1 B & 3 VENTANA RANCH WEST) CONT .1002 AC
1	100806 550100 240325	LEE CHRISTO PHER Y & FIO NA WAI CHAN	2112 TIM CO WAY	CAST RO V ALLE Y	C A	94 55 2	V	A1 A	LT 23 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 A T VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1 B & 3 VENTANA RANCH WEST) CONT .1063 AC
1	100906 500600 332602	SCOTT JEFFR EY A	6261 BR OMPTON	RICE TTO	C A	92 37 7	V	A1 A	LT 29 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 A T VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1 B & 3 VENTANA RANCH WEST) CONT .1065 AC
1	100906 501000 332603	TRAN MARIA HOAI HUONG & LIEN CHI	19445 PL UMMER S T	NORT HRID GE	C A	91 32 4	V	A1 A	LT 30 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 A T VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1 B & 3 VENTANA RANCH WEST) CONT .1002 AC
1	100906 501400 332604	BIDING MARIA THERESA & E LENA RIVERA	181 STA RLING WA Y	HERC ULES	C A	94 54 7	V	A1 A	LT 31 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 A T VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1 B & 3 VENTANA RANCH WEST) CONT .1266 AC
1	100906 504700 232610	JESTER MIST Y	9400 CA RSON ME SA DR N W	ALBU QUE RQU E	N M	87 11 4	V	A1 A	LT 100 PLAT OF VENTANA MESA SUBDIVISION UNIT 1 AT VENTANA RANCH WEST (A REPLAT OF TRACTS 1A, 1B & 3 VENTANA RANCH WEST) CONT .1572 AC

Or Current Resident  
ALLEN-DAVIS ADARYLL & LAURA  
7416 CERROS PL NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
ARNOLD BEAU LEE  
7309 TREE LINE AVE NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
BEXFIELD KAREN LEE  
9400 TOUCAN PL NW  
ALBUQUERQUE, NM 87114 3612

Or Current Resident  
BIRDLINE ADDISON L & JUNGJA K  
2803 E HILLSIDE DR  
WEST COVINA, CA 91791

Or Current Resident  
BOTTONE EUGENIO  
1409 MANCHESTER RD  
SAN MINAS, CA 91773

Or Current Resident  
BRATLAND KENNETH B & PONCE DE  
LEON DELORES  
1314 ARROW STONE  
SAN ANTONIO, TX 78258 3234

Or Current Resident  
CAMPBELL COLIN M & ELIZABETH A  
7400 CERROS PL NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
CENTEX HOMES  
5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

Or Current Resident  
CERTAIN JUAN CARLOS  
7320 TOME CT NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
CHAVEZ PAUL E & MONICA M  
9319 JAMESON ST NW  
ALBUQUERQUE, NM 87121

Or Current Resident  
COSMAN MARK GOODRICH  
TRUSTEE COSMAN TRUST  
9305 JAMESON ST NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
D R HORTON INC  
4400 ALAMEDA BLVD NE B  
ALBUQUERQUE, NM 87113

Or Current Resident  
DASKALOS DEMETRIOS C & NICK P  
KAPNISON & CHRIS KAPNISON  
2009 EUBANK BLVD NE  
ALBUQUERQUE, NM 87112

Or Current Resident  
DEATON BRENT O & KATHRYN R  
7327 HEARTHSTONE RD NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
EMIKO HOMES LLC  
122 N 2ND ST SUITE A409  
PHOENIX, AZ 85004

Or Current Resident  
ESPULGAR NONA C & JOSE V  
GONIABO  
2 SAN JUAN AVE  
DALY CITY, CA 94015

Or Current Resident  
GESMUNDO GILBERT & ENRIQUE D  
LANTICAN  
157 PAVON ST  
HERCULES, CA 94547

Or Current Resident  
GILBERT MITCHELL C & DOROTHY  
K  
7335 WILLIAMSBURG RD NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
GONZALEZ KERRIANNE  
9323 JAMESON ST NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
GORRIS FREDERICK D & MARTHA E  
5662 BLOCH ST  
SAN DIEGO, CA 92122

Or Current Resident  
HARVIE BRIAN  
9500 VISTA CASITAS DR NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
HERMAN JOSEPH J & JAMIE L  
9401 TOUCAN PL NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
HITE RAYMOND L & MELANIE D  
7520 CERROS PL NW  
ALBUQUERQUE, NM 87114 3438

Or Current Resident  
HITE RAYMOND L & MELANIE D  
7520 CERROS PL NW  
ALBUQUERQUE, NM 87114 3438

Or Current Resident  
INTHAVIXAY KHAMFONG &  
ANDREA B  
7872 LATIR MESA RD NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
JOHNSON TIMOTHY A & JOYCE  
6261 WITTING AVE  
LAS VEGAS, NV 89131

Or Current Resident  
KELEHER MICHAEL L ETUX  
1400 MORNINGSIDE DR NE  
ALBUQUERQUE, NM 87110

Or Current Resident  
KENNEDY JOSEPH & JULIET  
1087 MAXEY DR  
SAN JOSE, CA 95132

Or Current Resident  
LANDES LANCE M & KATHLEEN  
9400 SPANISH POINTE PL NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
LANGLAND LAYLA L  
7408 CERROS PL NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
LEHMAN RUDOLPH H & ELVA C  
SUITE 202-406  
5115 N DYSART RD  
LITCHFIELD PARK, AZ 85340

Or Current Resident  
LESLIE JESSICA & MARK D JR  
9101 NUEVA SEVILLA ST NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
LIVESAY ELIZABETH THERESA  
TRUSTEE LIVESAY RVLT  
7420 CERROS PL NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
LLAVORE RUSSEL Z & MARIVIC S  
5289 WESTPORT VIEW DR  
SAN DIEGO, CA 92154

Or Current Resident  
LONGFORD AT THE TRAILS LLC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

Or Current Resident  
LOPEZ BRANDY L & JAMES C LOWE  
9407 MOGOLLON DR NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
LUCCHETTI DIANNE  
9400 MAGOLLON DR NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
MAGPANTAY APOLINARIO A  
1477 S MAYFAIR AVE  
DALY CITY, CA 94015 3867

Or Current Resident  
MAREZ ANTHONY R & GRACE M  
7331 WILLIAMSBURG RD NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
MARR ROBERT J & DIANE M  
7304 TEYPANA RD NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
MARTINEZ JENNY R  
7404 CERROS PL NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
MCGOVERN DAVID A  
1422 KNOLLCREST DR  
ROSEVILLE, CA 95661

Or Current Resident  
MORGAN ERIC C & HEATHER M  
7504 CERROS PL NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
MOUNT ROBERT A & MADELEINE J  
TRUSTEES MOUNT FRVT  
6575 LOWER RIDGE RD  
SANTA ROSA, CA 95404

Or Current Resident  
NGO THU  
3739 QUIMBY RD  
SAN JOSE, CA 95148

Or Current Resident  
NGUYEN ANH THI-PHUNG & DINH  
LIEM D  
2546 FLORY DR  
SAN JOSE, CA 95121

Or Current Resident  
NGUYEN CHAU T  
9405 MOGOLLON DR NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
NGUYEN LYNDA  
1952 ROSENELE CIR  
SAN JOSE, CA 95148

Or Current Resident  
NGUYEN TRINH T T & DUC H LE  
2828 PALO ALTO NE  
ALBUQUERQUE, NM 87112

Or Current Resident  
PARADISE WEST INC  
7423 LANTERN RD NE  
ALBUQUERQUE, NM 87109

Or Current Resident  
POWERS KEVIN & FLORIDALBA  
7328 WILLIAMSBURG RD NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
RAYON MYRNA D  
PO BOX 44550  
RIO RANCHO, NM 87124

Or Current Resident  
RICO LESLEY L  
7315 TOME CT NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
ROBERT B BRISCOE II FAMILY LTD  
PARTNERS  
9832 COORS RD NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
SAHD DARLENE M & ELVIRA M  
7531 CERROS PL NW  
ALBUQUERQUE, NM 87114 3437

Or Current Resident  
SANDOVAL GARY P  
7412 CERROS PL NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
SCHINDLER PATRICIA  
7308 TOME CT NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
SEAGRIST THOMAS A & MICHIO  
9315 JAMESON ST NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
SHERIDAN MICHAEL J & SANDRA J  
9309 JAMESON ST NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
SNITMAN DMITRIY & MARINA  
1329 DONA LOLA  
STUDIO CITY, CA 91604

Or Current Resident  
SORKIN KEVIN  
123 KINGSLEY ST  
ANAHEIM, CA 92804

Or Current Resident  
STATE OF NEW MEXICO STATE  
LAND OFFICE  
PO BOX 1148  
SANTA FE, NM 87504 1148

Or Current Resident  
STEPHENS JIM S & CATHERINE A &  
PERRY J STEPHENS  
9401 MOGOLLON DR NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
STOCKS JUNE CAROL  
7500 CERROS PL NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
STONE DEVRA K  
24701 RAYMOND WAY 184  
LAKE FOREST, CA 92630

Or Current Resident  
STRATTON CHRIS  
7312 TOME CT NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
TANNENBAUM DAVID  
2646 PALM DR APT 330  
VENTURA, CA 93003

Or Current Resident  
THE TRAILS COMMUNITY  
ASSOCIATION INC  
7007 JEFFERSON BLVD NE SUITE A  
ALBUQUERQUE, NM 87109

Or Current Resident  
THE TRAILS LLC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

Or Current Resident  
TRAN KEN & INN PUI FANG  
9404 CARSON MESA DR NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
TRUJILLO ANDY R & CARMEN V  
7339 WILLIAMSBURG RD NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
UNIVERSITY OF ALBUQUERQUE  
4000 ST JOSEPH'S PL NW  
ALBUQUERQUE, NM 87140

Or Current Resident  
VANDERLAAN CHUN-CHIH  
5033 SHADOW VALLEY  
LAS VEGAS, NA 89148

Or Current Resident  
VENTANA RANCH COMMUNITY  
ASSOCIATION  
10 TRAMWAY LP NE  
ALBUQUERQUE, NM 87122

Or Current Resident  
VERDUCCI ANTHONY T  
2112 CAMELLA CT  
PITTSBURG, CA 94565

Or Current Resident  
WILLIAMS CALVIN  
14240 W WOODBRIDGE  
GOODYEAR, AZ 85338

Or Current Resident  
WURSTER GREG  
7304 TOME CT NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
YORK REGINA  
7316 TOME CT NW  
ALBUQUERQUE, NM 87114

Project# 1004404  
SURV-TEK, INC  
9384 VALLEY VIEW DR NW  
ALBUQUERQUE, NM 87114

Project# 1004404  
THE TRAILS LLC  
7007 JEFFERSON NE STE A  
ALBUQUERQUE, NM 87109

Project# 1004404  
LAURA HORTON  
Ventana Ranch N.A.  
7224 CASCADA RD NW  
ALBUQUERQUE, NM 87114

Project# 1004404  
KEVIN PATTON  
Ventana Ranch N.A.  
10422 BORREGO CREEK DR NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
BIDING MARIA THERESA & ELENA  
RIVERA  
181 STARLING WAY  
HERCULES, CA 94547

Or Current Resident  
FUENTES JOSEPH  
4381 SMOKE TREE AVE  
YORBA LINDA, CA 92886

Or Current Resident  
JESTER MISTY  
9400 CARSON MESA DR NW  
ALBUQUERQUE, NM 87114

Or Current Resident  
LEE CHRISTOPHER Y & FIONA WAI  
CHAN  
2112 TIMCO WAY  
CASTRO VALLEY, CA 94552

Or Current Resident  
SCOTT JEFFREY A  
6261 BROMPTON  
RICETTO, CA 92377

Or Current Resident  
TRAN MARIA HOAI HUONG & LIEN  
CHI  
19445 PLUMMER ST  
NORTHRIDGE, CA 91324

Or Current Resident  
YOUNG STACY R & JORDAN L  
7856 LATIR MESA RD NE  
ALBUQUERQUE, NM 87114



# City of Albuquerque

**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.

Date: 27 Sept 07

TO CONTACT NAME: Russ Hugg  
 COMPANY/AGENCY: Surv - Talk, Inc.  
 ADDRESS/ZIP: 9384 Valley View Drive NW 87114  
 PHONE/FAX #: 897-3366 / FAX 897-3377

Thank you for your inquiry of 27 Sept 07 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 1 thru 3 and Tracts OS-1 and OS-2 The Trail Unit 3  
 zone map page(s) C-8 / C-9.

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

Ventana Ranch NA  
 Neighborhood Association  
 Contacts: Laura Horton  
7224 Cascada Rd. NW 87114  
898-8103(h) 710-0646 (c)  
Kevin Patton  
10422 Bonago Creek Dr. NW 87114  
259-3294(h)

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Winkler  
 OFFICE OF NEIGHBORHOOD COORDINATION

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....

# SURV TEK, INC.

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 1, 2007

### CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ventana Ranch N.A.  
10422 Borrego Creek Drive NW  
Albuquerque 87114  
Attention: Kevin Patton

Re: Bulk Land Plat of Trails Unit 3A, City of Albuquerque, Bernalillo County, New Mexico (Zone Atlas Pages C-8 and C-9).

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to create Thirteen (13) new bulk land tracts as shown on the attached bulk land plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366

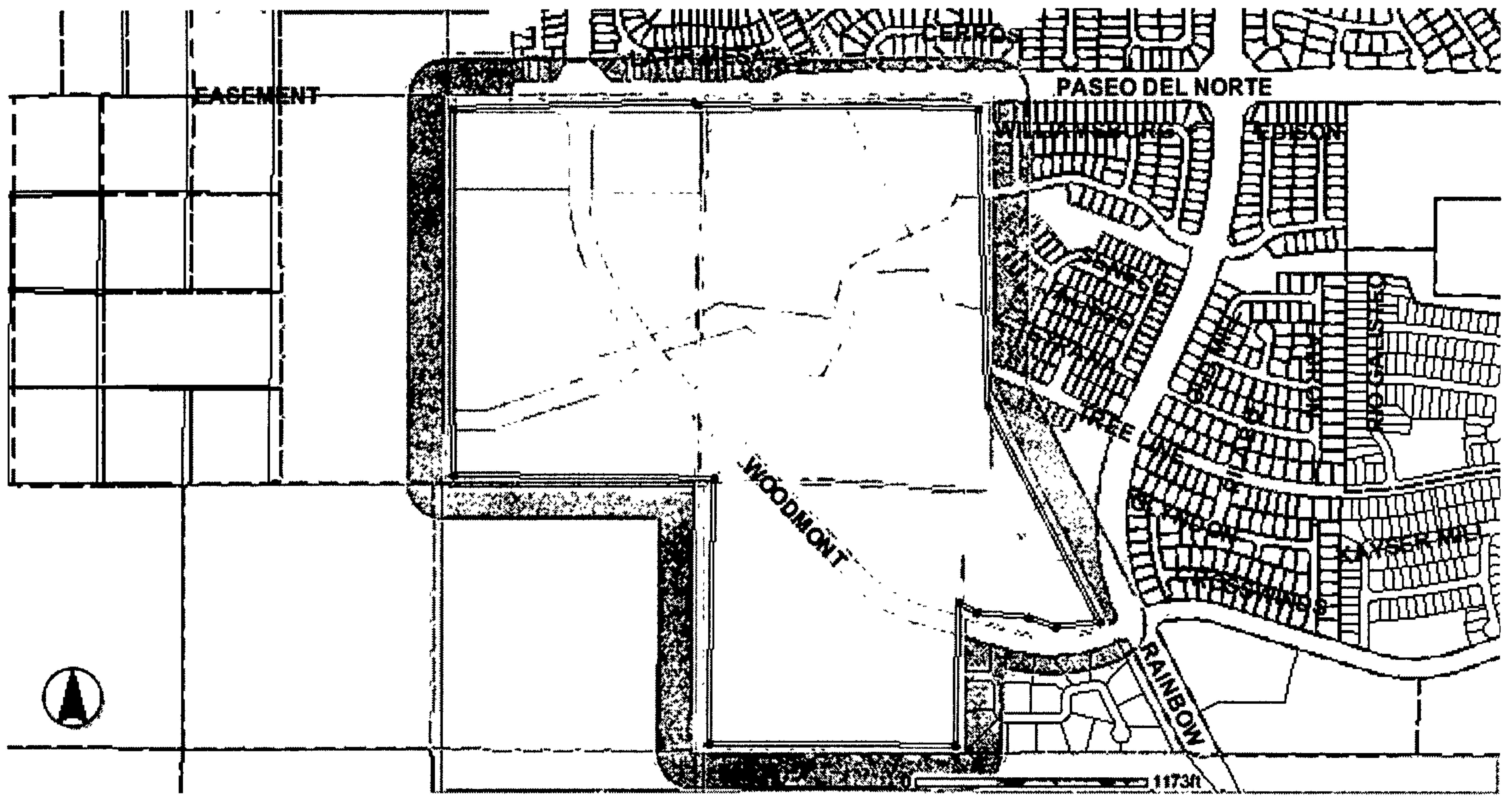
4994 5198 2000 0101 E002

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CERTIFIED MAIL™ RECEIPT	
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For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Postage	\$ 1.82
Certified Fee	\$2.68
Return Receipt Fee (Endorsement Required)	\$2.45
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.62

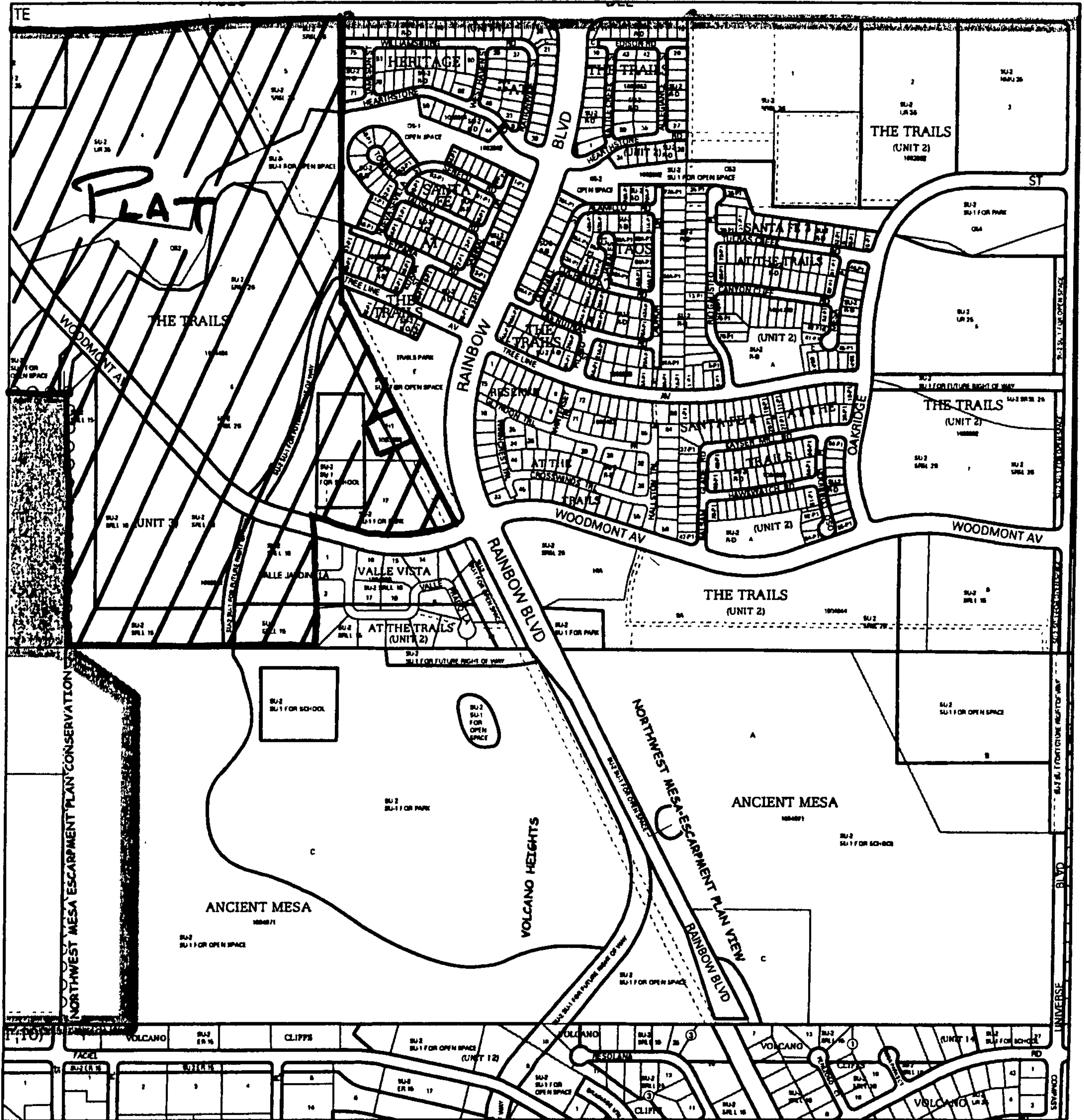
ALBUQUERQUE NM 87114 ALBUQUERQUE NM 87114  
0118  
03  
Postmark  
OCT 01 2007  
10/01/2007

Sent To: Kevin Patton 90 Ventana Ranch  
Street, Apt. No. or PO Box No.: 10422 Borrego Creek Dr. NW  
City, State, ZIP+4: ABO. NM. 87114

PS Form 3800, June 2002 See Reverse for Instructions



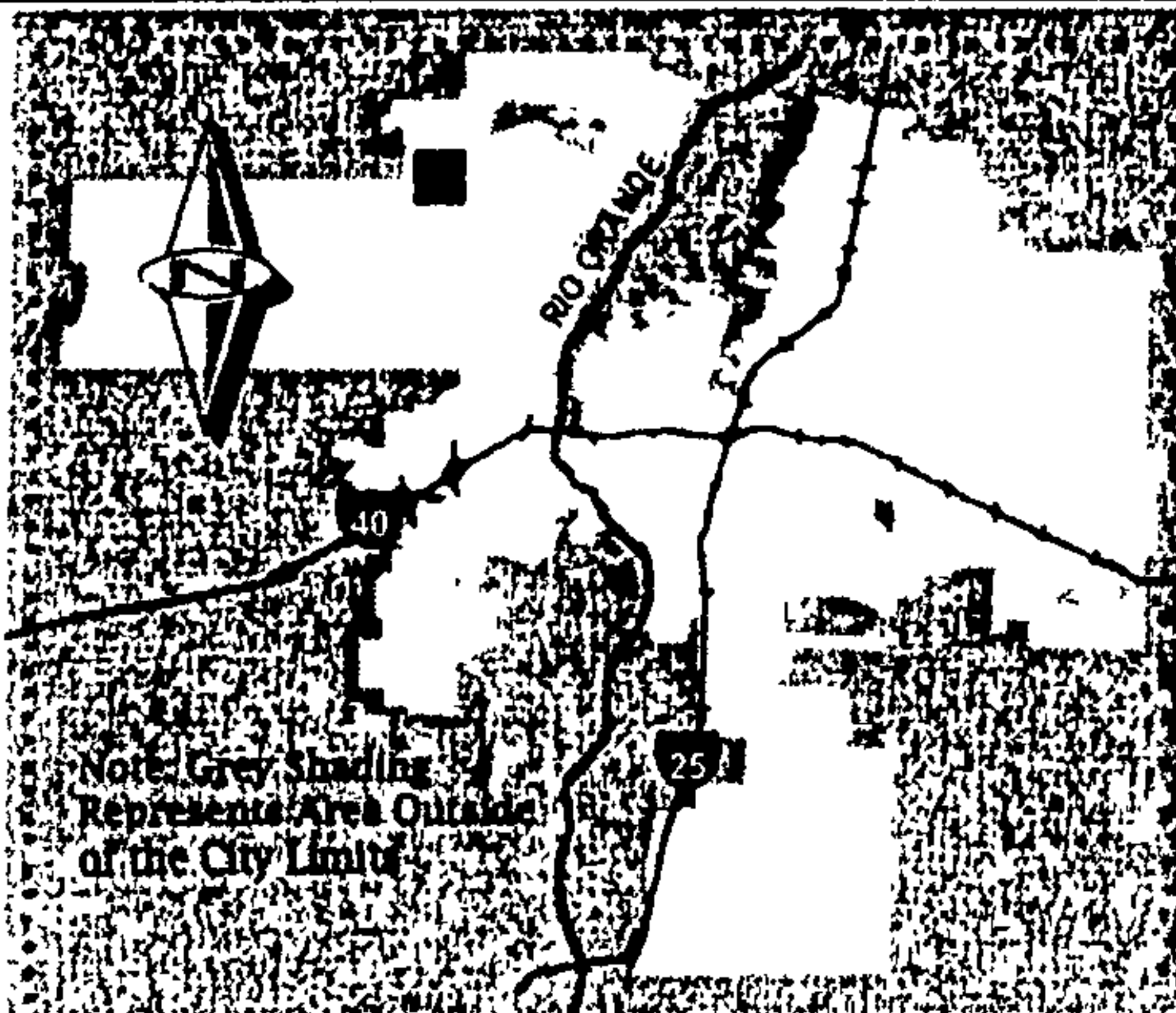




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 9/6/2007



Notes: Green Shading Represents Area Outside of the City Limits

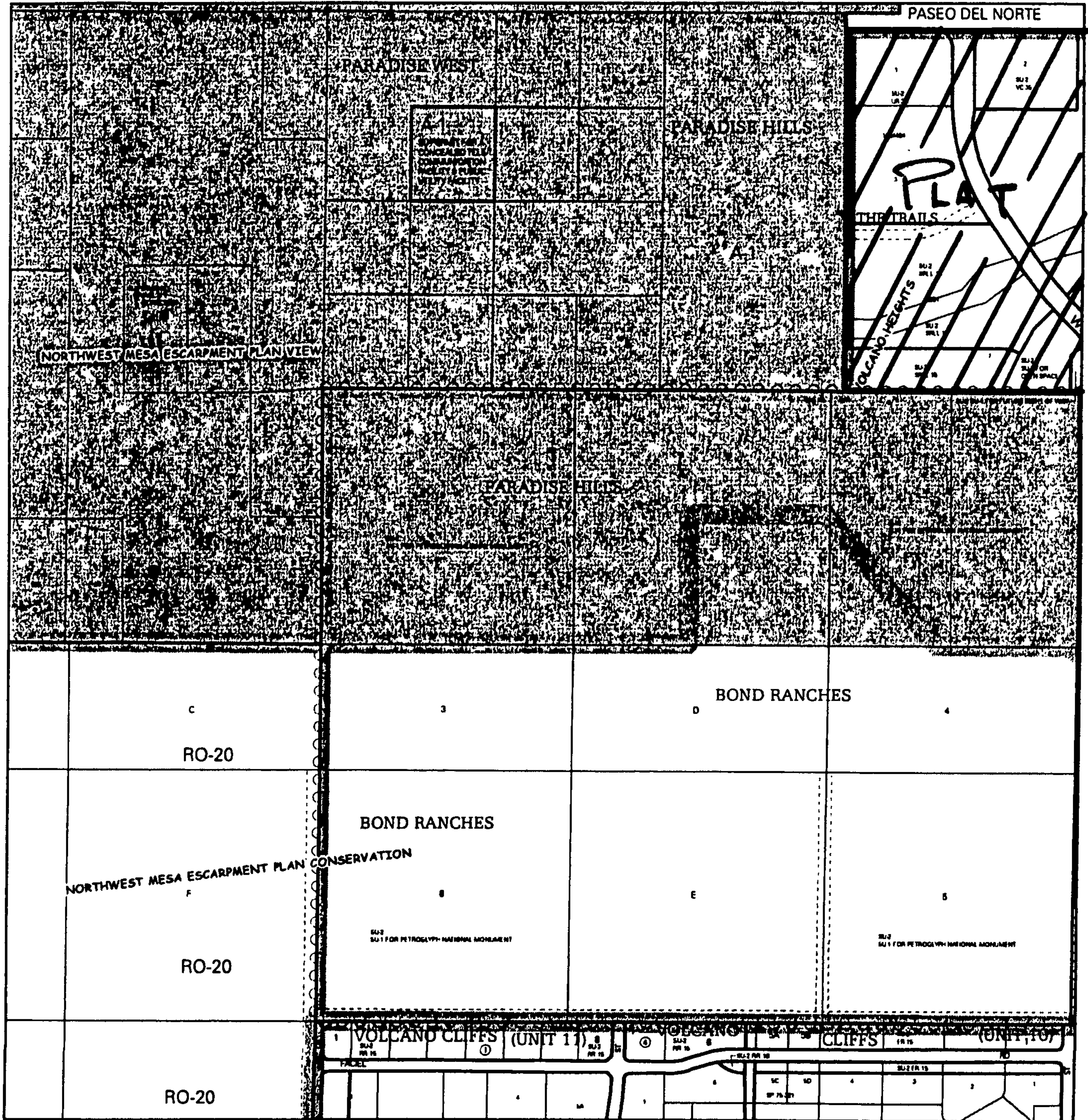
Zone Atlas Page:

**C-09-Z**

Selected Symbols

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

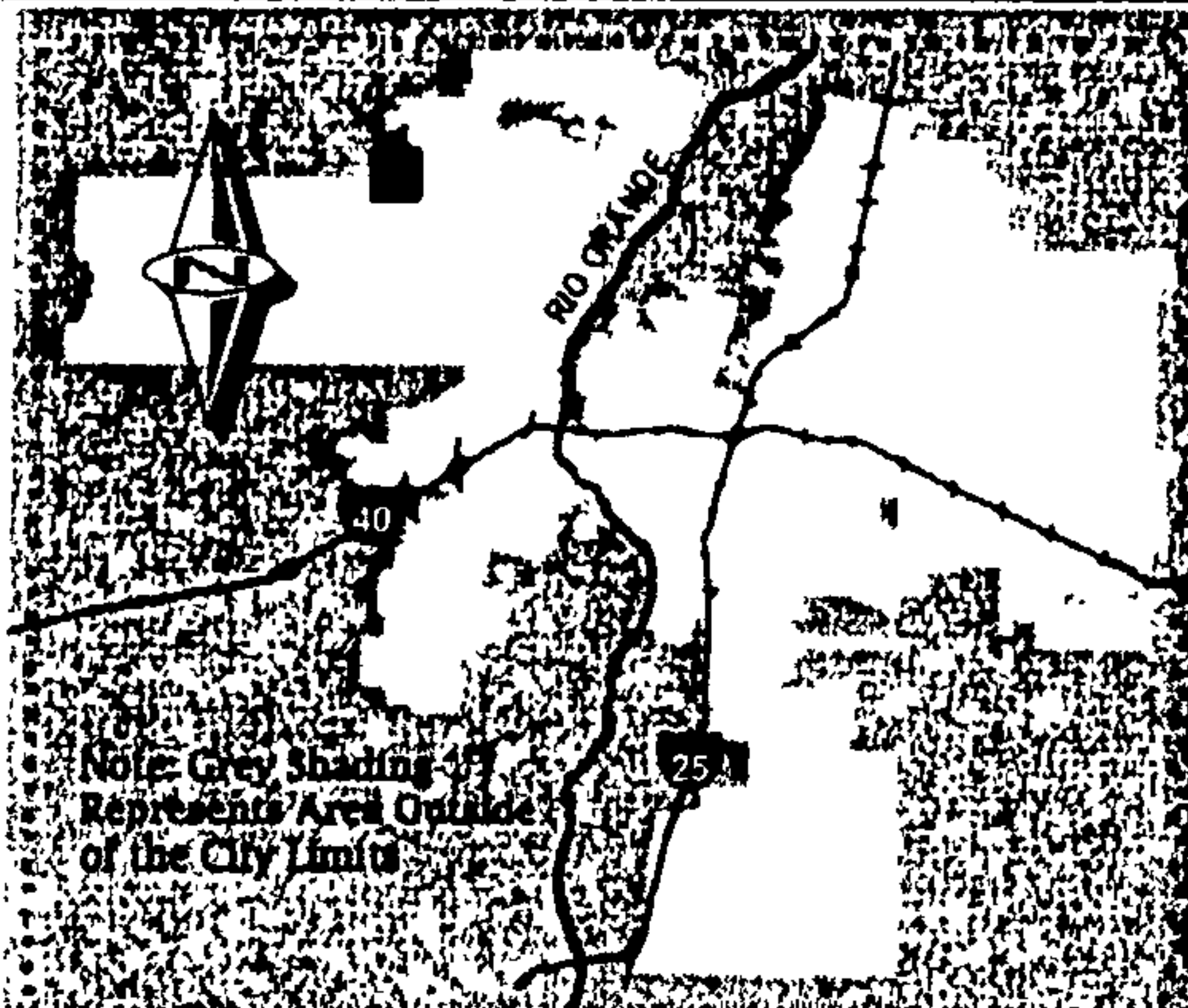




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 9/6/2007



Zone Atlas Page:

**C-08-Z**

Selected Symbols

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





**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, October 31, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

- Project# 1002739**  
07DRB-70282 Major - One Year SIA
- MARK GOODWIN AND ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above actin(s) for all or a portion of Parcel(s) 5 & 8, **ANDERSON HEIGHTS Unit(s) 1**, zoned R-D/R-LT, located on DENNIS CHAVEZ BLVD AND 118<sup>TH</sup> STREET containing approximately 56.8667 acre(s). (N-8) & (P-8)
- Project # 1000934**  
07DRB-70300 Major - Two Year SIA
- BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) B, **SUNRISE RANCH WEST Unit(s) 2**, zoned RD, located on SUNSET GARDENS AVE SW BETWEEN 106<sup>TH</sup> STREET SW AND 98<sup>TH</sup> STREET SW containing approximately 9.0 acre(s). (L-8) & (L-9)
- ~~**Project # 1004404**~~  
07DRB-70296 VACATION OF PUBLIC EASEMENT  
07DRB-70297 BULK LAND VARIANCE  
07DRB-70298 MINOR-PRELIMINARY/  
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tracts 1 through 8, OS-1 and OS-2, The Trails Unit(s) 3 Tract 12, The Trails Unit(s) 2 to be known as **THE TRAILS UNIT 3A**, zoned SU-2 UR, SU-2, SRLL, SU-2 SRSL, SU-2 SU-1, SU-2 VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8) & (C-9)
- Project # 1004820**  
07DRB-70299 VACATION OF PUBLIC EASEMENT
- SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-1, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH ROAD NW BETWEEN COORS BYPASS NW AND IRVING BLVD NW containing approximately 1.708 acre(s). (B-13)
- Project # 1006868**  
07DRB-70302 MAJOR -PRELIMINARY  
PLAT APPROVAL
- TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 for IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18)

**Project # 1001218**  
07DRB-70301 Major - Two Year SIA

DALE & GALE ARMS-RONG request(s) the above action(s) for all or a portion of Tract(s) 1A, **LANDS OF LAFARGE**, zoned MI, located on EDITH BLVD NE BETWEEN CARMONY RD NE AND MONTANO RD NE containing approximately 14.7 acre(s). (G-15-2)

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



Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 15, 2007.**



COMPLETED 03/16/06 stt  
DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 05DRB-01367 (P&F)

Project # 1004404

Project Name: THE TRAILS, UNIT 3

Agent: Surv-Tek Inc.

Phone No.: 897-3366

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-15-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

PLANNING (Last to sign): Record plat  
10 days open period  
03/16/06  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

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

Called agent about current "Notice of Subdivision plat conditions current copy - Left message 06/07/06 stt NOT POSTED.

Project Number

1004404



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 05DRB-01367 (P&F)

Project # 1004404

Project Name: THE TRAILS, UNIT # 3

Agent: Surv-Tek Inc.

Phone No.: 897-3366

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-15-06 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

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

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

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

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

PLANNING (Last to sign): received plat 15 day appeal period

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

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_

-Tax printout from the County Assessor.

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

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

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**OK**

Project Number

1004404

**4404**

### DXF Electronic Approval Form

DRB Project Case #: 1004404

Subdivision Name: THE TRAILS UNIT 3 BULK LAND PLAT

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 2/16/2006

Hard Copy Received: 2/16/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

02-16-2006  
Date

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

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**AGIS Use Only**

Copied fc **4404** to agiscov on **2/16/2006** Contact person notified on **2/16/2006**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 15, 2006

### 5. Project # 1004404

05DRB-01364 Major-Bulk Land Variance

05DRB-01365 Major-Vacation of Public Easements

05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05 & 1/18/06] (C-8/C-9)*

At the February 15, 2006, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

#### BULK LAND VARIANCE:

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

The vacations were 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.





**OFFICIAL NOTICE OF DECISION  
PAGE 2**

**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.

The preliminary and final plat was approved with final plat delegated to Planning for 15-day appeal period and to record.

If you wish to appeal this decision, you must do so by March 2, 2006, in the manner described below.

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

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

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.)

A handwritten signature in black ink, appearing to read "Sheran Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

Cc: The Trails LLC, 7007 Jefferson NE, Suite A, 87109

Surv-Tek Inc., 9384 Valley View Dr NW, 87114

Rio Grande Engineering, 1606 Central SE, Suite 201, 87106

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004404 AGENDA#: 5 DATE: 2/15/06

1. Name: Russ Hugg Address: Surr Jet Zip: \_\_\_\_\_

2. Name: Alex Belanger Address: Wilson Zip: \_\_\_\_\_

3. Name: David Sule Address: 1606 Central, SE Zip: 37106

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

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

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

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

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

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

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

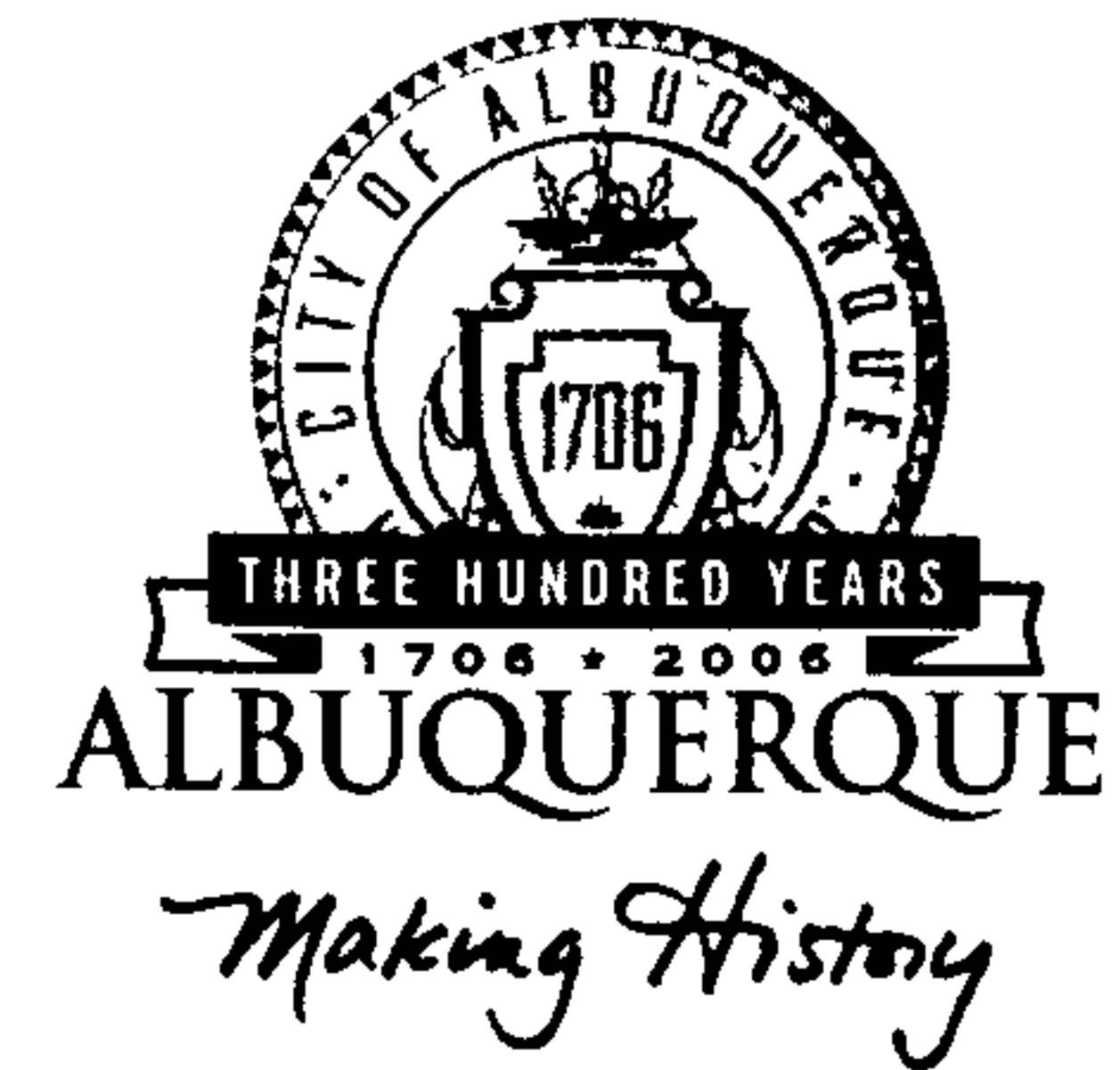
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Bulk Land Variance  
Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the BLV or vacation requests.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

*Signal I.L.*  
APPROVED ; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** February 15, 2006



Richard H.  
Dourte/PWD/CABQ  
11/09/2005 08:35 AM

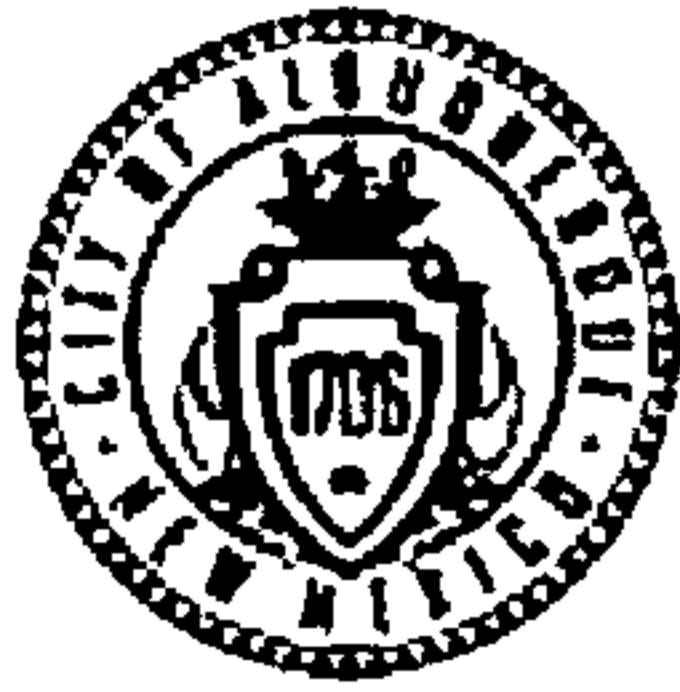
To "Tracy Murphy" <tmurphy@longfordgroup.com>@PUBCABQ  
cc SMatson@cabq.gov@COA  
bcc  
Subject Re: The Trails Bulk Plat Unit 3 Project #100-44-04

Mr. Murphy,

That is correct, however please remember that it only pertains to this bulk land plat request. Future platting is subject to this moratorium.

Thanks,

Richard Dourte  
Development and Building Services Div.  
Planning Dept.  
"Tracy Murphy" <tmurphy@longfordgroup.com>



"Tracy Murphy"  
<tmurphy@longfordgroup.com>  
11/08/2005 05:41 PM

To <rdourte@cabq.gov>  
cc  
Subject The Trails Bulk Plat Unit 3 Project #100-44-04

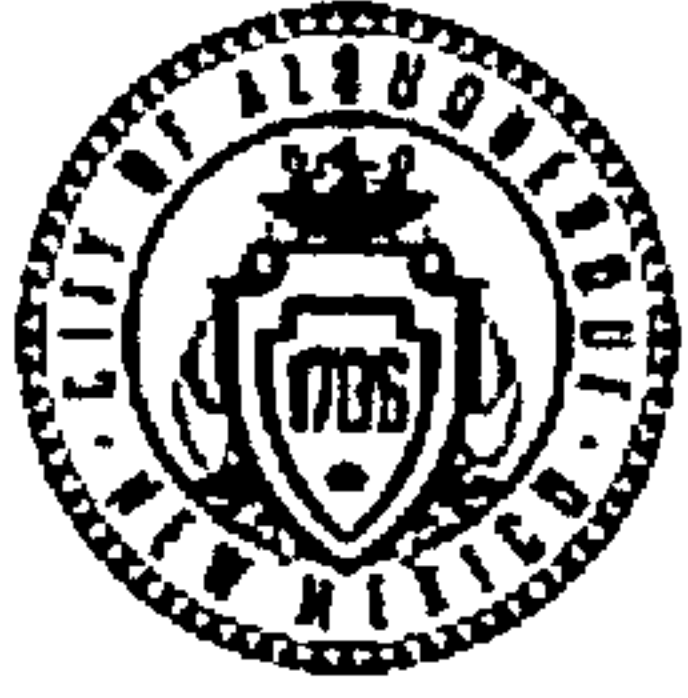
Dear Richard,

Thank you for your phone call today informing Longford Homes that the Bulk Plat for The Trails Unit 3, Project #100-44-04, will be processed by the City. Based on our conversation, it is my understanding that, despite discussions pertaining to moratoriums, the processing of this project will go through.

Can you please confirm that my understanding of our conversation was correct in order to avoid confusion as we move forward with our requests for approvals of the Bulk Plat from the City? I appreciate your time and clarification of this issue.

Yours truly,

Tracy Murphy  
Vice President  
Longford Homes



Richard H.  
Dourte/PWD/CABQ  
11/08/2005 03:46 PM

To SMatson@cabq.gov@COA  
cc  
bcc  
Subject Project 104404, the Trails Unit 3 Bulk land plat

Sheran,

Per discussion between Councilor Cadigan and Planning Director Richard Dineen, the project referenced above is not subject to R-05-263 or R-05-275, a moratorium for development on the Northwest Mesa within a specified plan area.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 18, 2006

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:25 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1001696**  
05DRB-01919 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Tract(s) 1-13 & A, **PICO LA CUEVA**, zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and ALAMEDA BLVD NE [REF: 03DRB-01952] (C-20) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003585**  
05DRB-01925 Major-Vacation of Public Easements  
05DRB-01926 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for 3900 SILVER AVE LLC, PHILLIP RABY MANAGER request(s) the above action(s) for Lot(s) 1-A-1, 10-A-1, 11-A-1 and 20-A-1, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 1 acre(s). [REF:05DRB-00737, 05DRB-01191,05DRB-01190] (K-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**
  
3. **Project # 1004464**  
05DRB-01540 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. [Deferred from 10/26/05 & 1/18/06] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/29/06.**
  
4. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06] (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

5. **Project # 1004404**  
 05DRB-01364 Major-Bulk Land  
 Variance  
 05DRB-01365 Major-Vacation of  
 Public Easements  
 05DRB-01367 Minor-Prelim&Final Plat  
 Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05 & 1/18/06] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

6. **Project # 1004607**  
 05DRB-01904 Major-Preliminary Plat  
 Approval  
 05DRB-01905 Minor-Temp Defer  
 SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

**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.**

7. **Project # 1004360**  
 06DRB-00025 Minor-Amnd SiteDev  
 Plan Subd  
 06DRB-00024 Minor-Amnd Prelim Plat  
 Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, **ENTRADA DEL BOSQUE**, zoned RA-2, located on MOUNTAIN RD NW, between GALBALDON NW and LULAC NW containing approximately 5 acre(s). [REF: 05DRB-01736, 05DRB-01737] (J-12) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED**



TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND CLEAR DEFINITION OF TRACT A BOUNDARY. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 1/9/06 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

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

8. **Project # 1002247**  
06DRB-00052 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB00830, 00831, 00832] (H-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

9. **Project # 1003687**  
06DRB-00054 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST (to be known as **WESTERN RIDGE, UNIT 2**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 05DRB-01418] (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE ON THE PLAT AND TO RECORD.**

10. **Project # 1003366**  
06DRB-00056 Minor-Prelim&Final Plat  
Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 1/18/06] (A-12/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**
11. **Project # 1004637**  
06DRB-00050 Minor-Prelim&Final Plat  
Approval
- WILKS COMPANY agent(s) for DONALD & BARBARA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 66, **BEL AIR SUBDIVISION**, zoned C-1, located on COMANCHE NE NE and SAN MATEO NE, containing approximately 1 acre(s). (G-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC ISSUES.**
12. **Project # 1004638**  
06DRB-00051 Minor-Prelim&Final Plat  
Approval
- WILKS COMPANY agent(s) for LARRY LANDINI, GALA III LLC request(s) the above action(s) for all or a portion of Tract(s) 5-D3, **PARADISE VALLEY SUBDIVISION**, zoned SU-1, C-2 & IP, located on MARNA LYNN AVE NW, between GOLF COURSE RD NW and COORS BLVD NW containing approximately 4 acre(s). [REF: DRB-99-66, DRB-99-189] (C-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING FOR AMENDMENT TO EXISTING SITE PLAN, NMU INC SIGNATURE ON THE PLAT, CORRECTION OF ZONING ON THE PLAT AND AGIS DXF FILE.**

13. **Project # 1001568**  
05DRB-01422 Minor- Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A-1, A1-B1-A1-B2, **MRGCD MAP NO 35**, zoned RA-2 & R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and LOS ANAYAS NW containing approximately 3 acre(s). *[Final Plat was Indef deferred 9/21/05 for SIA]* (A-2) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

14. **Project # 1004634**  
06DRB-00044 Minor-Sketch Plat or  
Plan

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1 & C-1, **BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 14 acre(s). (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004639**  
06DRB-00055 Minor-Sketch Plat or  
Plan

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, **ACRES ADDITION**, zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: BA-1771] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 11, 2006. **THE DRB MINUTES FOR JANUARY 11, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:25 A.M.

*Refer 2/15/06*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004404 AGENDA#: 5 DATE: 1-18-06

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

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

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

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

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

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

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

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

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

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

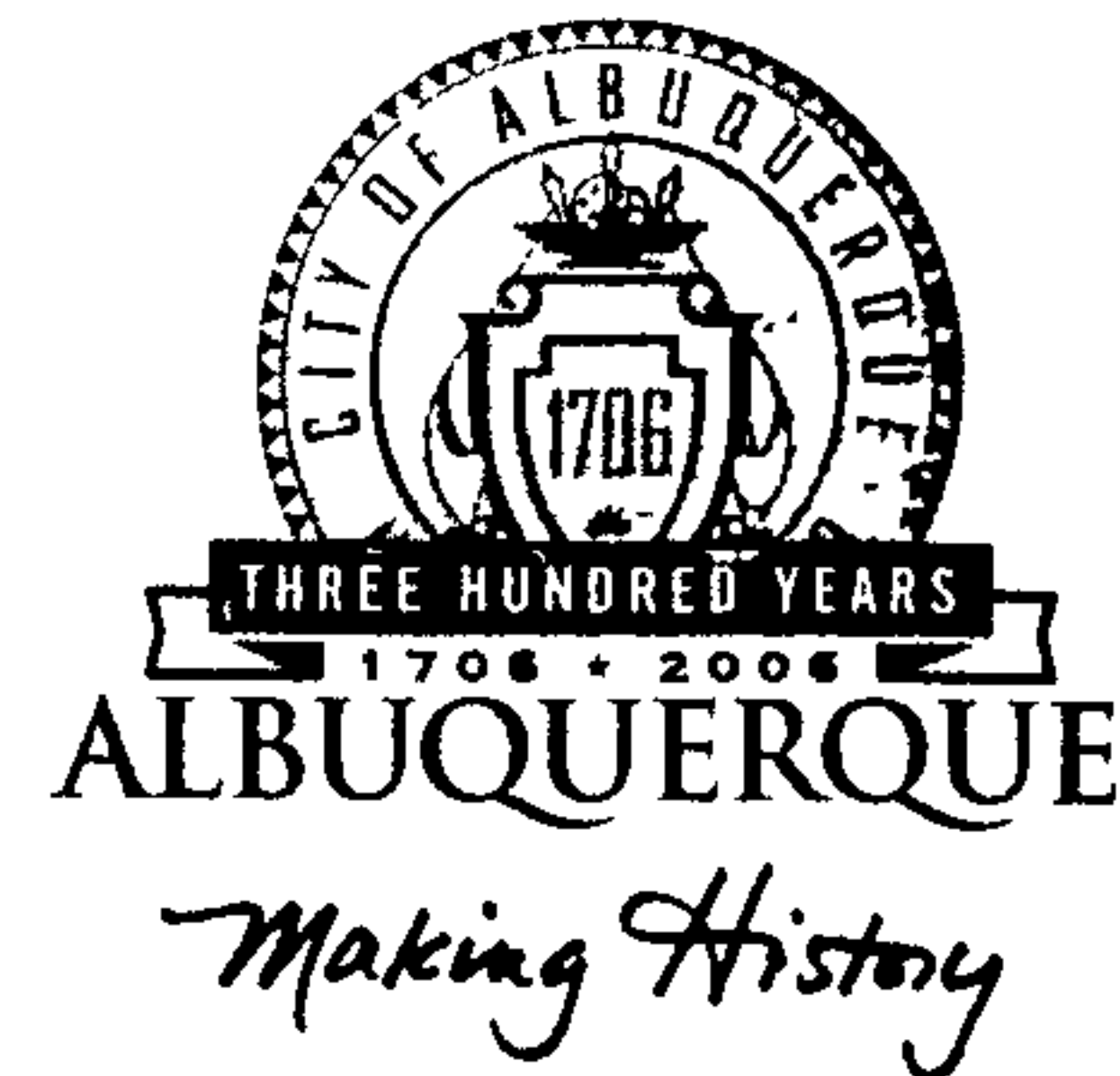
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Bulk Land Variance  
Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the subject request.  
No adverse comments on plat.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** January 18, 2006



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 7, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:50 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 # 1002819**

05DRB-01729 Major-Bulk Land Variance

05DRB-01730 Minor-Prelim&Final Plat

Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3**, zoned SU-1, R-2 & RT, located on 98<sup>TH</sup> ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9) **BULK LAND VARIANCE APPROVED. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, 15-DAY APPEAL PERIOD AND RECORDING OF PLAT.**

2. **Project # 1004161**  
05DRB-01724 Major-Preliminary Plat  
Approval  
05DRB-01728 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01725 Minor-Subd Design (DPM)  
Variance  
05DRB-01726 Minor-Sidewalk Waiver  
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/30/05 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1001370**  
05DRB-01731 Major-Vacation of Public  
Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B(2) IN THE PLANNING FILE.**

4. **Project # 1004543**  
05DRB-01722 Major-Vacation of Pub  
Right-of-Way

JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94<sup>TH</sup> ST NW and 98<sup>TH</sup> ST NW containing approximately 0 acre(s). (K-9) **VACATION WAS DENIED.**



5. ~~Project # 1004404~~  
05DRB-01364 Major-Bulk Land Variance  
05DRB-01365 Major-Vacation of Public Easements  
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [~~Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05] (C-8/C-9) DEFERRED AT THE AGENT'S REQUEST TO 1/18/06.~~

6. **Project # 1004341**  
05DRB-01634 Major-Preliminary Plat Approval  
05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76<sup>TH</sup> STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [~~Deferred from 11/16/05 & 11/30/05] (J-10) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/28/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE PERIMETER WALLS WERE APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.~~

7. **Project # 1004462**  
05DRB-01525 Major-Vacation of Public Easements  
05DRB-01524 Major-Preliminary Plat Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [~~Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05] (F-11) DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.~~

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

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

- 8. Project # 1001523**  
05DRB-01797 Minor-SiteDev Plan  
BldPermit
- DEKKER/PERICH/SABATINI agent(s) for ALLAN FRENKEL request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, LADERA INDUSTRIAL CENTER (to be known as **THE SHOPS @ LA MORADA**) zoned SU-1 LIGHT INDUSTRIAL, located on UNSER NW, between LA MORADA NW and VISTA ORIENTE NW containing approximately 3 acre(s). [REF: DRB-98-118, 01-EPC-01405, 04-DRB-01490] *[Deferred from 12/7/05]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**
- 9. Project # 1003364**  
05DRB-01788 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01789 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409, 05EPC-00939] **[David Stallworth, EPC Case Planner] (C-19) SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND EPC CASE PLANNER'S INITIALS. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NORTH-SOUTH 20-FOOT EASEMENT IS INSUFFICIENT.**

10. **Project # 1004097**  
05DRB-01790 Minor-SiteDev Plan  
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1**, zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). [**Catalina Lehner, EPC Case Planner**] [*Deferred from 12/7/05*] (Q-16/R-16) **DEFERRED AT THE BOARD'S REQUEST TO 12/14/05.**

11. **Project # 1002346**  
05DRB-01794 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01792 Minor-Prelim&Final Plat  
Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 12/7/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

12. **Project # 1001778**  
05DRB-01793 Major-Final Plat Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, **BRENTWOOD HILLS**, zoned R-T, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB-00392, 05DRB-00950, 05DRB-00951, 05DRB-00952, 05DRB-00961] (H-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD A 20-FOOT WATER LINE EASEMENT AT THE CUL-DE-SAC AND PLANNING TO RECORD.**

13. **Project # 1004267**  
05DRB-01092 Minor- Final Plat Approval

GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2, located West of MONTOYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290, 05DRB-01019] *[Final Plat was indef deferred 7/13/05]* (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES OF CORTO MIRABAL AND UTILITIES DEVELOPMENT TO CHANGE NOTE TO READ: PUBLIC WATER AND SANITARY SEWER LINE EASEMENT GRANTED BY THIS PLAT TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).**

14. **Project # 1004228**  
05DRB-01765 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05]* (F-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 5.5 PUBLIC ROADWAY EASEMENT SHALL BE GRANTED WITH THIS PLAT. THE 32-FOOT ACCESS EASEMENT NEEDS MAINTENANCE AND BENEFICIARIES. PNM MUST SIGN THE PLAT. THE FINAL PLAT WAAS INDEFINITELY DEFERRED TO ADDRESS COMMENTS.**

15. **Project # 1004468**  
05DRB-01553 Minor- Final Plat Approval

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

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

16. **Project # 1004555**  
05DRB-01780 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for BENTE SPANN request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 31, **HUNINGS HIGHLAND ADDITION**, zoned SU-2, LCR, located on WALTER ST SE, between COAL AVE SE and IRON AVE SE containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004480**  
05DRB-01791 Minor-Sketch Plat or Plan

PHIL MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 126A, **M.R.G.C.D. MAP 39**, zoned R-1 residential zone, located on 47<sup>TH</sup> ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 1 acre(s). [REF: Z-85-31,Z-79-4, Z566] *[Shown under Project #1004560 now void]* (J-12, K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

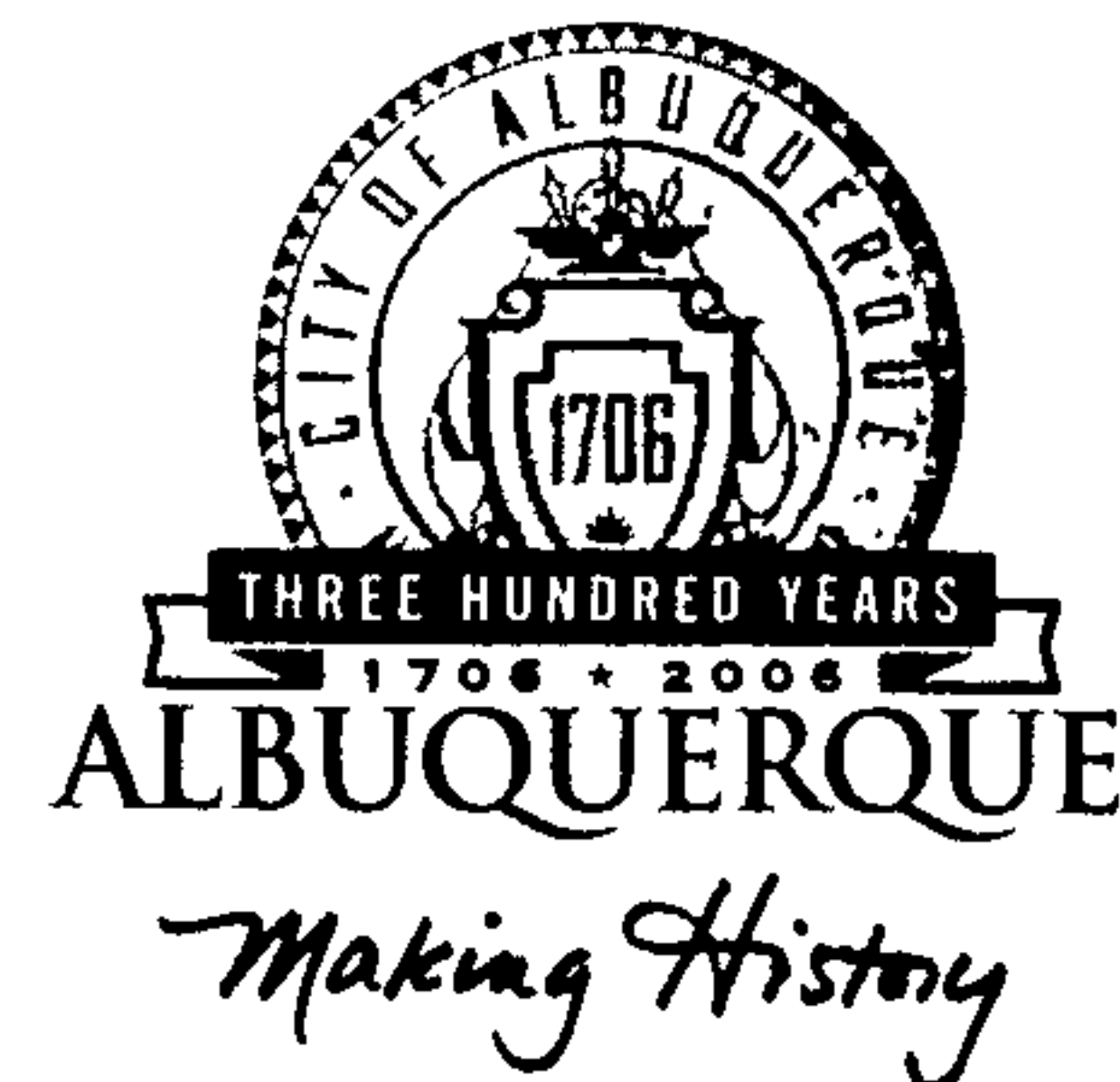
18. **Project # 1004561**  
05DRB-01795 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING agent(s) for RICH BOB DEN LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3,4,5 & 6A, Block(s) 13, **TIMOTEO CHAVEZ ADDITION**, zoned C-2, located on SIERRA DR NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes November 23, 2005. **THE DRB MINUTES FOR NOVEMBER 23, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 5**

**SUBJECT:**

- |                         |                          |                           |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan      |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan         |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension        |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the subject request.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

1-18-06

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

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

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

FOR:

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

**DATE:** December 7, 2005

*Deferred  
1-18-06*

**DRB PUBLIC HEARING SIGN IN SHEETS**

CASE NUMBER: 1004404 AGENDA#: 5 DATE: 12-7-05

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

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

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

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

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

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





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 26, 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: 11:37 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 # 1000131**

05DRB-01520 Major-Two Year SIA  
05DRB-01521 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED. A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1002459**  
05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57<sup>TH</sup> STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000560**  
05DRB-01501 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER** (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] [*Deferred from 10/26/05*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

- 05DRB-01621 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680, 05DRB01501] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO VERIFY STORM DRAIN EASEMENT LOCATION.**

4. **Project # 1000696**  
05DRB-01529 Major-Preliminary Plat  
Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LEE'S BOSQUE SUBDIVISION** (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [*Deferred from 10/26/05*] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

5. **Project # 1002134**  
05DRB-01528 Major-Amnd Prelim Plat  
Approval & Amnd Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-1, U-2, U-3 U-4 AND U-6, LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, **VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EL PUEBLO NE and VISTA DEL NORTE DR NE containing approximately 34 acre(s). (D-16) **THE AMENDED PRELIMINARY AND AMENDED FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST WILL BE ADMINISTRATIVELY REVISED TO REMOVE THE TRAIL.**
6. **Project # 1004464**  
05DRB-01540 Major-Vacation of Pub  
Right-of-Way
- GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**
7. **Project # 1004039**  
05DRB-01532 Major-Preliminary Plat  
Approval  
05DRB-01533 Minor-Sidewalk Waiver  
05DRB-01536 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] *[Deferred from 10/26/05]* (E-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**

8. **Project # 1004462**  
05DRB-01525 Major-Vacation of Public Easements  
05DRB-01524 Major-Preliminary Plat Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06*] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**

9. **Project # 1004404**  
05DRB-01364 Major-Bulk Land Variance  
05DRB-01365 Major-Vacation of Public Easements  
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [*Deferred from 9/21/05 & 10/5/05 & 10/26/05*] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

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

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

10. **Project # 1000965**  
05DRB-01625 Minor-Amnd SiteDev Plan Subd/EPC  
05DRB-01626 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS & ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1 thru 164, Tract(s) A, B, 2, 3, 4, 5, 6A and Tract(s) A-N, LANDS OF RAY GRAHAM, OWENWEST & CITY OF ALBUQUERQUE, (to be known as **LANDS OF ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1 FOR PRD, VARYING DENSITIES, MPOS, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 158 acre(s). [REF: 05EPC01115, 05EPC01117] [**Carmen Marrone, EPC Case Planner**] (F-11) **THE AMENDED SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS.**

11. **Project # 1004509**  
05DRB-01631 Minor-SiteDev Plan  
BldPermit

GEORGE RAINHART & ASSOCIATES agent(s) for STERLING DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) 6-A-2, RENAISSANCE CENTER (to be known as **THE SPORTS COURT**) zoned C-2, located on CULTURE NE, between MERCANTILE NE and MONTGOMERY NE containing approximately 4 acre(s). (F-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AGREEMENT AND SIDEWALKS PER TRANSPORTATION'S COMMENT SHEET AND TO PLANNING TO ADDRESS PLANNING'S COMMENTS AND FOR A REVISED UTILITY PLAN.**

12. **Project # 1000551**  
05DRB-01544 Minor-SiteDev Plan  
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

13. **Project # 1003747**  
05DRB-01550 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01551 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05*] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

14. **Project # 1000089**  
05DRB-01478 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01479 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] [**Stephanie Shumsky, EPC Case Planner**] [*Indef Deferred from 9/28/05*] (E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR SUBDIVISION. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

- 05DRB-01480 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05*] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

15. **Project # 1003861**  
05DRB-01627 Minor-Sidewalk Waiver  
05DRB-01628 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS agent(s) for THE BOULEVARD @ RIO GRANDE LLC request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, **THE BOULEVARD @ RIO GRANDE**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: 04DRB01983, 05DRB00731] (H-13) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1004507**  
05DRB-01629 Minor-Prelim&Final Plat  
Approval
- GEORGE T RODRIGUEZ agent(s) for COE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **DICKS ACRES SUBDIVISION**, zoned R-1 residential zone, located on MATTHEW AVE NW, between 12<sup>TH</sup> ST NW and 4<sup>TH</sup> ST NW containing approximately 1 acre(s). (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB, VERIFICATION OF PROPERTY LINE AND SETBACK, A DEMOLITION PERMIT IS REQUIRED FOR 913 MATTHEW NW AND TO PLANNING FOR THE AGIS DXF FILE.**
17. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat  
Approval
- TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**
18. **Project # 1004481**  
05DRB-01624 Minor-Prelim&Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for CARLS JR WEST SIDE request(s) the above action(s) for TRACTS 61A2-A & 61A2-B, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between COORS BLVD SW and AMANDA ST SW containing approximately 2 acre(s).[REF: Z-88-3, 05AA01694] ] [Listed under Project #1004506 in error] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

19. **Project # 1000933**  
05DRB-01623 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) B1 & B2, MANZANO MESA (to be known as **SOUTHERN TOWNHOMES**) zoned R-T residential zone, located on SOUTHERN BLVD SE, between ELIZABETH SE and MIRAVISTA SE containing approximately 3 acre(s). (L-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1004505**  
05DRB-01622 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 1-9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. Approval of the Development Review Board Minutes for October 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:37 A.M.



Page 112/7/05

## DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004404 AGENDA#: 9 DATE: 10.26.05

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

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

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

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

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

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

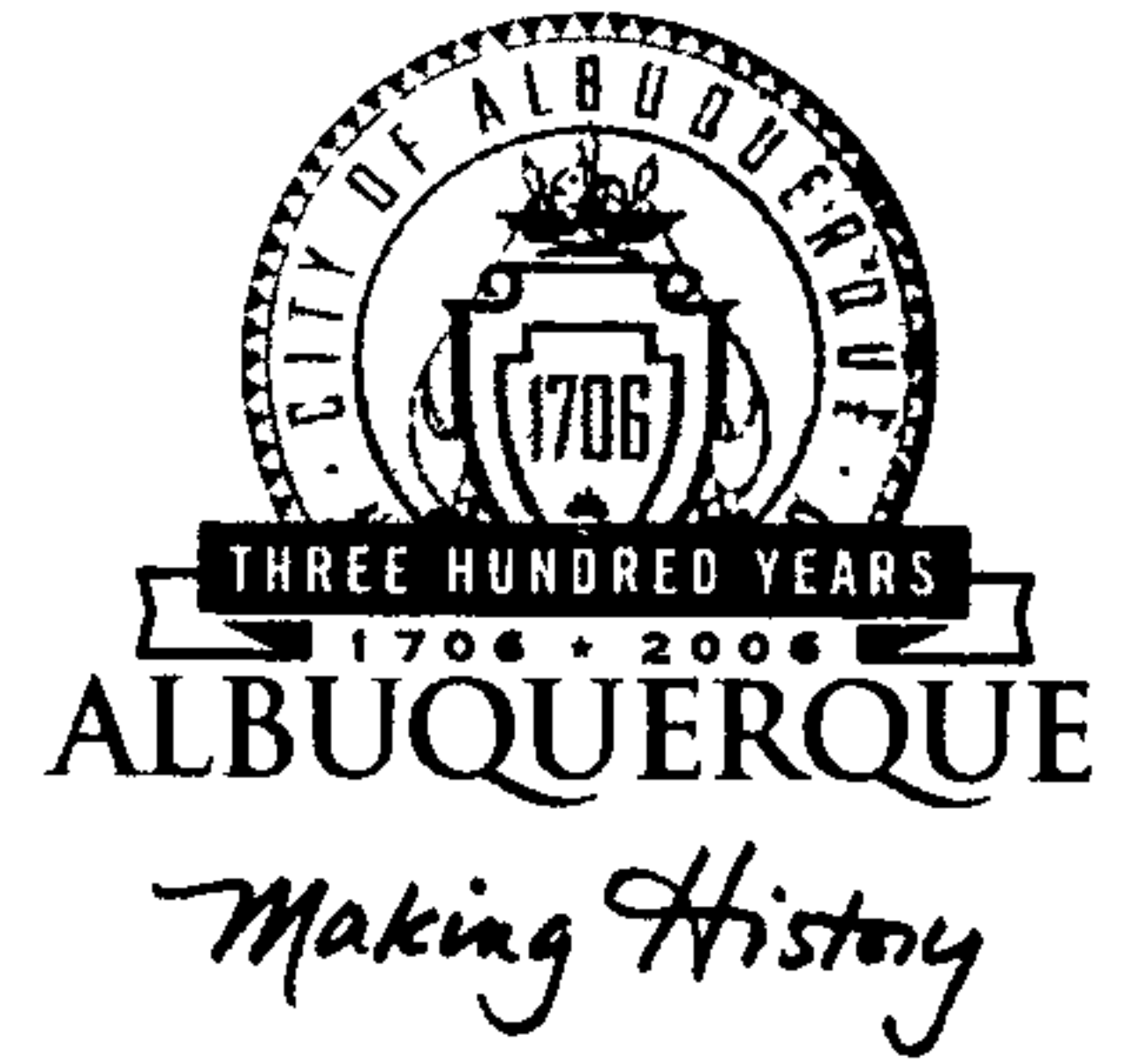
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Bulk Land Variance  
Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the any request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>12-7-05</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** October 26, 2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 5, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:20 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**

- Project # 1003573**  
05DRB-01379 Major-Amended  
Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s).[REF:04DRB01138, 04DRB01417,05DRB00481][Deferred from 9/28/05 & 10/5/05] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

2. **Project # 1003747**  
05DRB-01410 Major-Vacation of  
Public Easements
- TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1 & 5, **WYOMING MALL**, zoned C-2 community commercial zone (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE. [REF: ZA-99-017, ZA-79-214, ZA-78-143, ZA-84-226, DRB-97-319, 05EPC00024, 05EPC00025] (H-20) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. ~~Project # 1004404~~  
05DRB-01364 Major-Bulk Land  
Variance  
05DRB-01365 Major-Vacation of  
Public Easements  
05DRB-01367 Minor-Prelim&Final Plat  
Approval
- SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [*Deferred from 9/21/05 & 10/5/05*] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**
4. **Project # 1004387**  
05DRB-01332 Major-Vacation of Pub  
Right-of-Way
- MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [*Deferred from 9/14/05 & 10/5/05*] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

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

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

- 5. Project # 1002962**  
05DRB-01507 Minor- Sector  
Development Plan, Phase 1

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, BLACK RANCH, T11N R2E SEC 16 W 1/2 NW 1/4, Tract(s) 4, SANTA FE AT THE TRAILS CO., Tract(s) 1, THE TRAILS, UNIT 2, Tract(s) G & J and Tract(s) 6, THE TRAILS, UNIT 2 (to be known as **LONGFORD TRAILS**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE R-O-W NW, between COUNTY LAND and STATE LAND. [REF: 1004353, 02DRB01530] (B-8, B-9, B-10, C-8, C-9 and C-10) **THE DRB RECOMMENDS THAT THE BOUNDARIES SHOWN ON THE TRAILS PROPOSED SECTOR PLAN BOUNDARIES MAP INCLUDED WITH THE APPLICATION ARE APPROVED AS THE BOUNDARIES FOR THE TRAILS SECTOR PLAN.**

- 6. Project # 1000081**  
05DRB-01512 Minor- Amended  
SiteDev Plan Subd  
05DRB-01514 Minor- Amended  
SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOHL'S CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A & H, COTTONWOOD CORNERS, (to be known as **KOHL'S COTTONWOOD CORNERS**) zoned SU-1 FOR IP USES, located on ELLISON DR NW, between COTTONWOOD DR NW and ALAMEDA RD NW containing approximately 9 acre(s). [REF: Z-95-26, Z-84-110, AX-84-22, DRB-94-582, DRB-95-487] (Russell Brito, EPC Case Planner) (A-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1000579**  
05DRB-01513 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, PASEO DE LOUISIANA (to be known as **KOHL'S DEPARTMENT STORES**) zoned SU-2 C-1, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 8 acre(s). [REF: Z-98-81, DRB-96-66] [Stephanie Shumsky, EPC Case Planner] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/5/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS, REMOVAL OF THE JUNIPER TREES, FEWER HIGH WATER USE TREES ON THE SITE PLAN AND APPROVAL BY CITY COUNCIL OF THE REQUEST TO WITHDRAW THE PENDING APPEAL.**

8. **Project # 1003983**  
05DRB-01482 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] [Deferref from 9/28/05 & 10/5/05] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

9. **Project # 1003591**  
05DRB-01508 Minor-Extension of  
Preliminary Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of **SUNGATE ESTATES, UNIT 2**, zoned R-2 FOR R-T AND RLT, located on MESA ARENOSO DR SW, between 98<sup>TH</sup> ST SW and OPEN RANGE AVE SW, containing approximately 17 acre(s). [REF: 04DRB-01185] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. **Project # 1002461**  
05DRB-01505 Minor-Prelim&Final Plat  
Approval
- TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 8A, **EL RANCHO GRANDE 1, UNIT 1**, zoned R-LT residential zone, located on VERMEJO PARK DR SW at the east end of AMOLE MESA AVE SW and containing approximately 16 acre(s). [REF: 03DRB00163, 03DRB00164] (N-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE, ADD BENEFICIARY TO NOTES 6 AND 7, THE ZONING SHOULD BE LISTED UNDER SUBDIVISION DATA AND TO TRANSPORTATION DEVELOPMENT FOR NEW AGIS DXF APPROVAL AND RIGHT-OF-WAY DEDICATION ALONG VERMIJO PARK DRIVE.**
11. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat  
Approval
- TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] *[Deferred from 10/5/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**
12. **Project # 1004453**  
05DRB-01498 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for DAMION CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 19-23, Block(s) E, **BACA & ARMIJO ADDITION**, zoned SU2/RG, located on 3<sup>RD</sup> ST SW, between CROMWELL AVE SW and 2<sup>ND</sup> ST SW containing approximately 1 acre(s). [REF: DRB-95-57] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P1 LOT DESIGNATIONS.**

13. **Project # 1002858**  
05DRB-01487 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) I-1 PARCEL A-1, MESA @ ANDERSON HILLS, UNIT 1 (to be known as **MESA @ ANDERSON HILLS, UNIT 2**) zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 21 acre(s). [REF: 04DRB00234, 04DRB00235,, 05DRB00488] (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK IF AGIS DXF WAS APPROVED AND TO RECORD.**

14. **Project # 1003470**  
05DRB-01493 Major-Final Plat Approval

WILSON & COMPANY agent(s) for VISTA VIEJA INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **VISTA VIEJA SUBDIVISION, UNIT 1**, zoned R-1, located on 81<sup>ST</sup> STREET NW, between ALBERICOQUE PL NW and SCENIC ROAD NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1003641**  
05DRB-01502 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1 through 24, BACA ADDITION (to be known as **ATLANTIC & SANTA FE SUBDIVISION**) zoned R-G residential garden apartment zone, located on 1<sup>ST</sup> ST SW, between ATLANTIC AVE SW and SANTA FE AVE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PRIVATE SEWER EASEMENTS AND SKETCH SHOWING SIDEWALKS AND TO PLANNING FOR LOT SIZE REQUIREMENTS AND TO RECORD THE PLAT.**



16. **Project # 1003801**  
05DRB-01179 Minor- Final Plat Approval

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] **[David Stallworth, EPC Case Planner]** *[The Final Plat was Indef Deferred from 7/27/05 for the SIA]* (J-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS AND PLANNING TO RECORD.**

17. **Project # 1003685**  
05DRB-01477 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] *[Deferred from 9/28/05]* (B-8) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat Approval

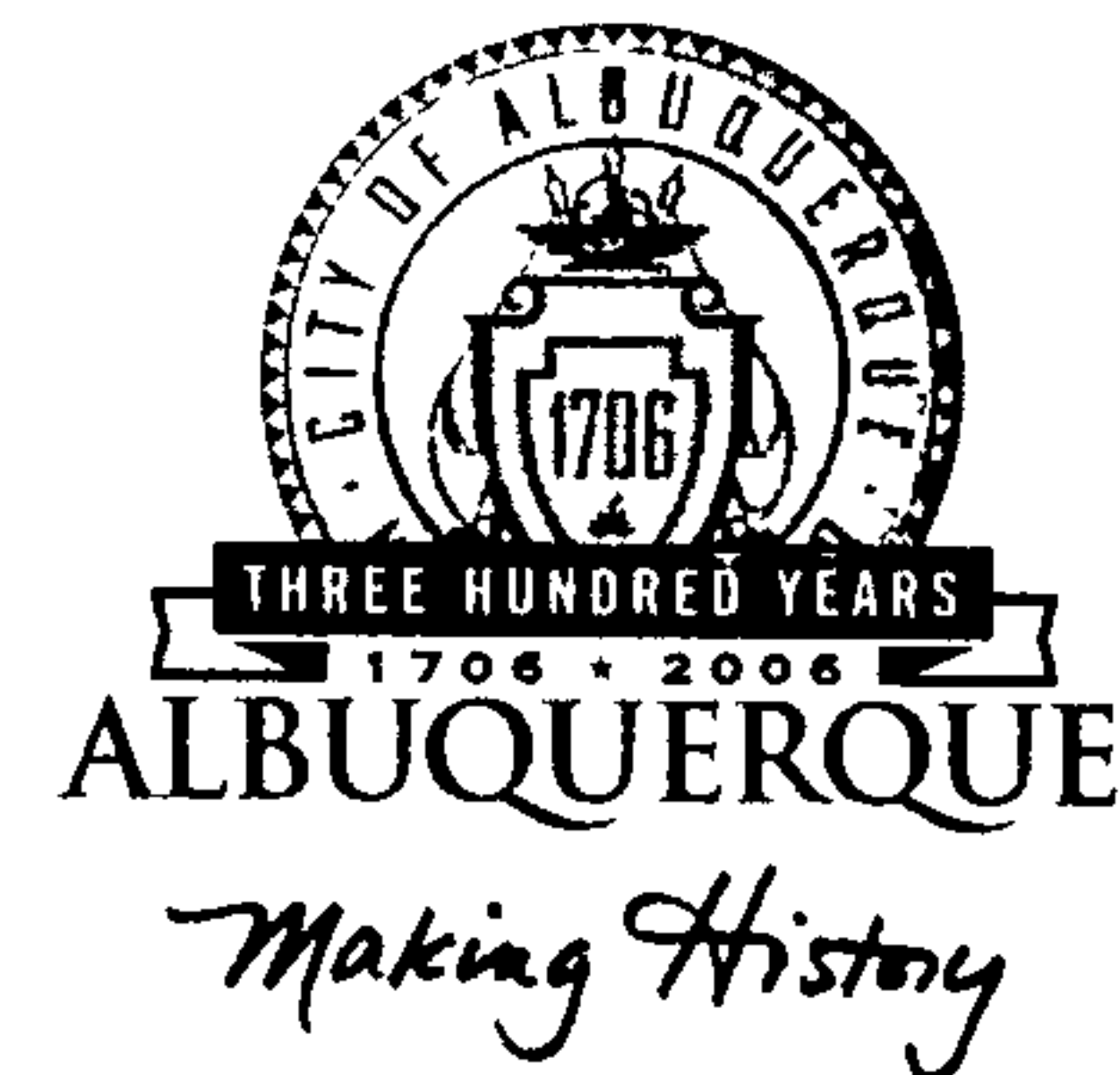
CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05 & 9/28/05 & 10/5/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

19. **Project # 1004456**  
05DRB-01509 Minor-Sketch Plat or Plan
- BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1 NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BARON'S RUN**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1004458**  
05DRB-01515 Minor-Sketch Plat or Plan
- JUSTIN SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, **C J M MOORE REALTY CO ADDITION**, zoned R-1, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and PUEBLO BONITO NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. Approval of the Development Review Board Minutes for September 21, 2005. **THE DRB MINUTES FOR SEPTEMBER 21, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:20 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Bulk Land Variance  
Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to any request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>10/26/05</sup> **X**; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** October 5, 2005

Report to  
10/26/05

## DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004404 AGENDA#: 3 DATE: 10/5/05

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 21, 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: 11:15 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 # 1000511**  
05DRB-01342 Major-Vacation of Public Easements

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A-1 through A-3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS NE and FREEDOM WAY NE containing approximately 1 acre(s). [REF: DRB-94-851, 05-DRB-01101, 05-DRB01102] (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

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) **INDEFINITELY DEFERRED ON A NO SHOW.**

2. **Project # 1002478**  
05DRB-01344 Major-Vacation of Public Easements  
05DRB-01343 Major-Preliminary Plat Approval

CDS INC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO ST NE, between JEFFERSON ST NE and EDITH BLVD NE containing approximately 23 acre(s). (D-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE CURRENT ZONING SHALL APPEAR UNDER THE SUBDIVISION DATA ON THE FINAL PLAT. WILL JACS PLACE BE A PUBLIC OR PRIVATE ROAD?**

3. ~~Project # 1004404~~  
05DRB-01364 Major-Bulk Land Variance  
05DRB-01365 Major-Vacation of Public Easements  
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [Deferred from 9/21/05] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

4. **Project #1002535**  
05DRB-01269 Major-Vacation of Public Easements  
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65<sup>TH</sup> ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] [Deferred from 8/31/05 & 9/21/05] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

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

5. **Project # 1003926**  
05DRB-01407 Minor-SiteDev Plan  
Subd/EPC

PATRICK JOSEPH HOFFMAN AND WILLIAM R. DAVIS request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) 15, **PEREA ADDITION**, zoned SU-1, located on LOMAS BLVD NW, between FRUIT NW and 16<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 05EPC-00200, 05EPC01100] [**Stephanie Shumsky, EPC Case Planner**] (J-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

6. **Project # 1000997**  
05DRB-01408 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-14, **RIVERVIEW ACRES, UNIT 1**, zoned RA-1, located on CALLE FACIO NW, between RIVERSIDE DRAIN and GABALDON ROAD NW containing approximately 10 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1001945**  
05DRB-01415 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN**) zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] *[Deferred from 9/21/05]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**
8. **Project # 1003874**  
05DRB-01412 Major-Final Plat Approval
- ISAACSON & ARFMAN, PA agent(s) for CURB, INC, request(s) the above action(s) for TRACTS 16-D,16-E, AND 16-F OF THE BULK LAND PLAT FOR TRACTS 16-A,16-B,16-C,16-D,16-E, AND 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD NW, between MESSINA DR SW and DELGADO DR SW containing approximately 51 acre(s).[REF:05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00342, 05DRB00894, 05DRB00126, 05DRB00199, 04DRB00717, 04DRB01892, 05AA00978] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EASEMENT LANGUAGE, AMAFCA SIGNATURE, DETACHED OPEN SPACE PAYMENT AND RECORDING OF PLAT.**
9. **Project # 1000029**  
05DRB-01428 Minor-Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE (JAMES LEWIS) request(s) the above action(s) for all or a portion of Tract(s) 2 & 15, **ARBOLERA DE VIDA, UNIT 2**, zoned S-M1, S-l, located on BELLAMAH AVE NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 24 acre(s). [REF: 03DRB-01785,03DRB-01786,04DRB-01650, 04DRB-01651](H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PALNNING FOR AGIS DXF FILE AND RECORDING.**



10. **Project # 1003685**  
05DRB-01421 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 81A and 82A, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on JAMESTOWN RD NW, between CHANCE CT NW and SANDY DR NW containing approximately 1 acre(s). [REF: 04DRB01448] (B-8) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003687**  
05DRB-01418 Minor-Extension of  
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 9, **WESTERN RIDGE, UNIT 2**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01512, 05DRB00697] (B-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1001568**  
05DRB-01422 Minor-Prelim&Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A-1, A1-B1-A1-B2, **MRGCD MAP NO 35**, zoned RA-2 & R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and LOS ANAYAS NW containing approximately 3 acre(s). (A-2) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: CROSS-LOT DRAINAGE EASEMENTS WILL BE NEEDED.**

13. **Project # 1004415**  
05DRB-01420 Minor-Prelim&Final Plat  
Approval  
05DRB-01419 Minor-Vacation of Private  
Easements

ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION**, zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] *[Deferred from 9/21/05]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

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 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT) [Indef deferred from 9/7/05]* (E-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SKETCH SHOWING 10-FEET FROM CURB FACE TO PROPERTY LINES AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

05DRB-01416 Minor-Vacation of Private  
Easements

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 special use zone, located on OSUNA RD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (E-15) **THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat  
Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [*Deferred from 9/21/05*] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

16. **Project # 1000965**  
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [*Deferred from 9/7/05 & 9/14/05 & 9/21/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

17. **Project # 1000116**  
05DRB-01385 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] [*Deferred from 9/7/05 & 9/14/05 Indef Deferred on a no show*] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. **Project # 1004412**  
05DRB-01413 Minor-Sketch Plat or Plan

ABEL ARAGON request(s) the above action(s) for all or a portion of Tract(s) 361, 362 and 363, **RIO GRANDE HEIGHTS**, zoned R-2 residential zone, located on 55<sup>TH</sup> ST SW, between DOLORES ST SW and GONZALES SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1004413**  
05DRB-01414 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for TURNER & MARGARET BRANCH request(s) the above action(s) for all or a portion of Lot(s) 43, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, located on RIO GRANDE BLVD NW, between KESTREL CT NW and ORO VISTA RD NW containing approximately 2 acre(s). [REF: ZA-68-76, Z-80-37] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1004414**  
05DRB-01417 Minor-Sketch Plat or Plan

PHILIP D SHEETS agent(s) for MEGA III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-8, and Gibson Tract A, **GIBSON SUBDIVISION**, zoned R-2 residential zone, located on SAN CLEMENTE AVE NW, between 4<sup>TH</sup> ST NW and 2<sup>ND</sup> ST NW containing approximately 3 acre(s). [REF:05DRB00981,Project #1002123] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1004416**  
05DRB-01425 Minor-Sketch Plat or Plan

BRUCE C. LEVIN request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION**, zoned SU-1, located on ZIA RD NE, between PAISANO NE and ZENA LONA NE containing approximately 3 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for September 7, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR SEPTEMBER 7, 2005 WERE APPROVED.**

ADJOURNED: 11:15 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 10044/04 AGENDA#: 3 DATE: 9.21.05

1. Name: ~~Harry Hugg~~ Steve Salazar Address: Wilson & Co Zip: \_\_\_\_\_

2. Name: Russ Hugg Address: Sunrise Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

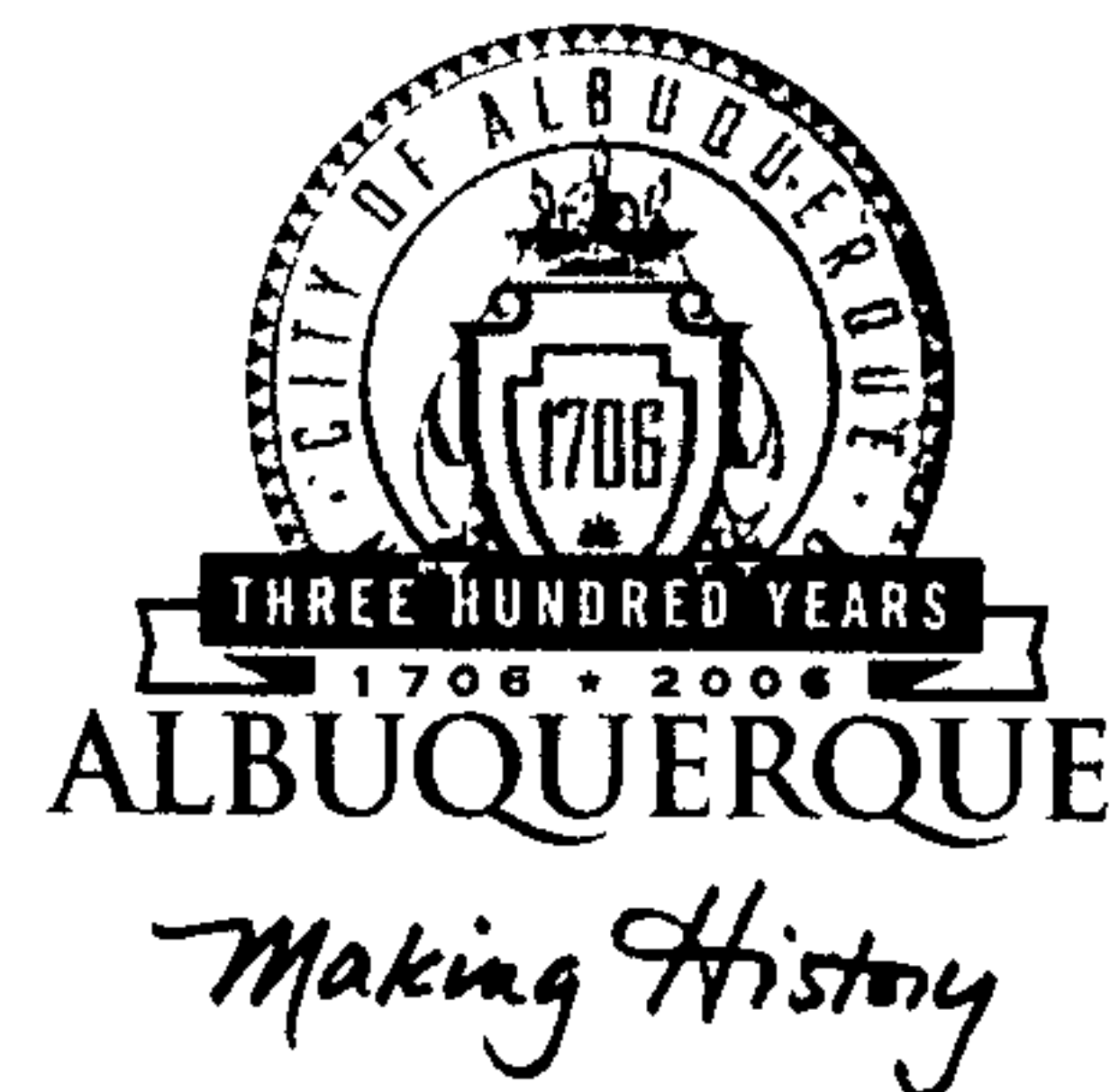
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF <sup>^</sup>BUQUERQ



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004404**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Bulk Land Variance  
Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to any request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED 10-5-05 X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** September 21, 2005



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

September 21, 2005

**Project # 1004404**

05DRB-01364 Major-Bulk Land Variance  
 05DRB-01365 Major-Vacation of Public Easements  
 05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). (C-8/C-9)

AMAFCA No adverse comments.

COG No adverse comments.

Transit Transit suggests continuing Woodmont Ave. south along the eastern boundary of the Petroglyph National Monument to join Moqui St. to the south to improve connectivity of the collector and arterial network in this area. A connection to Rainbow Blvd could be provided by a separate collector. No other objections.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Ventana Ranch (R) NA.

APS

Depending on the final use for the plat located west of Paseo del Norte and Rainbow Blvd, Ventana Ranch Elementary School, Monroe Middle School, and Cibola High School may be affected. All three schools are currently operating above their capacity (see table below).\*

\*The following comments are an addendum to comments provided for Project # 1004404.

School	2005-06 Projections	Capacity	Space Available
VENTANA RANCH	906	830	-76
MONROE MS	1,379	780	-599
CIBOLA HS	2,967	2,440	-527



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	

For project 1004404 The Trails Unit 1 - Open space has no objection to the bulk land variance, future development of the area adjacent to the Petroglyph National Monument will need to comply with the Northwest Mesa Escarpment Plan.

City Engineer

No objection to the vacation request or BLV request. No adverse comments on the plat.

Transportation Development

This action will need to be deferred until the MRGCOG has approved the access point of Woodmont onto Paseo Del Norte. At this time, there is no such access. Where is the easement being provided to Tract 5 and the Unplatted lands of the State of New Mexico. A sketch will be needed to verify that the width being dedicated for Paseo is the correct width. Do tracts 1 and 2 qualify for bulk land variances?

Parks & Recreation

Defer to the affected agencies regarding the vacation. No objection to the bulk land variance or plat.

Utilities Development      No objection to Vacation request. No objection to Bulk Land Variance. No objection to Plat approval.

Planning Department

This project request falls within the Westside Moratorium boundaries with the exception of Tract H-2. Therefore, no DRB action on this request can occur until the moratorium is lifted. A Sector Plan is required for any further development outside of Unit 2.

*No Objection to Bulk Land Variance  
Reviewed by  
R. D. Burke*

## Planning Department

At a meeting on July 28, 2005, between the City, Consensus Planning and John Murtaugh, it was agreed that the City would receive a letter with an exhibit attached outlining what tracts of the Trails the developer is proposing would come in before the Sector Plan is approved. DRB has not received a copy of this letter yet. What is the status of the letter?

## Impact Fee Administrator

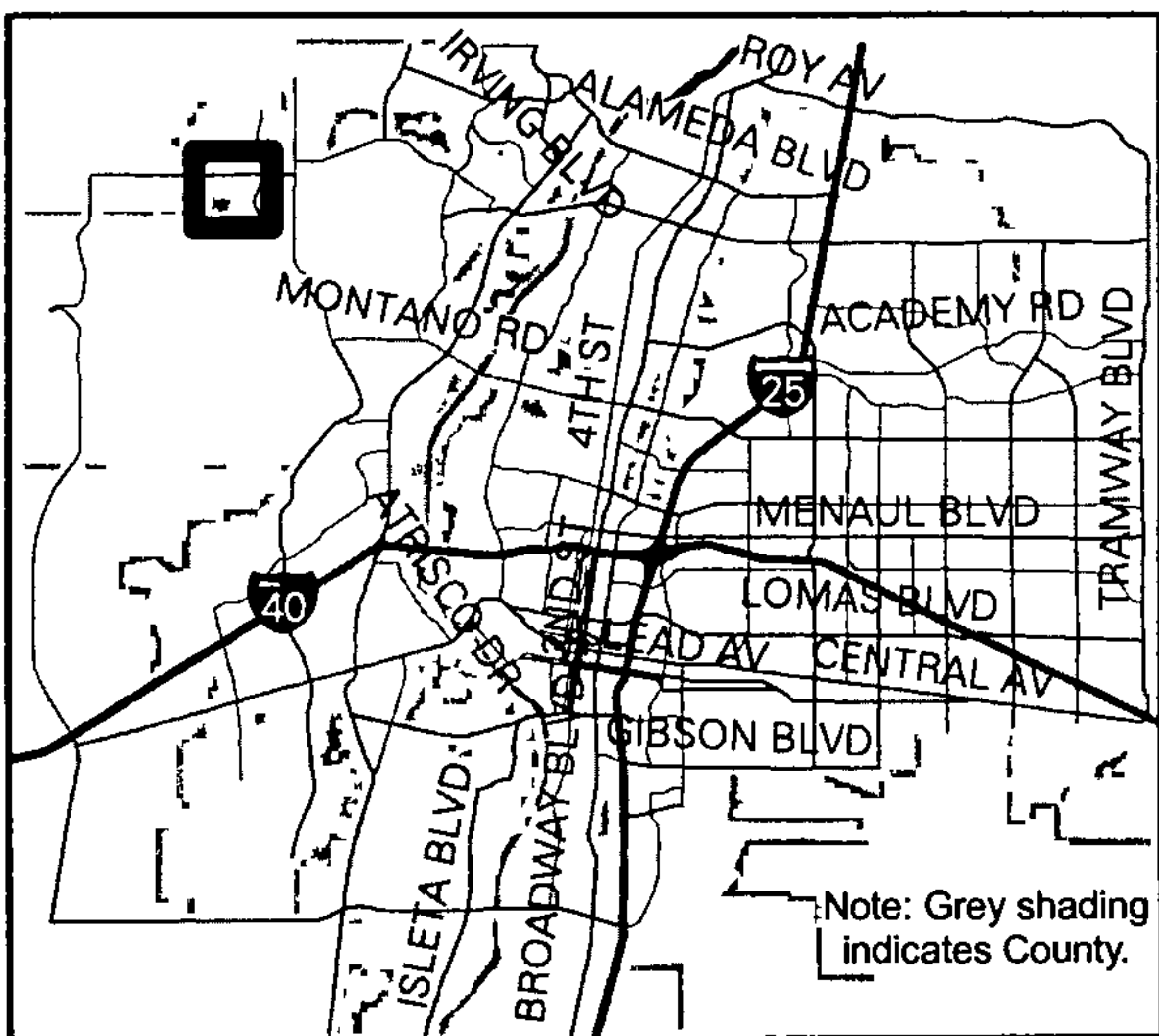
Construction of new buildings within the proposed subdivision will require payment of Impact Fees. Because both residential and neighborhood commercial uses are allowed in this zone (R-D), determination of fees will be based on the proposed usage at the time of building permit submittal. Commercial uses will be subject to: Public Safety Fees for the West Side Service Area; Roadways Fees for the Northwest Mesa Service Area; and Drainage Fees for the Northwest Mesa Service Area. Residential uses will be subject to the above Fees, plus Park, Recreation, Trails, and Open Space Fees for the Northwest Mesa / Volcano Service Area.

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 34% if building permits are obtained by December 30, 2005, and 67% if permits are obtained by December 29, 2006.

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

cc: The Trails LLC, 7007 Jefferson NE, Suite #A, 87109

Surv-Tek Inc., 9384 Valley View Drive NW, 87114



# ZONING MAP



1 inch equals 800 feet

Project Number:  
1004404

Hearing Date:  
9/21/05

Zone Map Page:  
C-8 & C-9

Additional Case Numbers:  
1002962  
1002942  
1003688



**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, September 21, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000511**

05DRB-01342 Major-Vacation of Public Easements

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A-1 through A-3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS NE and FREEDOM WAY NE containing approximately 1 acre(s). [REF: DRB-94-851, 05-DRB-01101, 05-DRB01102] (D-20)

**Project # 1002478**

05DRB-01344 Major-Vacation of Public Easements  
05DRB-01343 Major-Preliminary Plat Approval

CDS INC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO ST NE, between JEFFERSON ST NE and EDITH BLVD NE containing approximately 23 acre(s). (D-16)

~~**Project # 1004404**~~

~~05DRB-01364 Major-Bulk Land Variance  
05DRB-01365 Major-Vacation of Public Easements  
05DRB-01367 Minor-Prelim&Final Plat Approval~~

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). (C-8/C-9)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 5, 2005.**

18.7

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

**Meeting Date:** AUGUST 31, 2005  
**Zone Atlas Page:** C-8-Z & C-9-Z  
**Notification Radius:** 100 Ft.

**Project# 1004404**  
**App# 05DRB-01364**

**Cross Reference and Location:** PASEO DEL NORTE NW WEST OF RAINBOW  
BLVD NW

**Applicant:** THE TRAILS LLC.  
**Address:** 7007 JEFFERSON NE STE# A  
ALBUQUERQUE, NM 87109

**Agent:** SURV-TEK, INC.  
**Address:** 9384 VALLEY VIEW DRIVE NW  
ALBUQUERQUE, NM 87114

**Special Instructions:**

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

**Date Mailed:** SEPTEMBER 2, 2005

**Signature:** YVONNE SAAVEDRA

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

Project# 1004404  
Application# 05-DRB-01364

PAGE 1 OF 2

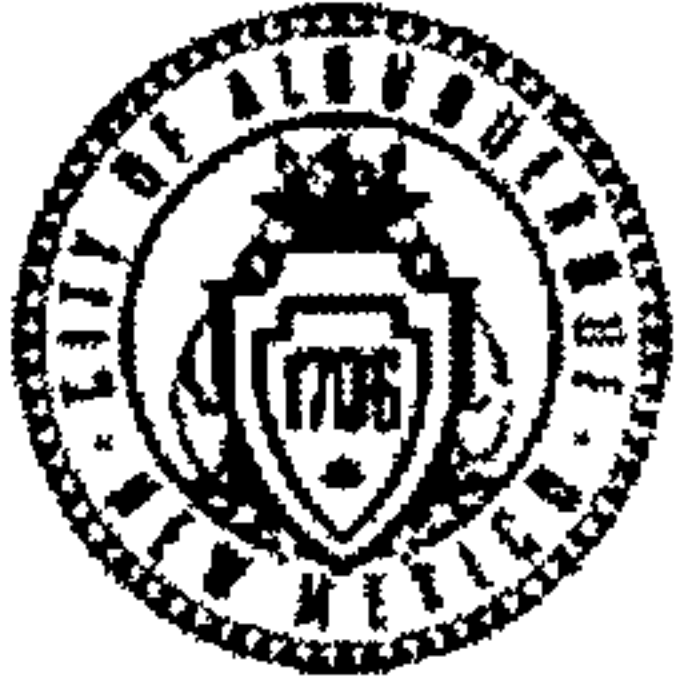
Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-9	1009064	083-430	202-12	✓
		162-325	19	✓
		065-269	201-11	✓
		460-266	401-22	✓
		464-431	101-24	✓ Dup
		151-518	208-32	✓
		158-518	31	✓ Dup
		164-518	30	✓ Dup
		169-518	29	✓ Dup
		153-505	211-05	✓ Dup
		153-500	04	✓ Dup
		153-495	03	✓ Dup
		153-490	02	✓ Dup
		153-484	01	✓ Dup
		167-501	210-20	✓ Dup
		167-490	01	✓ Dup
		195-461	213-33	✓ Dup
		153-408	50	✓ Dup <sup>2</sup>
		153-397	64	✓ Dup <sup>2</sup>
		191-333	202-18	✓ Dup <sup>2</sup>
		161-376	01	✓ Dup <sup>2</sup>
		168-373	02	✓ Dup
		172-371	03	✓ Dup
		176-369	04	✓ Dup

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

Project# 1004404  
Application# 05-PRB-01364

PAGE 2 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-8	1009064	158-395	213-63	✓ Dup <sup>2</sup>
		162-394	62	✓ Dup <sup>2</sup>
		166-403	53	✓ Dup <sup>2</sup>
		162-404	52	✓ Dup <sup>2</sup>
		158-406	51	✓ Dup <sup>2</sup>
		163-416	49	✓ Dup <sup>2</sup>
		165-421	48	✓ Dup <sup>2</sup>
		167-425	47	✓ Dup <sup>2</sup>
		169-429	46	✓ Dup <sup>2</sup>
		174-434	45	✓ Dup <sup>2</sup>
		164-437	44	✓ Dup <sup>2</sup>
		165-441	43	✓ Dup <sup>2</sup>
		162-445	42	✓ Dup <sup>2</sup>
		158-449	41	✓ Dup <sup>2</sup>
		157-456	40	✓ Dup <sup>2</sup>
		162-461	39	✓ Dup <sup>2</sup>
		169-462	38	✓ Dup <sup>2</sup>
		174-458	37	✓ Dup <sup>2</sup>
		177-454	36	✓ Dup <sup>2</sup>
		179-450	35	✓ Dup <sup>2</sup>
		182-446	34	✓ Dup <sup>2</sup>



mainframe@coa1mp3.ca  
bq.gov  
09/01/2005 10:53 AM

To  
cc  
bcc  
Subject

1 R E C O R D S W I T H L A B E L S PAGE

1

01009064 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0100906408343020212 LEGAL: T11N R2E SEC 16 W1/2 NW1/4  
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OWNER NAME: VOLCANO SIX LIMITED PTN  
OWNER ADDR: 01815 CENTRAL AV NW

ALBUQUERQUE NM 87104

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0100906406526920111 LEGAL: POR TRAC T 4 SW1/4 NW1/4  
LAND USE: PROPERTY ADDR: 00000 N/A  
OWNER NAME: INDUS DEVEL LTD CO  
OWNER ADDR: 08224 CALLE PRIMERA NW

ALBUQUERQUE NM 87120

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QUIT

100906416232520219 TRACT H-2 TRACTS H-1 AND H-2 THE TRAILS BEING A T H THE TRAILS CONT.  
PROPERTY ADDR: N/A

OWNERS NAME: TRAILS LLC  
OWNERS ADDR: 3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906446026640122 LEGAL: PORTION TRACT 5 SE NE T11N R2E SECTION 17  
PROPERTY ADDR: N/A

OWNERS NAME: KELEHER MICHAEL L ETUX  
OWNERS ADDR: 1400 MORINGSIDE DR NE  
ALBUQUERQUE, NM 87110

100806446443110124 LEGAL: PORTION OF TRACT 5 BLACK RANCH NE1/4 NE1/4 SEC 17 T  
.89PP AC

PROPERTY ADDR: N/A

OWNERS NAME: TRAILS LLC  
OWNERS ADDR: 3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

100906415151820832 LEGAL: LOT 1 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISON  
REPLAT OF TRACT A  
PROPERTY ADDR: 7339 WILLIAMSBURG RD NW

OWNERS NAME: CENTEX HOMES  
OWNERS ADDR: 5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

100906415151820830 LEGAL: LOT 1 FOR HERITAGE AT THE TRAILS SUBDIVISON REPLAT  
OF TRACT A  
PROPERTY ADDR: 7339 WILLIAMSBURG RD NW

OWNERS NAME: CENTEX HOMES  
OWNERS ADDR: 5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

100906416951820829 LEGAL: LOT 4 FOR HERITAGE AT THE TRAILS SUBDIVISON REPLAT  
OF TRACT A  
PROPERTY ADDR: 7327 WILLIAMSBURG RD NW

OWNERS NAME: CENTEX HOMES  
OWNERS ADDR: 5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

100906415350521105 LEGAL: LOT 74 PLAT FOR HERITAGE TRAILS SUBDIVISON REPLAT  
OF TRACT A  
PROPERTY ADDR: 9319 JAMESON ST NW

OWNERS NAME: CENTEX HOMES  
OWNERS ADDR: 5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

100906415350021104    LEGAL: LOT 74 PLAT FOR HERITAGE TRAILS SUBDIVISON REPLAT  
OF TRACT A  
PROPERTY ADDR:        9319 JAMESON ST NW  
  
OWNERS NAME:         CENTEX HOMES  
OWNERS ADDR:         5120 MASTHEAD NE  
                         ALBUQUERQUE, NM 87109

100906415349521103    LEGAL: LOT 73 PLAT FOR HERITAGE TRAILS SUBDIVISON REPLAT  
OF TRACT A  
PROPERTY ADDR:        9315 JAMESON ST NW  
  
OWNERS NAME:         CENTEX HOMES  
OWNERS ADDR:         5120 MASTHEAD NE  
                         ALBUQUERQUE, NM 87109

100906415349021102    LEGAL: LOT 72 PLAT FOR HERITAGE TRAILS SUBDIVISON REPLAT  
OF TRACT A  
PROPERTY ADDR:        9309 JAMESON ST NW  
  
OWNERS NAME:         CENTEX HOMES  
OWNERS ADDR:         5120 MASTHEAD NE  
                         ALBUQUERQUE, NM 87109

100906415348421101    LEGAL: LOT 71 PLAT FOR HERITAGE TRAILS SUBDIVISON REPLAT  
OF TRACT A  
PROPERTY ADDR:        9305 JAMESON ST NW  
  
OWNERS NAME:         CENTEX HOMES  
OWNERS ADDR:         5120 MASTHEAD NE  
                         ALBUQUERQUE, NM 87109

100906416750121020    LEGAL: LOT 51 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION  
REPLAT OF TRACT A  
PROPERTY ADDR:        7328 WILLIAMSBURG RD NW  
  
OWNERS NAME:         CENTEX HOMES  
OWNERS ADDR:         5120 MASTHEAD NE  
                         ALBUQUERQUE, NM 87109

100906416749021001    LEGAL: LOT 70 PLAT FOR HERITAGE AT THE TRAILS SUBDIVISION  
REPLAT OF TRACT A  
PROPERTY ADDR:        7327 HEARTHSTONE RD NW  
  
OWNERS NAME:         CENTEX HOMES  
OWNERS ADDR:         5120 MASTHEAD NE  
                         ALBUQUERQUE, NM 87109

100906419546121333    LEGAL: TRACT 0S01 BULK PLAT OF THE TRAILS S A REPLAT OF  
TRACT 4 BLACK RANCH C  
PROPERTY ADDR:        N/A  
  
OWNERS NAME:         LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:         3077 E WARM SPINGS RD  
                         LAS VEGAS, NM 89120

100906415340821350    LEGAL: LOT 47-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7312 TEYPANA RD NW  
  
OWNERS NAME:            LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:            3077 E WARM SPINGS RD  
                                 LAS VEGAS, NM 89120

100906415339721364    LEGAL: LOT 39-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7309 TREE LINE AVE NW  
  
OWNERS NAME:            LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:            3077 E WARM SPINGS RD  
                                 LAS VEGAS, NM 89120

100906419133320218    TRACT E BULK PLAT OF THE TRAILS A REPLAT OF A P 4 BLACK  
RANCH CONT.  
PROPERTY ADDR:        N/A  
  
OWNERS NAME:            TRAILS LLC  
OWNERS ADDR:            3077 E WARM SPRINGS RD  
                                 LAS VEGAS, NM 89120

100906416137620201    LOT 32-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7240 TREE LINE AVE NW  
  
OWNERS NAME:            LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:            3077 E WARD SPRINGS RD  
                                 LAS VEGAS, NM 89120

100906416837320202    LEGAL: LOT 31-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7236 TREE LINE AVE NW  
  
OWNERS NAME:            LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:            3077 E WARD SPRINGS RD  
                                 LAS VEGAS, NM 89120

100906417237120203    LEGAL: LOT 30-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7232 TREE LINE AVE NW  
  
OWNERS NAME:            LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:            3077 E WARD SPRINGS RD  
                                 LAS VEGAS, NM 89120

100906417636920204    LEGAL: LOT 29-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7228 TREE LINE AVE NW  
  
OWNERS NAME:            LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:            3077 E WARM SPINGS RD  
                                 LAS VEGAS, NM 89120

100906415839521363 LOT 1 38-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR: 7305 TREE LINE AVE NW  
  
OWNERS NAME: LONGFORD AT THE TRAILS LLC  
OWNERS ADDR: 3077 E WARM SPRINGS RD  
LAS VEGAS, NM 89120

1009064162339421362 LOT 37-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR: 7301 TREE LINE AVE NW  
  
OWNERS NAME: LONGFORD AT THE TRAILS LLC  
OWNERS ADDR: 3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906416640321353 LEGAL: LOT 44-PIPLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR: 7300 TEEYPANA RD NW  
  
OWNERS NAME: LONGFORD AT THE TRAILS LLC  
OWNERS ADDR: 3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906419538021302 LEGAL: LOT 21-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR: 7210 TREE LINE AVE NE  
  
OWNERS NAME: LONGFORD AT THE TRAILS RD  
OWNERS ADDR: 3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

100906415840621351 LEGAL: LOT 46-P1PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR: 7308 TEYPANA RD NW  
  
OWNERS NAME: LONGFORD AT THE TRAILS LLC  
OWNERS ADDR: 3077 E WARM SPINGS RD

100906416341621349 LEGAL: LOT 48-P1PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR: 9101 NUEVA SEVILLA ST NW  
  
OWNERS NAME: LONGFORD AT THE TRAILS LLC  
OWNERS ADDR: 3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120  
LAS VEGAS, NM 89120

100906416542121348 LEGAL: LOT 49-P1PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR: 9105 NUEVA SEVILLA ST NW  
  
OWNERS NAME: LONGFORD AT THE TRAILS LLC  
OWNERS ADDR: 3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906416742521347 LEGAL: LOT 50-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR: 9109 NUEVA SEVILLA ST NW  
  
OWNERS NAME: LONGFORD AT THE TRAILS LLC  
OWNERS ADDR: 3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906416942921346      LEGAL: LOT 51-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:      9115 NUEVA SEVILLA ST NW

OWNERS NAME:      LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:      3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906417443421345      LEGAL: LOT 52-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:      7300 TOME CT NW

OWNERS NAME:      LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:      3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906416943721344      LEGAL : LOT 53-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:      7304 TOME CT NW

OWNERS NAME:      LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:      3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906416544121343      LEGAL: LOT 54-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:      7308 TOME CT NW

OWNERS NAME:      LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:      3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906416244521342      LEGAL: LOT 55-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:      7312 TOME CT NW

OWNERS NAME:      LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:      3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906415844921341      LEGAL: LOT 56-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:      7316 TOME CT NW

OWNERS NAME:      LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:      3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906415745621340      LEGAL: LOT 57-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:      7320 TOME CT NW

OWNERS NAME:      LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:      3077 E WARM SPINGS RD  
LAS VEGAS, NM 89120

100906416246121339    LEGAL: LOT 58-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7323 TOME CT NW

OWNERS NAME:         LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:         3077 E WARM SPINGS RD  
                                 LAS VEGAS, NM 89120

100906416946221338    LEGAL: LOT 59-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7319 TOME CT NW

OWNERS NAME:         LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:         3077 E WARM SPINGS RD  
                                 LAS VEGAS, NM 89120

100906417445821337    LEGAL: LOT 60-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7315 TOME CT NW

OWNERS NAME:         LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:         3077 E WARM SPINGS RD  
                                 LAS VEGAS, NM 89120

100906417745421336    LEGAL: LOT 61-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7309 TOME CT NW

OWNERS NAME:         LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:         3077 E WARM SPINGS RD  
                                 LAS VEGAS, NM 89120

100906417945021335    LEGAL: LOT 62-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7305 TOME CT NW

OWNERS NAME:         LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:         3077 E WARM SPINGS RD  
                                 LAS VEGAS, NM 89120

100906418244621334    LEGAL: LOT 63-P1 PLAT FOR SANTA FE AT THE TRAILS CO  
PROPERTY ADDR:        7301 TOME CT NW

OWNERS NAME:         LONGFORD AT THE TRAILS LLC  
OWNERS ADDR:         3077 E WARM SPINGS RD  
                                 LAS VEGAS, NM 89120

100906415851850831    LEGAL: LOT 2 FOR HERITAGE AT THE TRAILS SUBDIVISON REPLAT  
OF TRACT A  
PROPERTY ADDR:        7339 WILLIAMSBURG RD NW  
  
OWNERS NAME:         CENTEX HOMES  
OWNERS ADDR:         5120 MASTHEAD NE  
                              ALBUQUERQUE, NM 87109

100906416451820830    LEGAL: LOT 3 FOR HERITAGE AT THE TRAILS SUBDIVISON REPLAT  
OF TRACT A  
PROPERTY ADDR:        7331 WILLIAMSBURG RD NW  
  
OWNERS NAME:         CENTEX HOMES  
OWNERS ADDR:         5120 MASTHEAD NE  
                              ALBUQUERQUE, NM 87109



## **"Attachment A"**

**Russ Hugg, Survtek, Inc.**

**9384 Valley View Dr NW / 87114 897-3366 / fax – 897-3377**

**Zone Map: C-8 & C-9**

**Date: July 19, 2005**

**VENTANA RANCH N.A. (VTR) "R"**

**\*Laura Horton**

**7224 Cascada Rd. NW/87114 898-8103 (h)**

**Bruce Nyberg**

**6824 Brushfield Rd. NW/87114 890-6559 (h)**

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

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



## City of Albuquerque

**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 19, 2005

Russ Hugg  
 Survtek, Inc.  
 9384 Valley View Dr NW / 87114  
 Phone: 897-3366 / Fax - 897-3377

Dear Russ :

Thank you for your inquiry of **July 19, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TOWN OF ALAMEDA GRANT IN PROJECTED S 16 AND 17, T 11N, R 2E, ALL OF TRACT H-2, THE TRAILS, TRACTS 4 AND 5, BLACK RANCH, THE WESTERLY LINE OF HERITAGE UNIT 1 AT THE TRAILS, THE NORTHEAST, NORTHWEST, SOUTHWEST AND SOUTHEAST CORNERS OF TRACT H-1, THE TRAILS, THE SOUTHEAST CORNER OF SAID TRACT H-2, THE TRAILS, TRACTS H-2 AND TRACT 12 TO THE SOUTHWEST CORNER OF SAID TRACT H-2 AND THE NORTHWEST CORNER OF SAID TRACT 12, THE WESTERLY LINE OF TRACTS 11 AND 12, TRAILS UNIT 2, THE SOUTHWEST CORNER OF SAID TRACT 11, THE SOUTHERLY BOUNDARY OF THE TOWN OF ALAMEDA GRANT, THE SOUTHERLY BOUNDARY OF THE TOWN FO ALAMEDA GRANT.**  
 zone map C-8 AND C-9.

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

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

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

  
 OFFICE OF NEIGHBORHOOD COORDINATION  
 Planning Department

Project # 1004404

THE TRAILS LLC  
7007 JEFFERSON NE STE# A  
ALBUQUERQUE, NM 87109

SURV-TEK, INC  
9384 VALLEY VIEW DRIVE NE  
ALBUQUERQUE, NM 87109

LAURA HORTON  
Ventana Ranch N.A.  
7224 CASCADA RD NW  
ALBUQUERQUE, NM 87114

BRUCE NYBERG  
Ventana Ranch N.A.  
6824 BRUSHFIELD RD NW  
ALBUQUERQUE, NM 87114

100906408343020212  
VOLCANO SIX LIMITED PTN  
1815 CENTRAL AV NW  
ALBUQUERQUE NM 87104

100906406526920111  
INDUS DEVEL LTD CO  
8224 CALLE PRIMERA NW  
ALBUQUERQUE NM 87120

100906446026640122

KELEHER MICHAEL L ETUX  
1400 MORNINGSIDE DR NE  
ALBUQUERQUE, NM 87110

100806446443110124

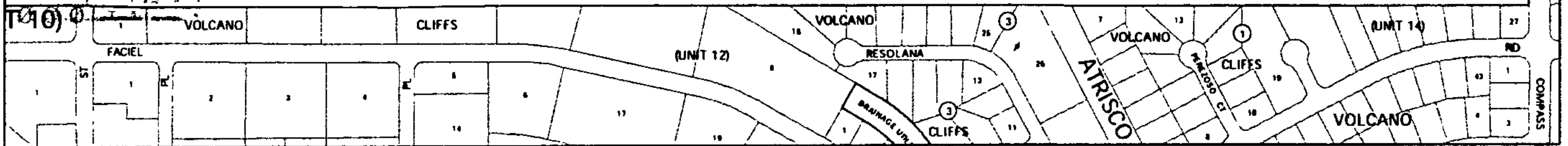
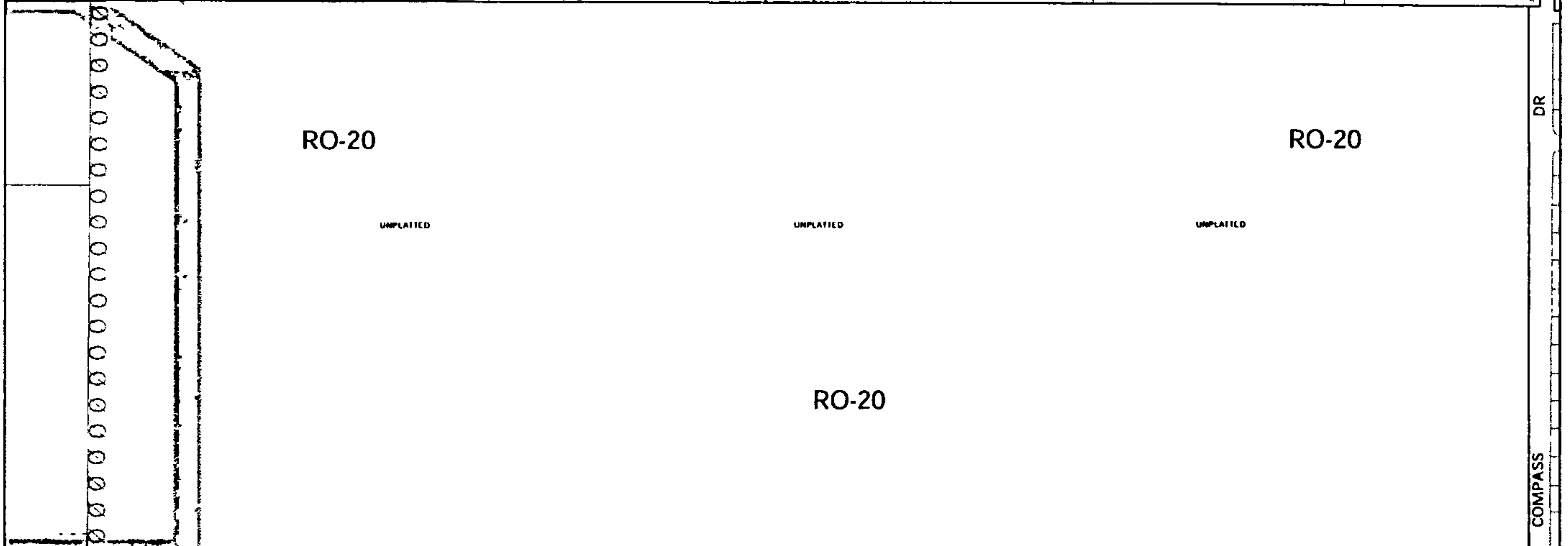
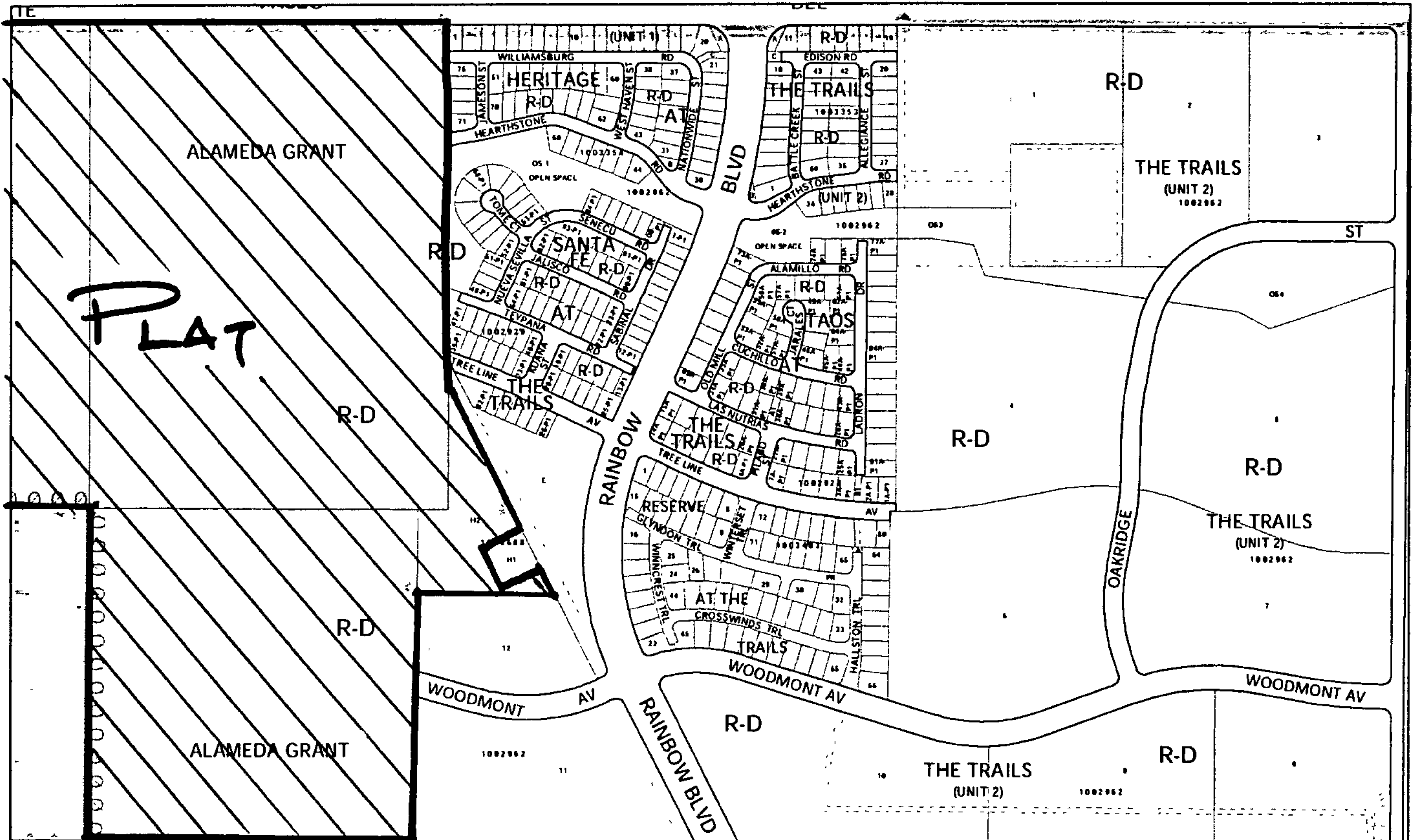
TRAILS LLC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120

10090641515820832

CENTEX HOMES  
5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

100906419546121333

LONGFORD AT THE TRAILS LLC  
3077 E WARM SPRINGS RD  
LAS VEGAS, NV 89120



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

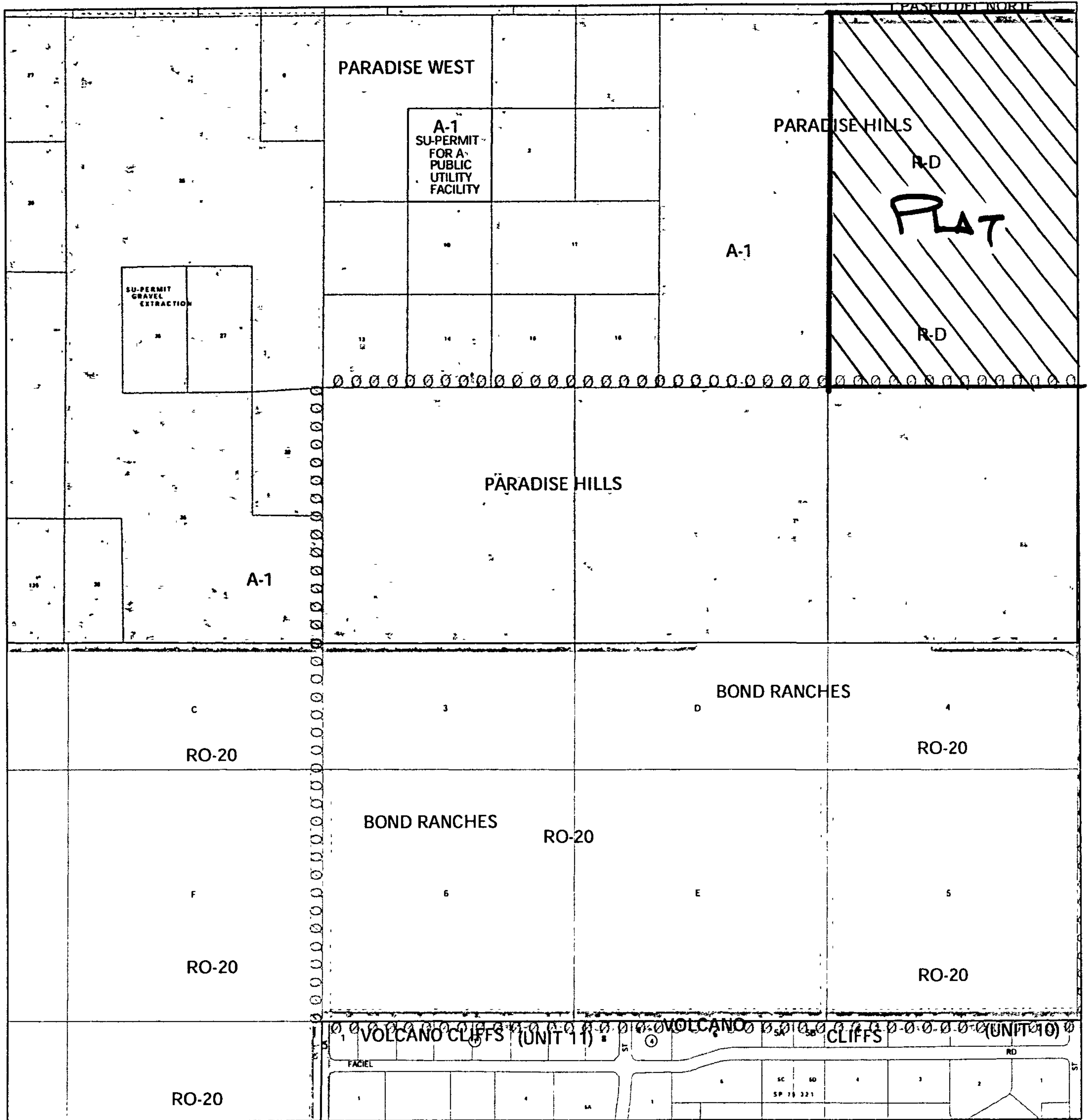
Zone Atlas Page:  
**C-9-Z**

Selected Symbols

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

Map amended through: Apr 22, 2005

0 750 1,500 Feet



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-8-Z**

**Selected Symbols**

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

Scale: 0 750 1,500 Feet

Map amended through: Apr 22, 2005

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

September 7, 2005

**TO:** Laura Horton and Bruce Nyberg, Ventana Ranch Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one hundred sixty-five (165) acre(s): Major Bulk Land Variance; Major Vacation of Public Easements and Minor Preliminary and Final Plat Approval to create ten (10) bulk land tracts, dedicated additional street right-of-ways and grant new public utility easements.**

*Proposed by:* **Survtek, Inc. at 897-3366**

*Agent for:* **The Trails, LLC**

P.O. Box 1293

*For property located:* **On or near Paseo Del Norte NW, west of Rainbow Street NW.**

*The case number(s) assigned is:* **05DRB- 01364, 01365 and 01367, Project # 1004404.**

Albuquerque

City Planning accepted application for this request on **August 26, 2005.**

New Mexico 87103

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

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, September 21, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



**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, September 21, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000511**

05DRB-01342 Major-Vacation of Public Easements

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A-1 through A-3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS NE and FREEDOM WAY NE containing approximately 1 acre(s). [REF: DRB-94-851, 05-DRB-01101, 05-DRB01102] (D-20)

**Project # 1002478**

05DRB-01344 Major-Vacation of Public Easements  
05DRB-01343 Major-Preliminary Plat Approval

CDS INC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO ST NE, between JEFFERSON ST NE and EDITH BLVD NE containing approximately 23 acre(s). (D-16)

**Project # 1004404**

05DRB-01364 Major-Bulk Land Variance  
05DRB-01365 Major-Vacation of Public Easements  
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). (C-8/C-9)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 5, 2005.**

# CITY OF ALBUQUERQUE

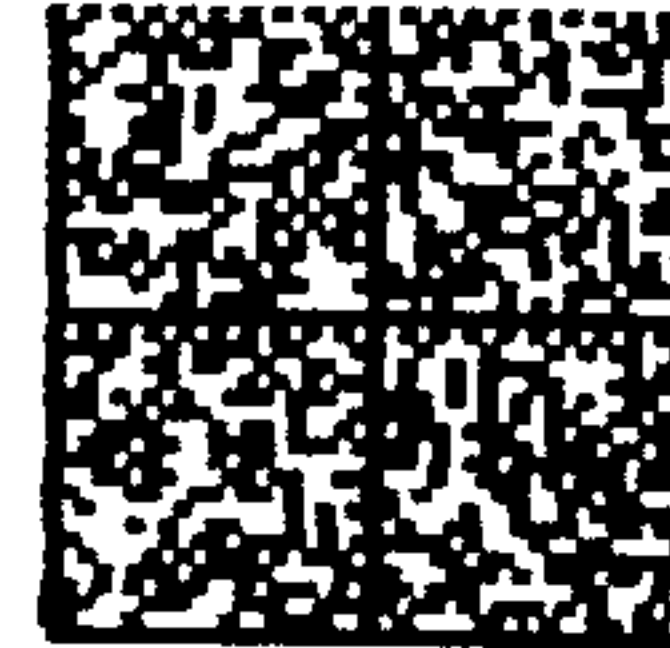


Planning Department

P.O. Box 1293

Albuquerque, NM 87103

SURV-TEK, INC  
9384 VALLEY VIEW DRIVE NE  
ALBUQUERQUE, NM 87109



02 1A \$ 00.37<sup>0</sup>  
0004329277 SEP 01 2007  
MAILED FROM ZIP CODE 87103

87103+1293-93 2015







**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, October 31, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

**Project# 1002739**

07DRB-70282 Major - One Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Parcel(s) 5 & 8, **ANDERSON HEIGHTS Unit(s) 1**, zoned R-D/R-LT, located on DENNIS CHAVEZ BLVD AND 118<sup>TH</sup> STREET containing approximately 56.8667 acre(s). (N-8) & (P-8)

**Project # 1000934**

07DRB-70300 Major - Two Year SIA

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) B, **SUNRISE RANCH WEST Unit(s) 2**, zoned RD, located on SUNSET GARDENS AVE SW BETWEEN 106<sup>TH</sup> STREET SW AND 98<sup>TH</sup> STREET SW containing approximately 9.0 acre(s). (L-8) & (L-9)

**Project # 1004404**

07DRB-70296 VACATION OF PUBLIC EASEMENT

07DRB-70297 BULK LAND VARIANCE

07DRB-70298 MINOR-PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tracts 1 through 8, OS-1 and OS-2, The Trails Unit(s) 3 Tract 12, The Trails Unit(s) 2 to be known as **THE TRAILS UNIT 3A**, zoned SU-2 UR, SU-2, SRLL, SU-2 SRSL, SU-2 SU-1, SU-2 VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8) & (C-9)

**Project # 1004820**

07DRB-70299 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-1, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH ROAD NW BETWEEN COORS BYPASS NW AND IRVING BLVD NW containing approximately 1.708 acre(s). (B-13)

**Project # 1006868**

07DRB-70302 MAJOR -PRELIMINARY  
PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 for IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18)

**Project # 1001218**  
07DRB-70301 Major - Two Year SIA

DALE & GALE ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 1A, **LANDS OF LAFARGE**, zoned MI, located on EDITH BLVD NE BETWEEN CARMONY RD NE AND MONTANO RD NE containing approximately 14.7 acre(s). (G-15-2)

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



Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 15, 2007.**

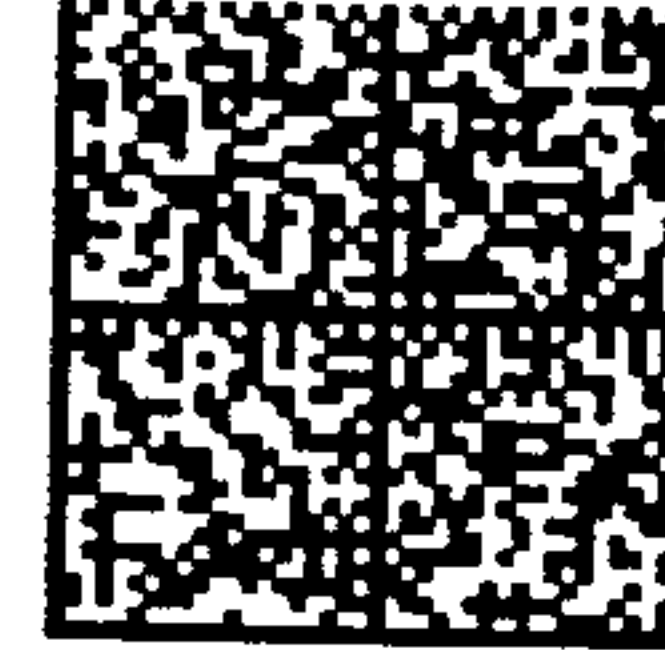
# CITY OF ALBUQUERQUE



Planning Department

DRB

~~████████████████████~~  
LUCCHETTI DIANNE  
9400 MAGOLLON DR NW  
ALBUQUERQUE, NM 87114



02 1M \$ 00.41<sup>0</sup>  
0004219022 OCT 15 2007  
MAILED FROM ZIP CODE 87102

LUCC400 871142002 1806 20 10/25/07  
FORWARD TIME EXP RTN TO SEND  
LUCCHETTI  
45W666 ALLEN RD  
HAMPSHIRE IL 60140-9708

RETURN TO SENDER

871142002

P O Box 1293 Albuquerque New Mexico 87103

# CITY OF ALBUQUERQUE

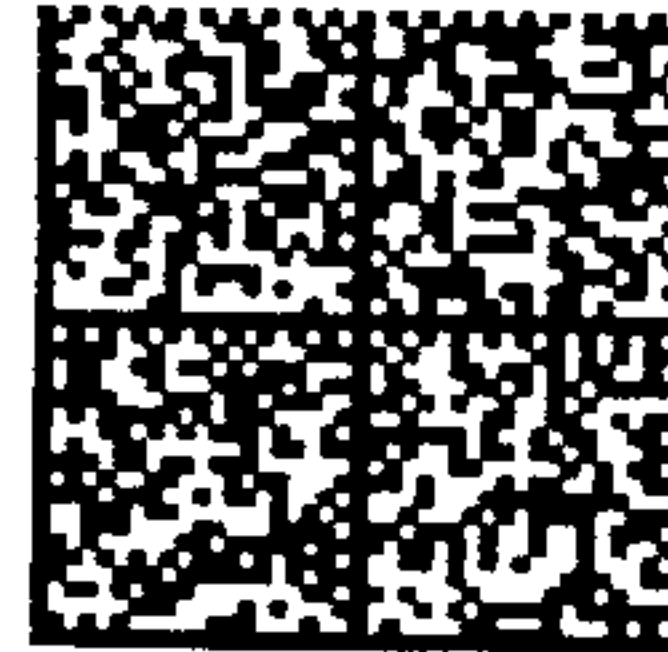


Planning Department

DRB

Or Current Resident  
~~CENTEX HOMES~~  
5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

UNABLE TO FORWARD  
RETURN TO SENDER



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1M \$ 00.41<sup>0</sup>  
0004219022 OCT 15 2007  
MAILED FROM ZIP CODE 87102

UTF

87109+4366



P O Box 1293 Albuquerque New Mexico 87103

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

11/21/2007 Issued By: PLNSDH

**Permit Number: 2007 070 296** **Category Code 910**

**Application Number:** 07DRB-70296, Vacation Of Public Easement

**Address:**

**Location Description:** PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW

**Project Number:** 1004404

**Applicant**

The Trails Llc

7007 Jefferson Ne, Ne Ste A  
Albuquerque NM 87114  
761-9911

**Agent / Contact**

Surv-Tek Inc  
Russ Hugg  
9384 Valley View Dr Nw  
Albuquerque NM 87114

[rushugg@survtek.com](mailto:rushugg@survtek.com)

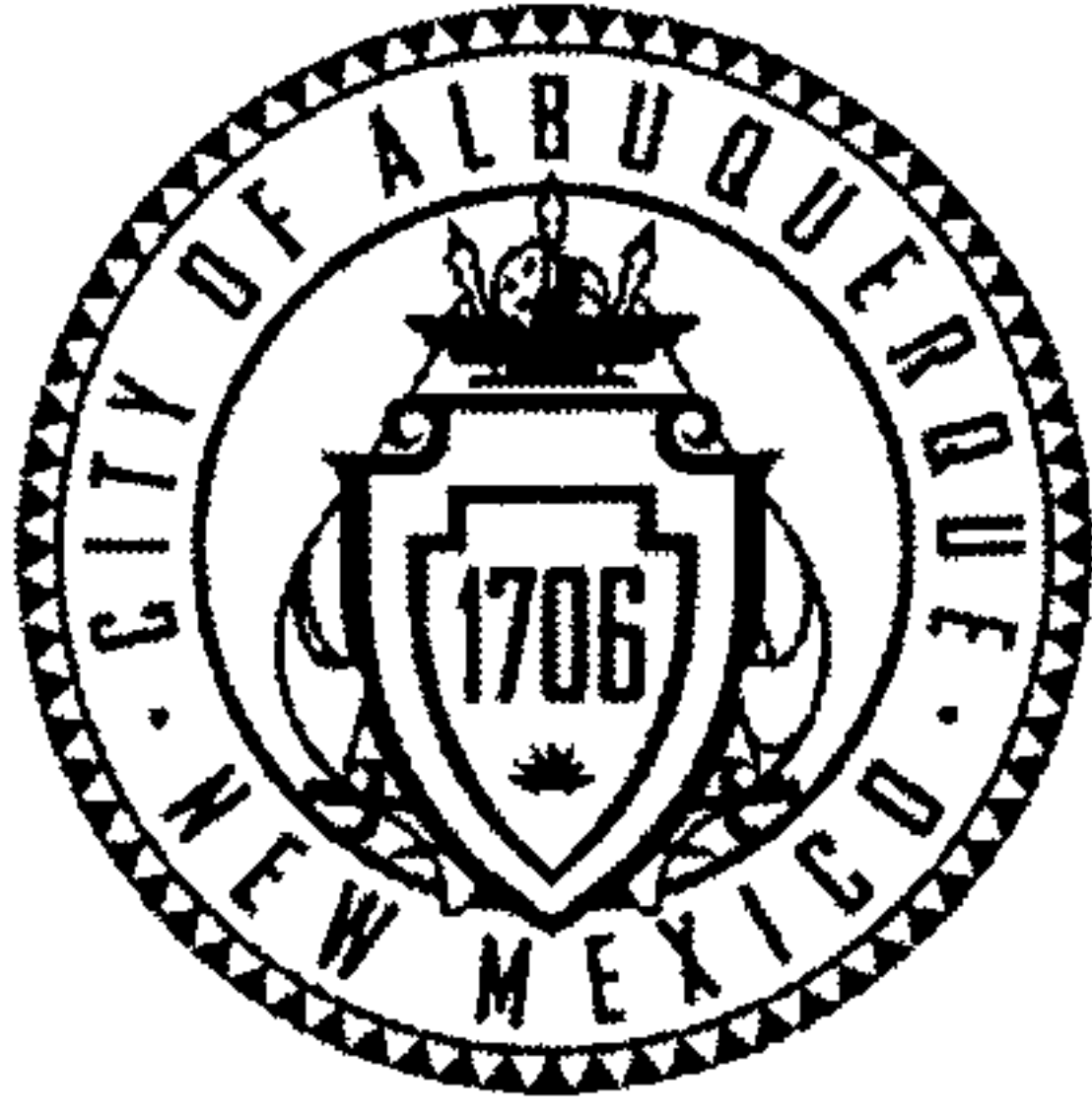
**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441008/4963000	DRB Deferral Fee	\$110.00
<b>TOTAL:</b>		<b>\$110.00</b>

City Of Albuquerque  
Treasury Division

11/21/2007 10:26AM LOC: ANIX  
WS# 009 TRANS# 0018  
RECEIPT# 00084440-00084440  
PERMITH 2007070296 TRSDMG  
Trans Amt \$110.00  
DRB Actions \$110.00  
CK \$110.00  
CHANGE \$0.00

Thank You



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

November 8, 2007

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**Subject:** Albuquerque Archaeological Ordinance—Compliance Documentation

**Project Number(s):**

**Case Number(s):**

**Agent:**

**Applicant:** Longford Homes, Inc.

**Legal Description:** The Trails Unit 3

**Acreage:** 165.59 acres

**Zone Atlas Page:** C-9

**CERTIFICATE OF NO EFFECT:** Yes  No

**CERTIFICATE OF APPROVAL:** Yes  No

**SUPPORTING DOCUMENTATION:**

NIAF submitted by TRC Solutions dated February 2007 (NMCRIS# 103624)

*Note: LA 49629 "likely destroyed by recent construction activity."*

**SITE VISIT:** n/a

**RECOMMENDATION(S):**

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)—no significant sites in project area; 4B(2)—land disturbance; and 4B(3), information potential exhausted for LA 49629).*

**SUBMITTED:**

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



## LEGAL DESCRIPTION - Private Access Easement

An Easement within Tract 12, The Trails Unit 2, as the same is shown and designated on the plat entitled, "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004, in Plat Book 2004C, Page 332 and Tract 6, The Trails Unit 3, as the same is shown and designated on the plat entitled, "BULK LAND PLAT OF THE TRAILS UNIT 3 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C. AND TRACT H-2, TRAILS UNIT 1), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 2006, in Plat Book 2006C, Page 85, and being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone - NAD27, grid bearings and ground distances as follows:

An Easement fifty feet (50') in width, being twenty-five feet (25') on either side of the following described centerline;

BEGINNING at a point on the Northerly right of way line of Woodmont Avenue N.W., a point on the Southerly boundary line of said Tract 12, The Trails Unit 2, whence the Southwest corner of said Tract 12, The Trails Unit 2, (a 5/8" rebar and cap stamped "LS 9750" found in place), bears N 74° 04' 05" W, 25.97 feet distant; Thence running as a centerline,

N 00° 15' 20" E,            306.00 feet to a point on the Northerly boundary line of said Tract 12, The Trails Unit 2, also being a point on the Southeasterly boundary line of said Tract 6, The Trails Unit 3; Thence,

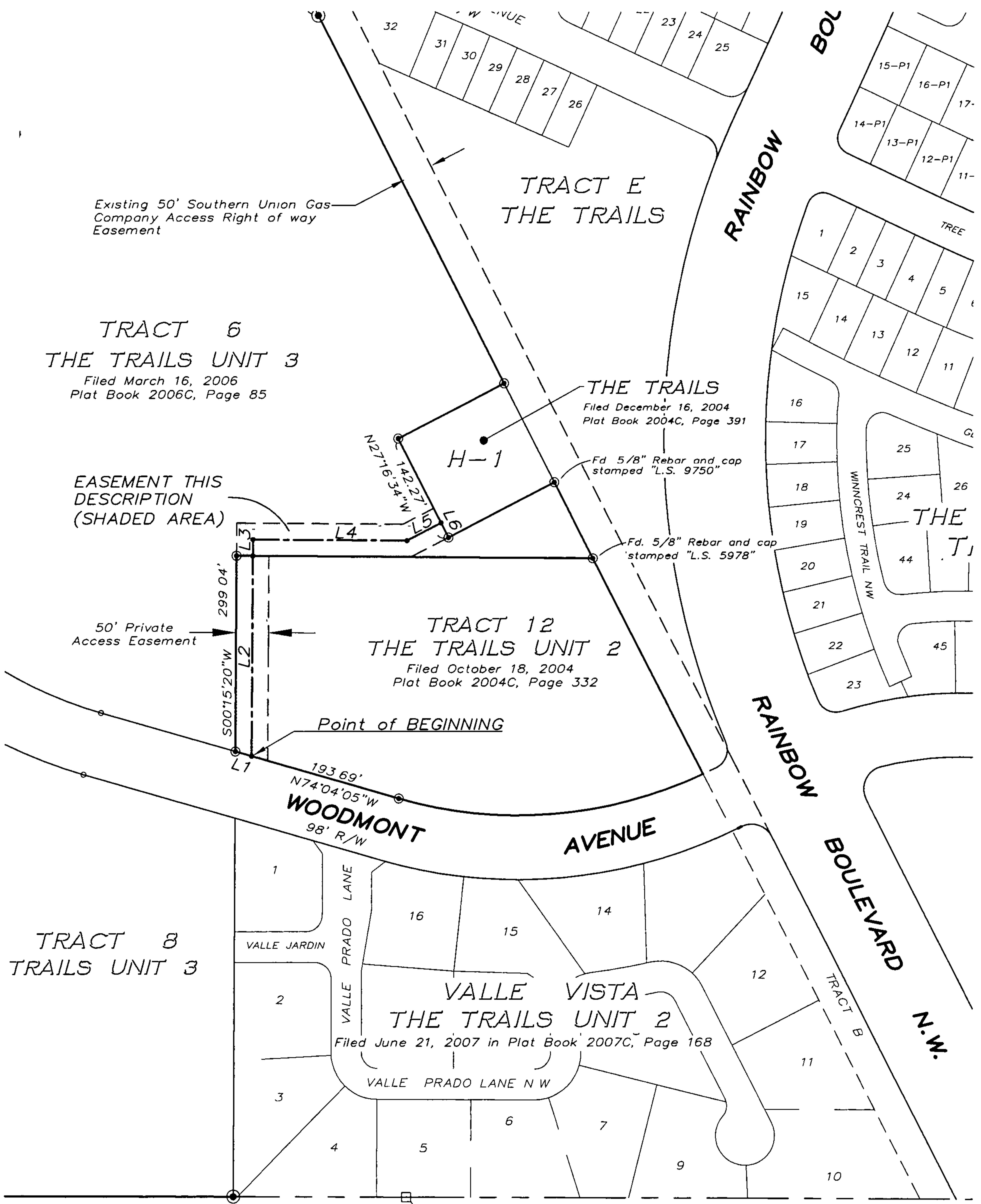
N 00° 15' 20" E,            25.00 feet to a point; Thence,

S 89° 37' 33" E,            237.90 feet to a point; Thence,

**LEGAL DESCRIPTION - Private Access Easement - continued**

N 62° 43' 26" E, 58.97 feet to the terminus of said centerline, a point on the Westerly boundary line of Tract H-1, The Trails, as the same is shown and designated on the plat entitled, "TRACTS H-1 AND H-2, THE TRAILS, (BEING A REPLAT OF TRACT H, THE TRAILS), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 16, 2004, in Plat Book 2004C, Page 391, whence the Southwest corner of said Tract H-1, The Trails, (a 5/8" rebar and cap stamped "LS 9750" found in place), bears S 27° 16' 34" E, 25.00 feet distant.

**EXHIBIT "A"**



Scale 1" = 200'

## LEGAL DESCRIPTION - Private Sanitary Sewer Easement

An Easement within Tract 12, The Trails Unit 2, as the same is shown and designated on the plat entitled, "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004, in Plat Book 2004C, Page 332 and Tract 6, The Trails Unit 3, as the same is shown and designated on the plat entitled, "BULK LAND PLAT OF THE TRAILS UNIT 3 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C. AND TRACT H-2, TRAILS UNIT 1), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 2006, in Plat Book 2006C, Page 85, and being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone - NAD27, grid bearings and ground distances as follows:

An Easement twenty feet (20') in width, being ten feet (10') on either side of the following described centerline;

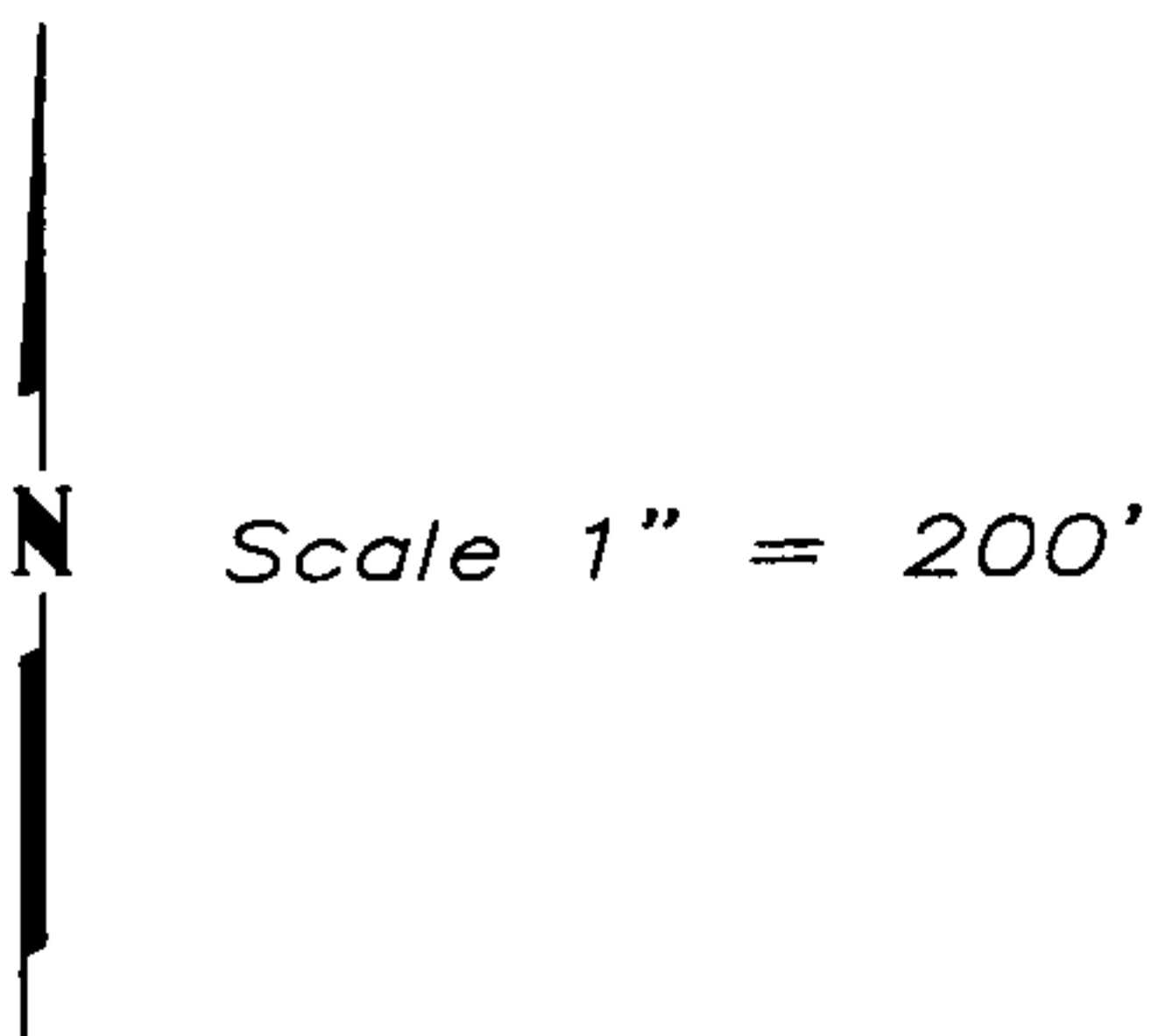
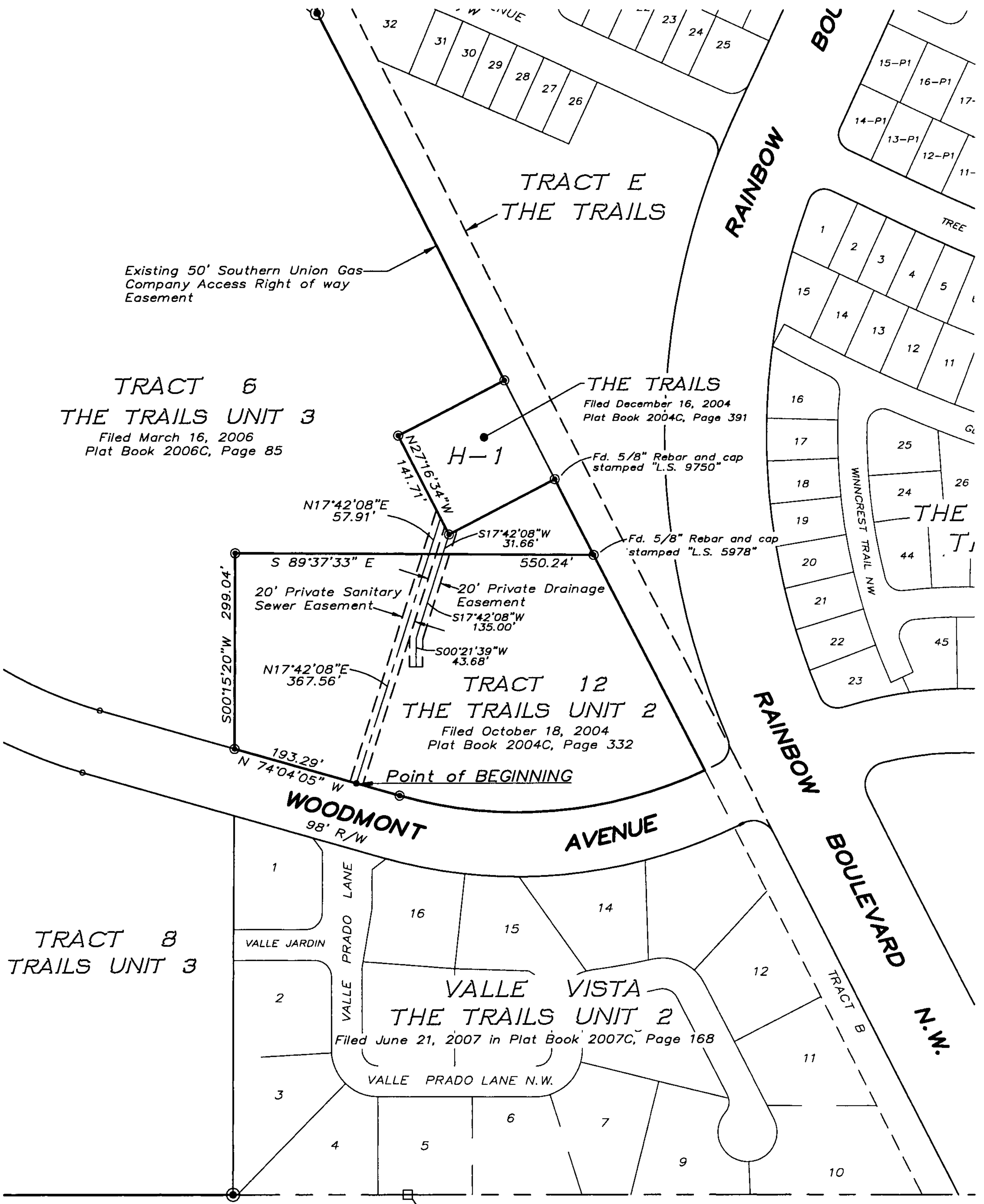
BEGINNING at a point on the Northerly right of way line of Woodmont Avenue N.W., a point on the Southerly boundary line of said Tract 12, The Trails Unit 2, whence the Southwest corner of said Tract 12, The Trails Unit 2, (a 5/8" rebar and cap stamped "LS 9750" found in place), bears N 74° 04' 05" W, 193.29 feet distant; Thence running as a centerline,

N 17° 42' 08" E,            367.56 feet to a point on the Northerly boundary line of said Tract 12, The Trails Unit 2, also being a point on the Southeasterly boundary line of said Tract 6, The Trails Unit 3; Thence,

**LEGAL DESCRIPTION - Private Sanitary Sewer Easement - continued**

N 17° 42' 08" E, 57.91 feet to the terminus of said centerline, a point on the Westerly boundary line of Tract H-1, The Trails, as the same is shown and designated on the plat entitled, "TRACTS H-1 AND H-2, THE TRAILS, (BEING A REPLAT OF TRACT H, THE TRAILS), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 16, 2004, in Plat Book 2004C, Page 391, whence the Northwest corner of said Tract H-1, The Trails, (a 5/8" rebar and cap stamped "LS 9750" found in place), bears N 27° 16' 34" W, 141.71 feet distant.

**EXHIBIT "A"**



## LEGAL DESCRIPTION- Private Drainage Easement

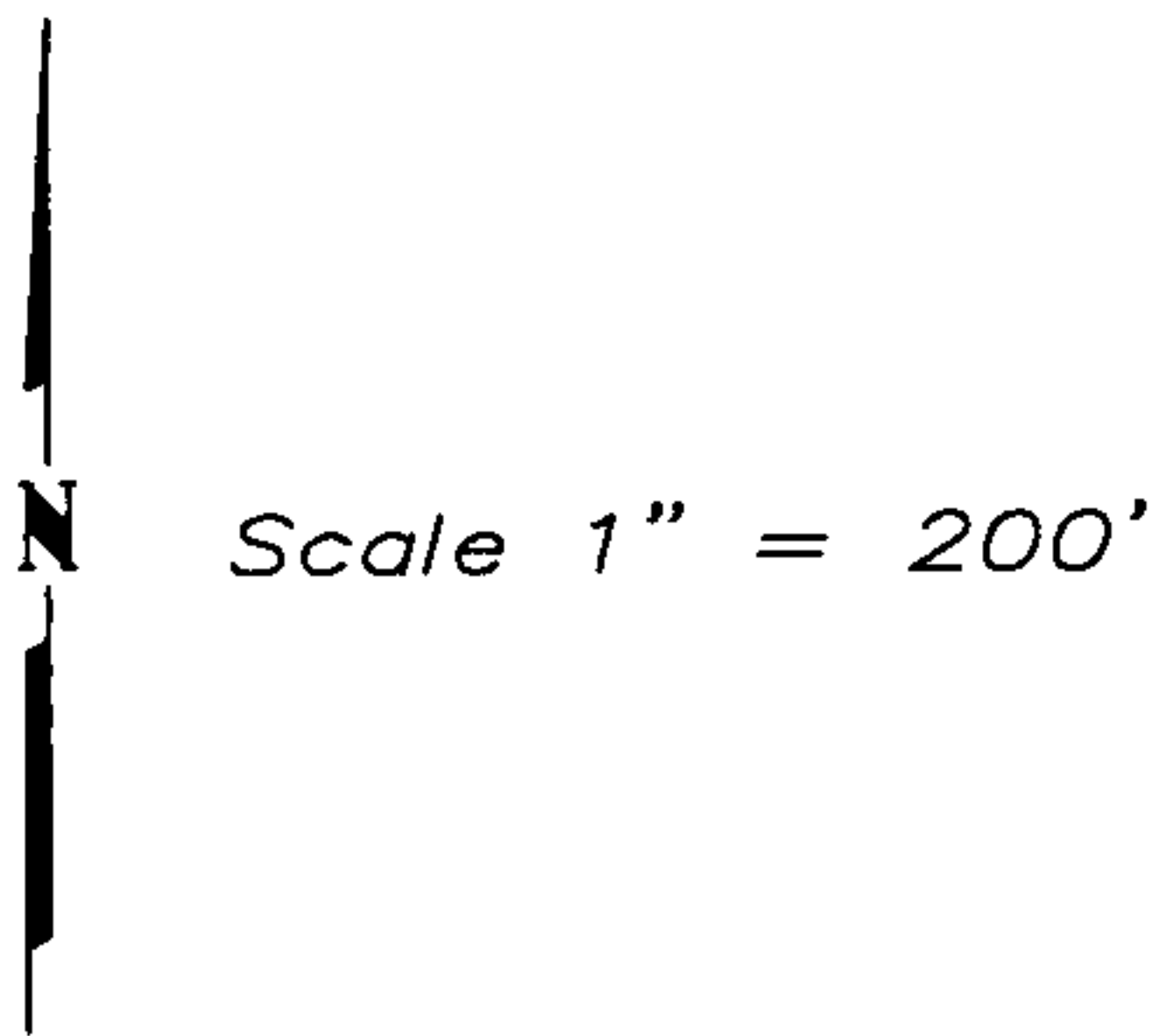
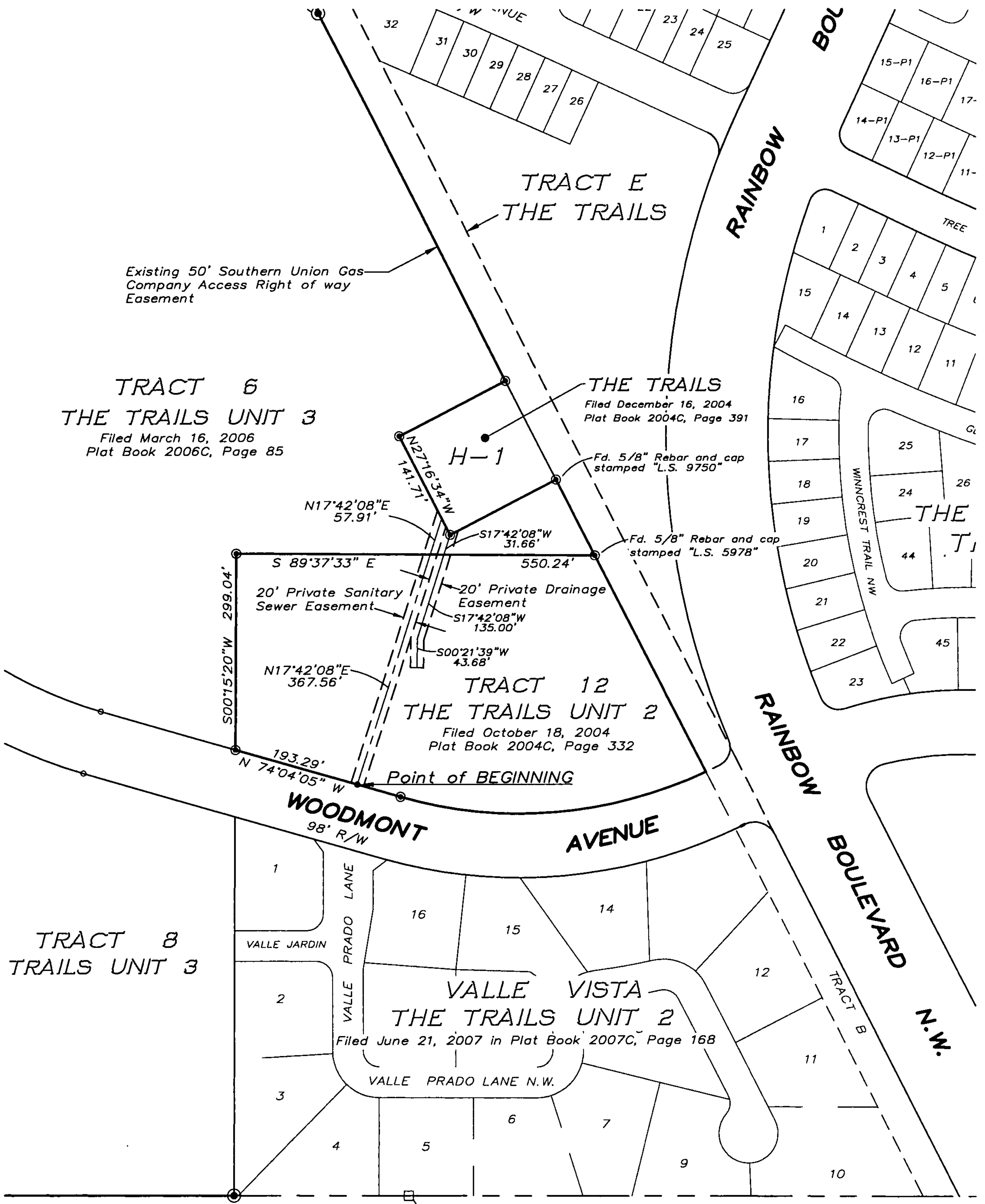
An Easement within Tract 12, The Trails Unit 2, as the same is shown and designated on the plat entitled, "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004, in Plat Book 2004C, Page 332 and Tract 6, The Trails Unit 3, as the same is shown and designated on the plat entitled, "BULK LAND PLAT OF THE TRAILS UNIT 3 (BEING A REPLAT OF UNPLATTED LANDS OF TRAILS, L.L.C. AND TRACT H-2, TRAILS UNIT 1), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 2006, in Plat Book 2006C, Page 85, and being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone - NAD27, grid bearings and ground distances as follows:

An Easement twenty feet (20') in width, being ten feet (10') on either side of the following described centerline;

BEGINNING at the Southwest corner of Tract H-1, The Trails, (a 5/8" rebar and cap stamped "LS 9750" found in place) as the same is shown and designated on the plat entitled, "TRACTS H-1 AND H-2, THE TRAILS, (BEING A REPLAT OF TRACT H, THE TRAILS), WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 16, 2004, in Plat Book 2004C, Page 391, Thence running as a centerline,

S 17° 42' 08" W,	31.66 feet to a point on the Northerly boundary line of said Tract 12, The Trails Unit 2, also being a point on the Southeasterly boundary line of said Tract 6, The Trails Unit 3; Thence,
S 17° 42' 08" W,	135.00 feet to a point; Thence,
S 00° 21' 39" W ,	43.68 feet to the terminus of said centerline.

**EXHIBIT "A"**





# **SURV TEK, INC.**

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swap.com

November 20, 2007

Albuquerque Development Review Board  
P O Box 1293  
Albuquerque, New Mexico 87103

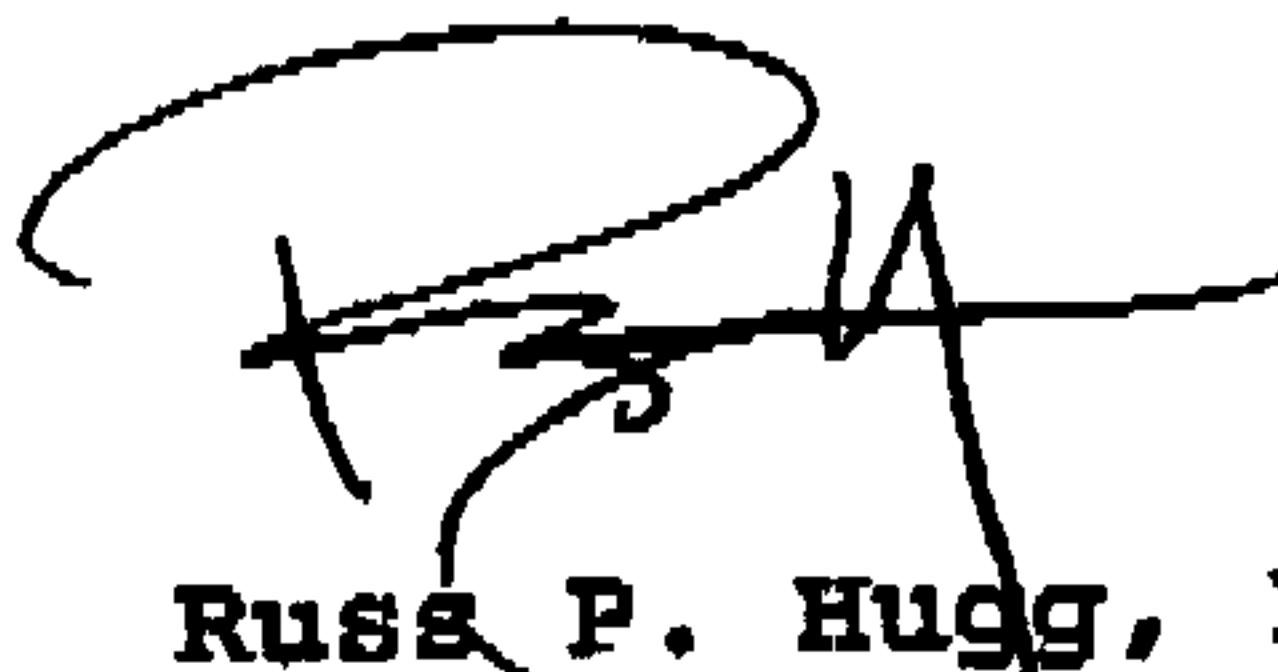
Attention : Angela Gomez, DRB Administrative Assistant

Re: DRB-Project No. 1004404: Bulk land Plat of The Trails Unit 3A,  
City of Albuquerque, Bernalillo County, New Mexico. (Being a  
replat of Tracts 1 the 8 and OS-1 and OS-2, The Trails Unit 3  
and Tract 12, The Trails Unit 2) Zone Atlas pages C-8 and C-9.

Ms. Gomez

Please defer the public hearing on this project to November 27,  
2007, to allow additional time to address DRB comments.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.

# **SURV TEK, INC.**

## Fax

**Subject:** \_\_\_\_\_ **Date:** 11.20.07  
**To:** CITY PLANNING **Attn:** ANGELA GOMEZ  
**Phone:** \_\_\_\_\_ **Fax:** 924-3864  
**From:** RUSS HUGG **Pages:** 2

- |                                     |   |   |
|-------------------------------------|---|---|
| <input type="checkbox"/> Urgent     | <input type="checkbox"/> For Your Use   | <input type="checkbox"/> For Your Files |
| <input type="checkbox"/> For Review | <input type="checkbox"/> Please Comment | <input type="checkbox"/> Please Reply   |

**COMMENTS:**

RE: DRB 1004404

THANKS

# SURV TEK, INC.

## Fax

Subject:

Date:

11.13.07

To:

CITY PLANNING

Attn:

ANGELA GOMEZ

Phone:

Fax:

924-3864

From:

Russ Hugg

Pages:

2

Urgent

For Your Use

For Your Files

For Review

Please Comment

Please Reply

### COMMENTS:

RE: DRB 1004404

THANKS

# **SURV TEK, INC.**

---

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

**November 13, 2007**

**Albuquerque Development Review Board  
P O Box 1293  
Albuquerque, New Mexico 87103**

**Attention : Angela Gomez, DRB Administrative Assistant**

**Re: DRB-Project No. 1004404: Bulk land Plat of The Trails Unit 3A,  
City of Albuquerque, Bernalillo County, New Mexico. (Being a  
replat of Tracts 1 the 8 and OS-1 and OS-2, The Trails Unit 3  
and Tract 12, The Trails Unit 2) Zone Atlas pages C-8 and C-9.**

**Ms. Gomez**

**Please defer the public hearing on this project to November 21,  
2007, to allow additional time to address DRB comments.**

**Sincerely,**



**Russ P. Hugg, PS  
Surv-Tek, Inc.**

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

10/04/2007 Issued By: PLNSDH

**Permit Number: 2007 070 297** **Category Code 910**

**Application Number:** 07DRB-70297, Bulk Land Variance

**Address:**

**Location Description:** PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW

**Project Number:** 1004404

**Applicant**  
The Trails Llc

7007 Jefferson Ne, Ne Ste A  
Albuquerque, NM 87114  
761-9911

**Agent / Contact**  
Surv-Tek Inc

Russ Hugg  
9384 Valley View Dr Nw  
Albuquerque, NM 87114

russhugg@survtek.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$145.00
<b>TOTAL:</b>		<b>\$145.00</b>

City Of Albuquerque  
Treasury Division

10/4/2007 9:53AM LUC: ANNX  
WS# 007 TRANS# 0003  
RECEIPT# 00088902-00088903  
PERMIT# 2007070297 TRSMSP  
Trans Ant \$2,195.00  
DRB Actions \$145.00

Thank You

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

10/04/2007 Issued By: PLNSDH

**Permit Number: 2007 070 296** **Category Code 910**

**Application Number: 07DRB-70296, Vacation Of Public Easement**

**Address:**

**Location Description: PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW**

**Project Number: 1004404**

**Applicant**

The Trails Llc

7007 Jefferson Ne, Ne Ste A  
 Albuquerque, NM 87114  
 761-9911

**Agent / Contact**

Surv-Tek Inc

Russ Hugg  
 9384 Valley View Dr Nw  
 Albuquerque, NM 87114

russhugg@survtek.com

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$900.00
<b>TOTAL:</b>		<b>\$995.00</b>

City Of Albuquerque  
 Planning Division  
 10/4/2007 9:54AM LOC: ANNX  
 WSH 007 TRANS# 0003  
 RECEIPT# 00088902-00088904  
 PERMIT# 2007070296 TRSMSP  
 Trans Amt \$2,195.00  
 APN Fee \$75.00  
 Conflict Manag. Fee \$20.00  
 DRB Actions \$900.00  
 VI \$2,195.00  
 CHANGE \$0.00

Thank You

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

10/04/2007 Issued By: PLNSDH

**Permit Number: 2007 070 298** **Category Code 910**

**Application Number:** 07DRB-70298, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW

**Project Number:** 1004404

**Applicant**

The Trails Llc

7007 Jefferson Ne, Ne Ste A  
Albuquerque, NM 87114  
761-8811

**Agent / Contact**

Surv-Tek Inc  
Russ Hugg  
9384 Valley View Dr Nw  
Albuquerque, NM 87114

russhugg@survtek.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$1,055.00
<b>TOTAL:</b>		<b>\$1,055.00</b>

City Of Albuquerque  
Treasury Division

10/4/2007 9:53AM LUC: ANNX  
WS# 007 TRANS# 0003  
RECEIPT# 00088902-00088902  
PERMIT# 2007070298 IRSMSF  
Trans Amt \$2,195.00  
DRB Actions \$1,055.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: THE TRAILS, LLC PHONE: 761-9911  
 ADDRESS: 7007 JEFFERSON NE SUITE A FAX: 761-9922  
 CITY: ALB STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: AND PRIVATE

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS, BULK LAND VARIANCE, PRELIMINARY AND FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 12, THE TRAILS UNIT 2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: TO BE KNOWN AS THE TRAILS UNIT 3A  
 Existing Zoning: SU-2 SU-1, SU-2 VC Proposed zoning: SAME MRGCD Map No N/A  
 Zone Atlas page(s): C-8 AND C-9 UPC Code: 100806442949810201, 100806447749510301, 100806443242910202, 100906403846422301, 100906411749922304, 100906410335322303, 100806447134910204, 100906405825130203, 100906447127720221, 100906408043222302

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1004404

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 11 No. of proposed lots: 13 Total area of site (acres): 158.67  
 LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE NW  
 Between: WOODMONT AVE NW and RAINBOW BLVD NW

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

**SIGNATURE**

[Signature] DATE 10.4.07  
 (Print) Russ Hugg Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB-70296	VPE	Y	\$ 900.00
07DRB-70297	BLY	V	\$ 145.00
07DRB-70298	P&F	2(3)	\$ 1055.00
	ADV		\$ 75.00
	CMF		\$ 20.00

Hearing date 10/31/07

Total \$ 2195.00

Sandy Handley 10/04/07  
 Planner signature / date

Project # 1004404



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE (DRB04)**

**(PUBLIC HEARING CASE)**

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

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC EASEMENT (DRB27)**

**VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**SIDEWALK VARIANCE (DRB20)**

**SIDEWALK WAIVER (DRB21)**

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

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

**SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

**VACATION OF PRIVATE EASEMENT (DRB26)**

**VACATION OF RECORDED PLAT (DRB29)**

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

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

Russ Hugg  
Applicant name (print)  
[Signature]  
10.7.07  
Applicant signature / date



Form revised 4/07

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

Application case numbers  
07DRB - \_\_\_\_\_ - 10296  
07DRB - \_\_\_\_\_ - 10297

Sandy Handley 10/04/07  
Planner signature / date  
Project # 1004404

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

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

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

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

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A** Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- VACANT** Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A** Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- N/A** Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Russ Huges  
 Applicant name (print)  
[Signature]  
 Applicant signature / date  
 10.4.07



Form revised 4/07

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

Application case numbers  
 07DRB - 70298

Sandy Handley 10/04/07  
 Planner signature / date  
 Project # 1004404

# **SURV TEK, INC.**

---

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 1, 2007

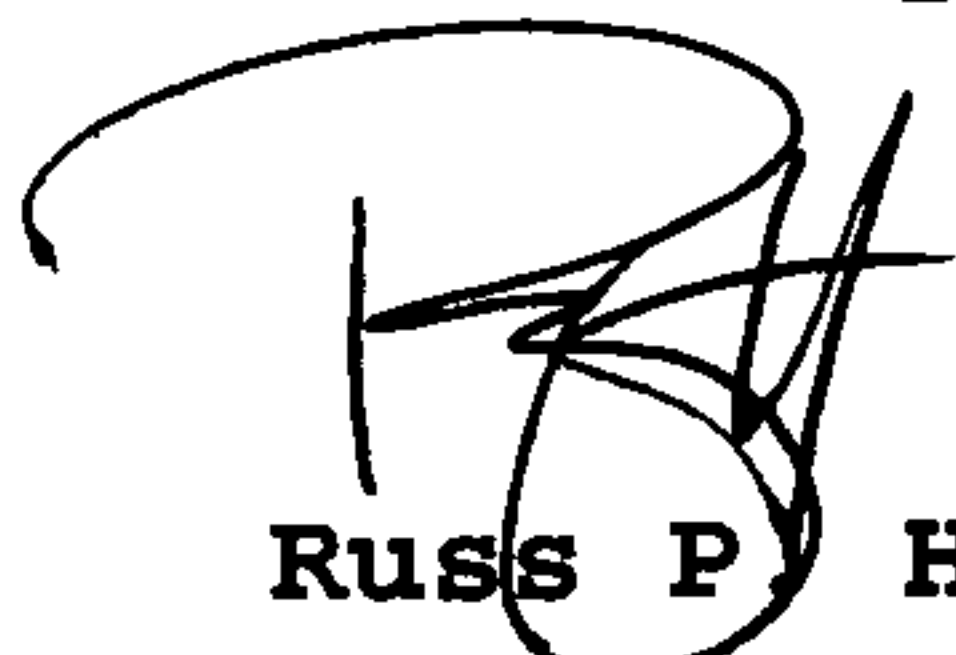
Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

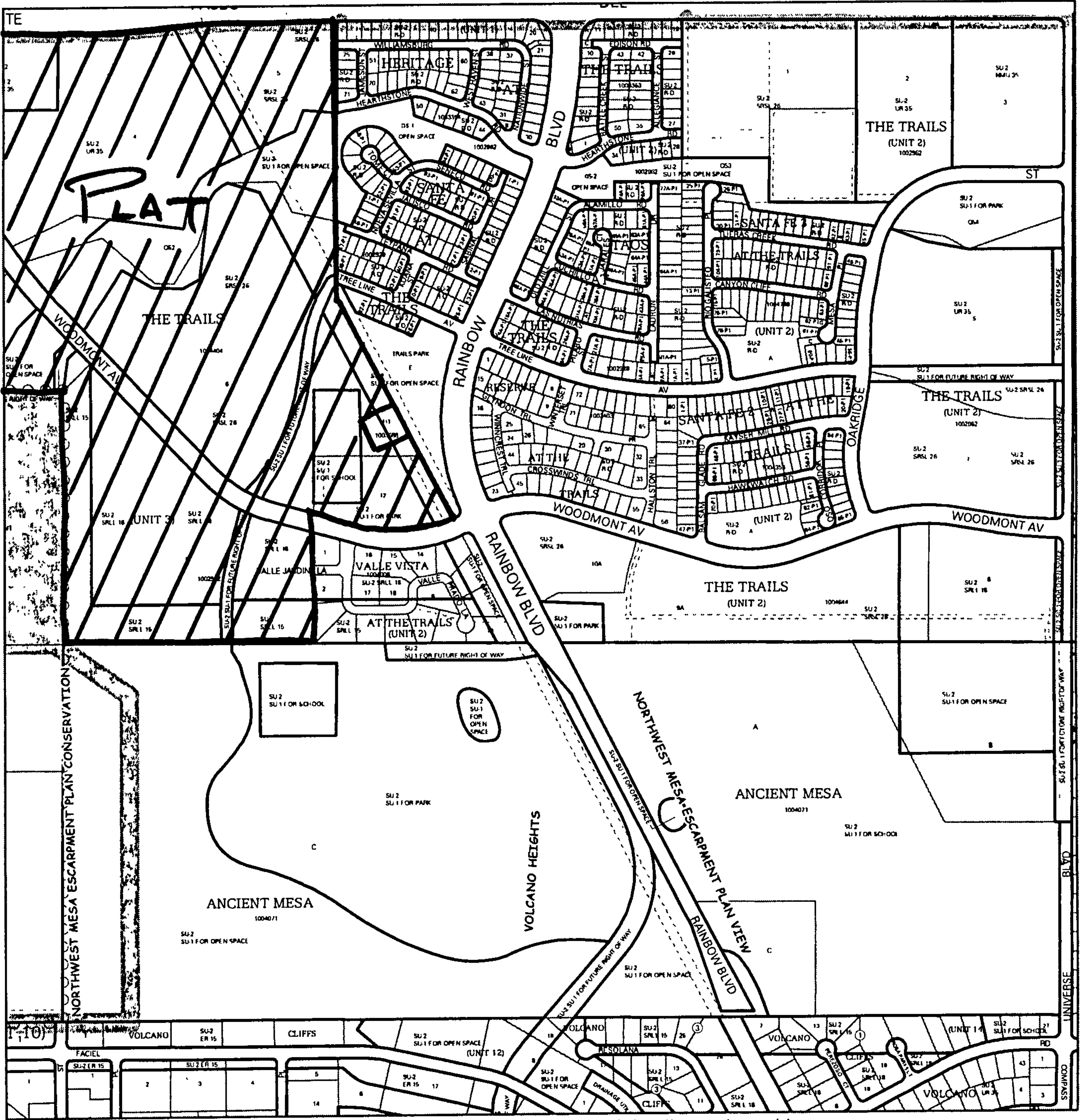
RE: Bulk land Plat of The Trails Unit 3A, City of Albuquerque,  
Bernalillo County, New Mexico. (Being a replat of Tracts 1 the  
8 and OS-1 and OS-2, The Trails Unit 3 and Tract 12, The  
Trails Unit 2) Zone Atlas pages C-8 and C-9.

The owner of the above captioned property, The Trails, LLC, is  
hereby filing application with the City of Albuquerque Development  
Review Board for a public hearing for: a) Vacation of existing  
Public easements; b) Bulk Land variance and Preliminary and Final  
Plat approval to create 13 bulk land tracts, and grant new public  
utility and drainage easements.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits.

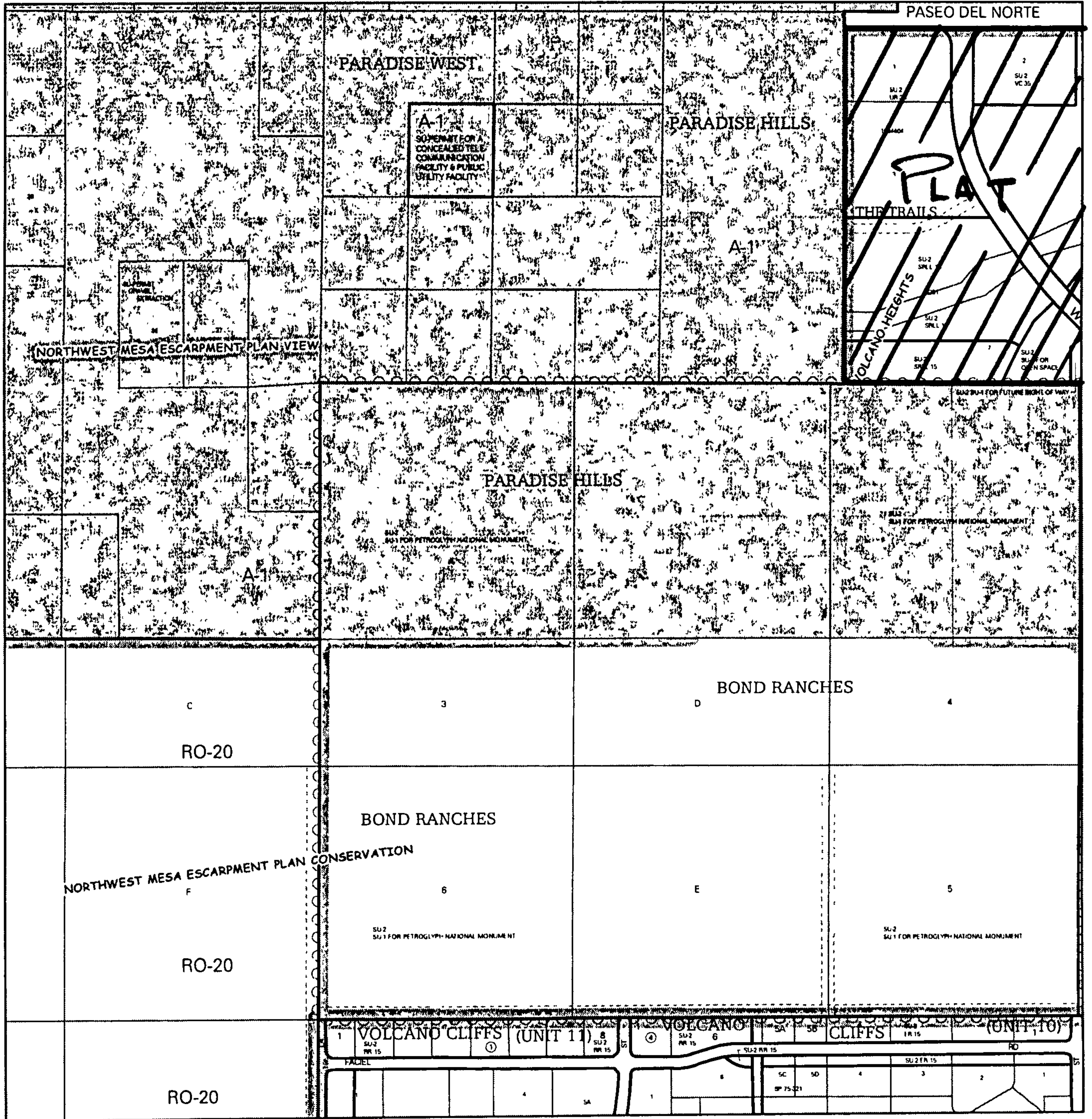
Zone Atlas Page:  
**C-09-Z**

Selected Symbols


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

Map amended through: 9/6/2007

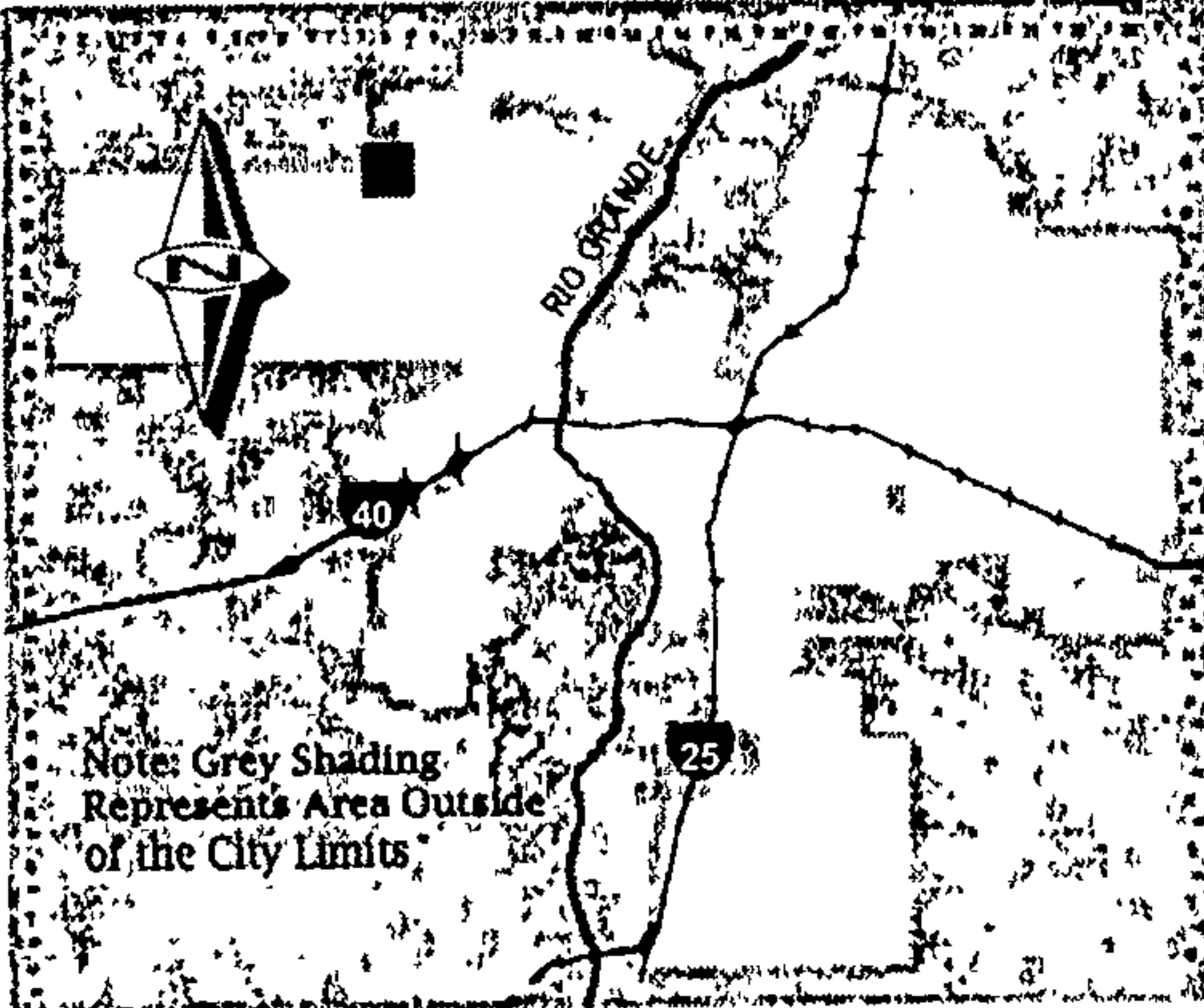
0 750 1,500 Feet



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



Map amended through: 9/6/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-08-Z**

Selected Symbols

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

0 750 1,500 Feet

DEFERRAL OF  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

APS, having reviewed the proposed plat of The Trails, Unit 3, which is zoned as R-D, on February 7, 2007 submitted by The Trails, LLC, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the developer is submitting a plat to add Tracts 8 and 9 as part of The Trails Unit 3.

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter  
Signature

BRAD WINTER EXECUTIVE DIRECTOR FACILITIES

Dr. Brad Winter, Executive Director Facilities & Support Operations

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

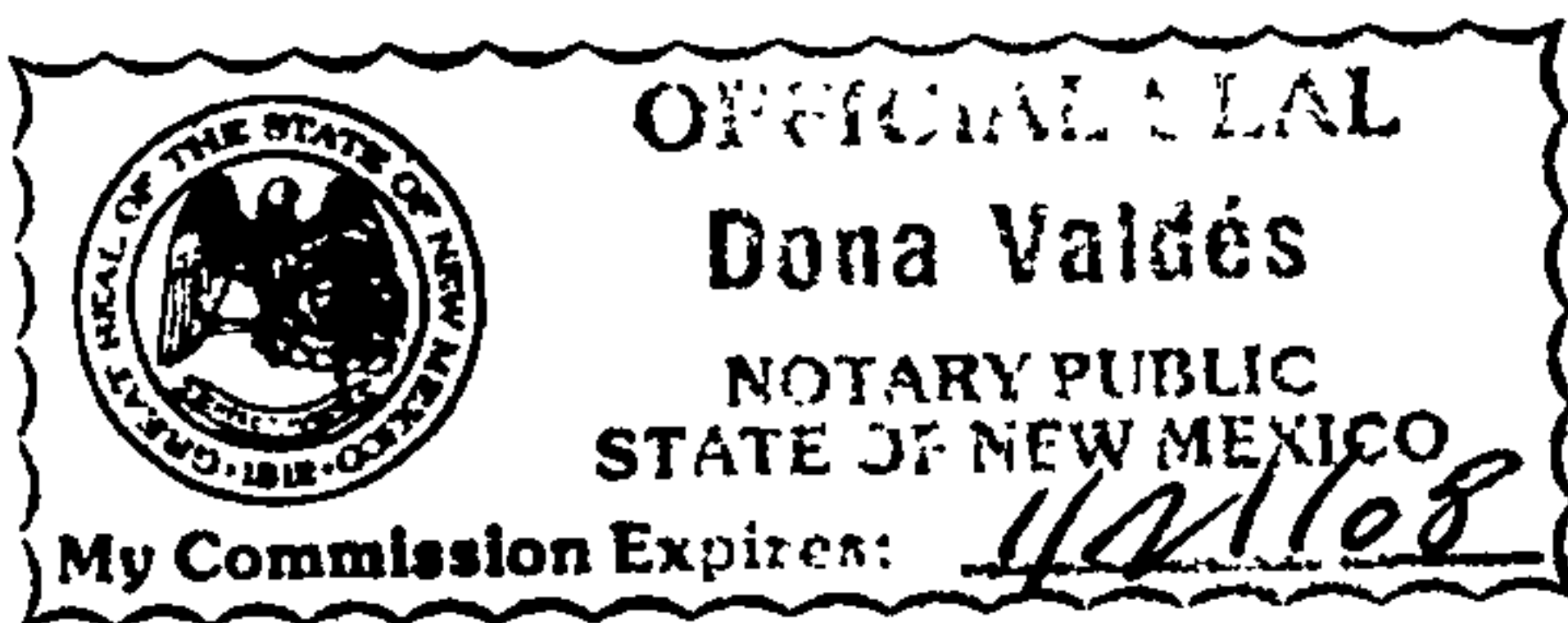
This instrument was acknowledged before me on 2-12-07, by BRAD WINTER as EXECUTIVE DIRECTOR FACILITIES of the Albuquerque

Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Dona Valdés  
Notary Public

My commission expires: 1/21/08



# SURV TEK, INC.

特  
特  
特  
特

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 1, 2007

### CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ventana Ranch N.A.  
7224 Cascada Road NW  
Albuquerque 87114  
Attention: Laura Horton

Re: Bulk Land Plat of Trails Unit 3A, City of Albuquerque, Bernalillo County, New Mexico (Zone Atlas Pages C-8 and C-9).

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to create Thirteen (13) new bulk land tracts as shown on the attached bulk land plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366

7003 1010 0002 8675 5007

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
ALBUQUERQUE NH 87114 ALBUQUERQUE NM 87114	
Postage	\$ 1.82
Certified Fee	\$ 2.65
Return Receipt Fee (Endorsement Required)	\$ 0.00
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 6.62
PINO STA ALBUQUERQUE NM 87114 OCT 1 2007 03 Postmark Here	
Sent To	LAURA HORTON USPS 15 Ventana Ranch
Street, Apt. No., or PO Box No.	7224 Cascada Rd. NW
City, State, ZIP+4	ABO, NM. 87114
PS Form 3800, June 2002 See Reverse for Instructions	

# SURV TEK, INC.

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 1, 2007

### CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ventana Ranch N.A.  
10422 Borrego Creek Drive NW  
Albuquerque 87114  
Attention: Kevin Patton

Re: Bulk Land Plat of Trails Unit 3A, City of Albuquerque, Bernalillo County, New Mexico (Zone Atlas Pages C-8 and C-9).

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to create Thirteen (13) new bulk land tracts as shown on the attached bulk land plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366

4664 5298 8675 4994

7003 1010 0002 0000 0101 0001

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Postage	\$ 1.82
Certified Fee	\$ 2.50
Return Receipt Fee (Endorsement Required)	\$ 2.25
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 6.62

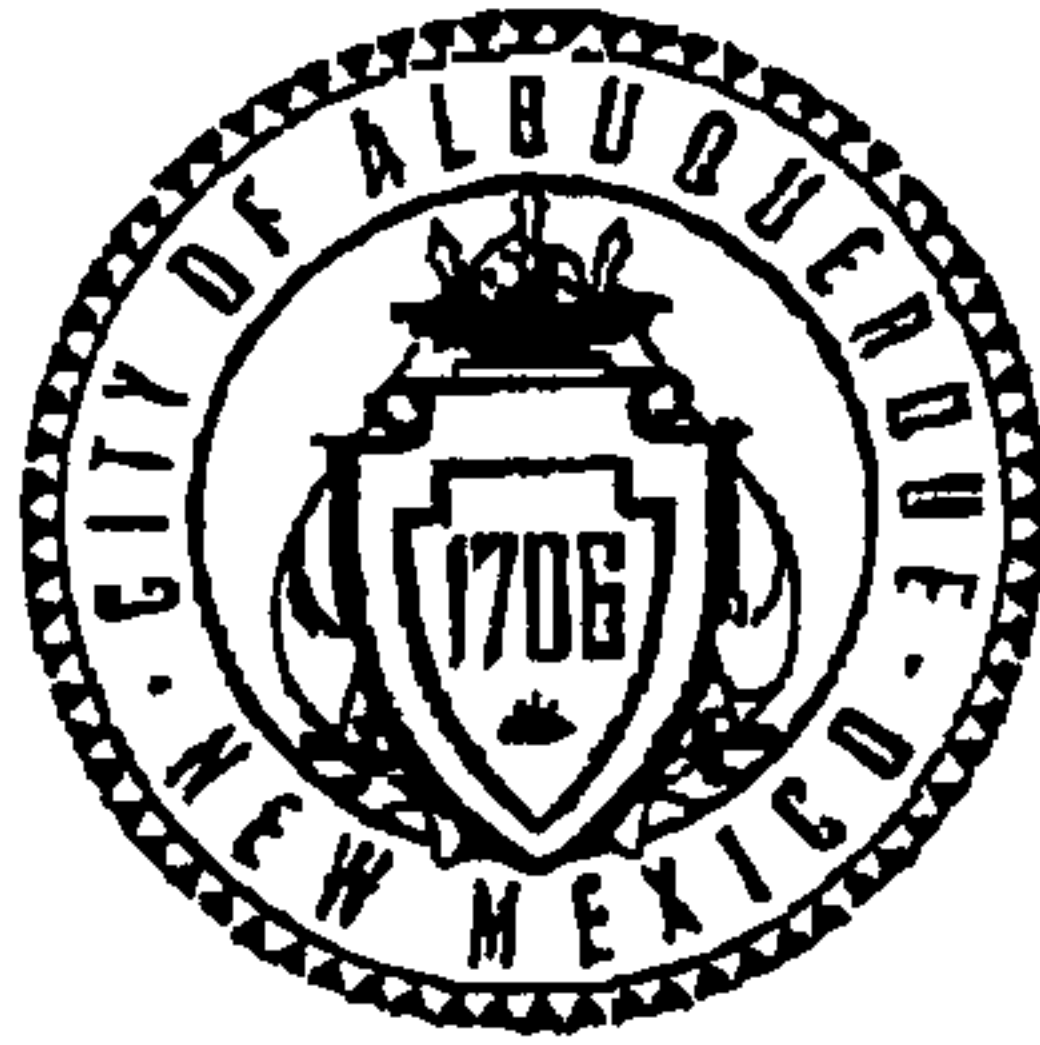
ALBUQUERQUE NM 87114 ALBUQUERQUE NM 87114

Postmark  
OCT 01 2007

Sent To: Kevin Patton 90 Ventana Ranch  
Street, Apt. No. or PO Box No.: 10422 Borrego Creek Dr. NW  
City, State, ZIP+4: ABQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions





# City of Albuquerque

**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.

Date: 27 Sept 07

TO CONTACT NAME: Russ Hugg  
 COMPANY/AGENCY: Surv - J&K, Inc.  
 ADDRESS/ZIP: 9384 Valley View Drive NW - 87114  
 PHONE/FAX #: 897-3366 / FAX 897-3377

Thank you for your inquiry of 27 Sept 07 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 1 thru 3 and Tracts OS-1 and OS-2 The Trail Unit 3

zone map page(s) C-8 / C-9

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

Ventana Ranch NA  
 Neighborhood Association  
 Contacts: Laura Horton  
7224 Cascada Rd. NW 87114  
898-8103(h) 710-0646 (c)  
Kevin Patton  
10422 Bonago Creek Dr. NW 87114  
259-3294(h)

Neighborhood Association  
 Contact: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,  
Stephanie Winklerpleck  
 OFFICE OF NEIGHBORHOOD COORDINATION

.....  
 Attention: Both contacts per neighborhood association need to be notified.  
 .....

## **“NOTICE OF SUBDIVISION PLAT CONDITIONS”**

### **Bulk Land Plat of The Trails Unit 3A**

The Plat of Tracts 1 thru 11 and Tracts OS-1 and OS-2 , Bulk Land Plat of The Trails Unit 3A has been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with the current resolutions, ordinances and policies in effect at the time for any specific proposal.

Than City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or a portion of the area within the subject subdivision.

---

Chairperson  
Development Review Board

OWNER

The Trails, LLC  
Longford Group, Inc., its Manager

By: \_\_\_\_\_

John Murtagh, Manager      Date

The Trails Community Association, Inc.

By: \_\_\_\_\_

Tracy Murphy, President      Date

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO    SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2007, by, John Murtagh, Division  
President of The Trails, LLC.

\_\_\_\_\_ My commission expires \_\_\_\_\_

Notary Public

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO    SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2007, by, Tracy Murphy, President of  
The Trails Community Association, Inc.

\_\_\_\_\_ My commission expires \_\_\_\_\_

Notary Public

# 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.

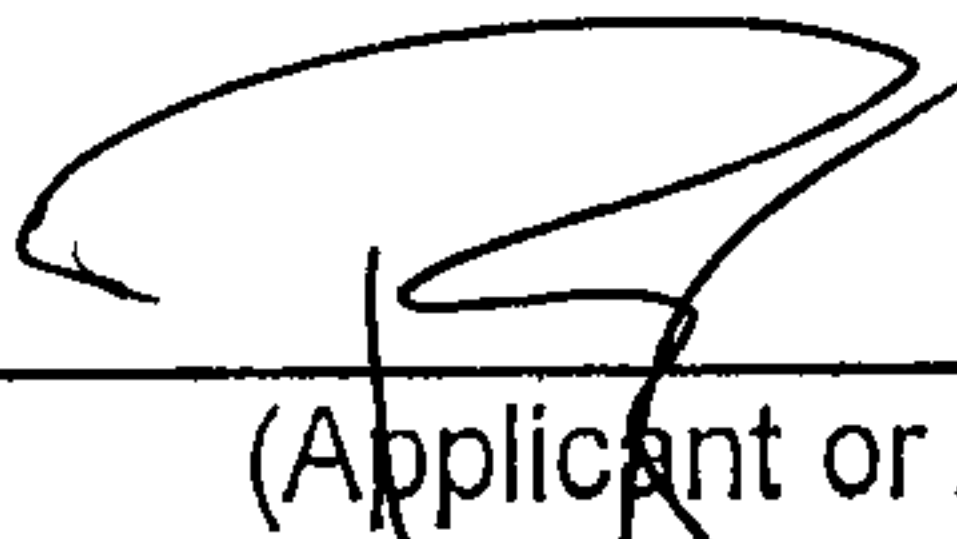
#### 4. TIME

Signs must be posted from OCTOBER 17, 2007 to OCTOBER 31, 2007

#### 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.

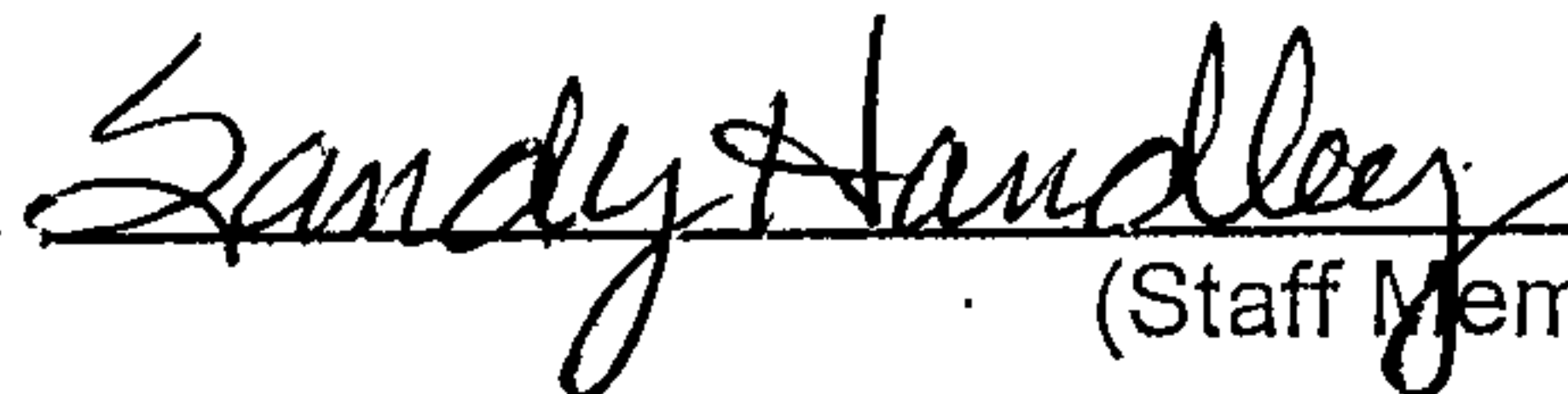
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
\_\_\_\_\_  
(Applicant or Agent)

10.4.07  
\_\_\_\_\_  
(Date)

I issued 4 signs for this application,

10/04/07  
\_\_\_\_\_  
(Date)

  
\_\_\_\_\_  
(Staff Member)

DRB PROJECT NUMBER: 1004404

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 10 AND TRACTS OS-1 AND OS-2  
THE TRAILS UNIT 3A

The plat of TRACTS 1 THRU 10 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 3 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 10 and Tracts OS-1 and OS-2, The Trails Unit 3A, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2007 in Book \_\_\_\_\_, page \_\_\_\_\_.

Doc# 2007171106

12/21/2007 01:42 PM Page 1 of 2  
NOT R \$11.00 M. Toulouse, Bernalillo County



OWNER

The Trails, LLC  
Longford Group, Inc., its Manager

By: Kelly Murtagh  
Kelly Murtagh, Vice President Date

The Trails, Community Association, Inc.

By: Tracy Murphy 10-10-07  
Tracy Murphy, President Date

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 7th  
day of October, 2007, by, Kelly Murtagh, Vice  
President of Longford Group, Inc.

DKrapcha My commission expires 12-1-08

Notary Public

STAT OF NM  
COUNTY OF Bernalillo SS

OFFICIAL SEAL  
DONNA KRAPCHA  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires 12-1-08

The foregoing instrument was acknowledged before me this 7th  
day of October, 2007, by, Tracy Murphy, President of  
The Trails Community Association, Inc.

DKrapcha My commission expires 12-1-08

Notary Public

OFFICIAL SEAL  
DONNA KRAPCHA  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires 12-1-08

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

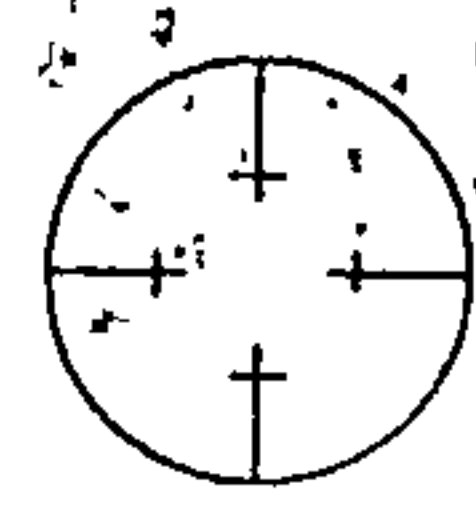
**PAID RECEIPT**

APPLICANT NAME \_\_\_\_\_  
 AGENT SURV-TEK  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 1004404  
 PROJECT NAME BULK PLAT TRAILS UNIT 3

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
 \$ 110.<sup>00</sup> 441006/4983000 DRB Actions DEFERRAL  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
     ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
     ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
     ( ) Traffic Impact Study  
 \$ 110.<sup>00</sup> TOTAL AMOUNT DUE

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

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES

 **SURV-TEK, Inc.**  
 Consulting Surveyors  
 9384 Valley View Drive Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

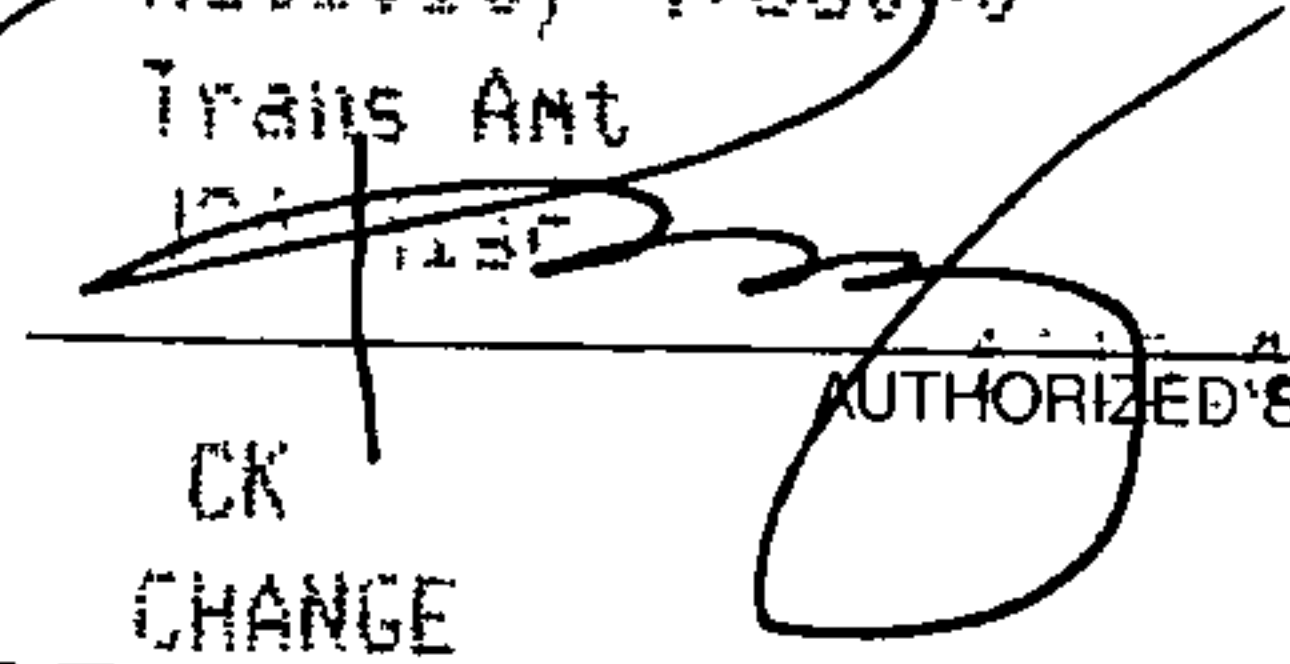
BANK OF AMERICA  
 ACH RT 107000327  
 95-32  
 1070  
 052409  
 1/18/06

PAY TO THE ORDER OF CITY OF ALBUQ.  
ONE HUNDRED TEN & 00/100

City Of Albuquerque  
 Treasury Division \$110.00

1/18/2006 3:22PM LCC: DOLLARS  
 RECEIPT# 00051118 WSH 008 TRANS# 0038  
 Account 441006 Fund 0110  
 Activity 4983000 TRSCCS  
 Trans Amt \$110.00

MEMO DEFERRAL FOR TRAILS UNIT 3

  
 AUTHORIZED SIGNATURE  
 CK CHANGE \$110.00  
 \$0.00

⑈052409⑈ ⑈107000327⑈ 004275593649⑈

Thank You

#5

# Fax

**Subject:** DRB 1004434      **Date:** 1.17.06  
**To:** CITY PLANNING      **Attn:** CLAIRE SENOVA  
**Phone:**      **Fax:** 924-3864  
**From:** Russ Hugg      **Pages:** 2

- Urgent
- For Your Use
- For Your Files
- For Review
- Please Comment
- Please Reply

**COMMENTS:**

RE: BULK PLAT OF  
TRAILS UNIT 3  
DRB 1004404



# **SURV TEK, INC.**

---

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

**January 17, 2006**

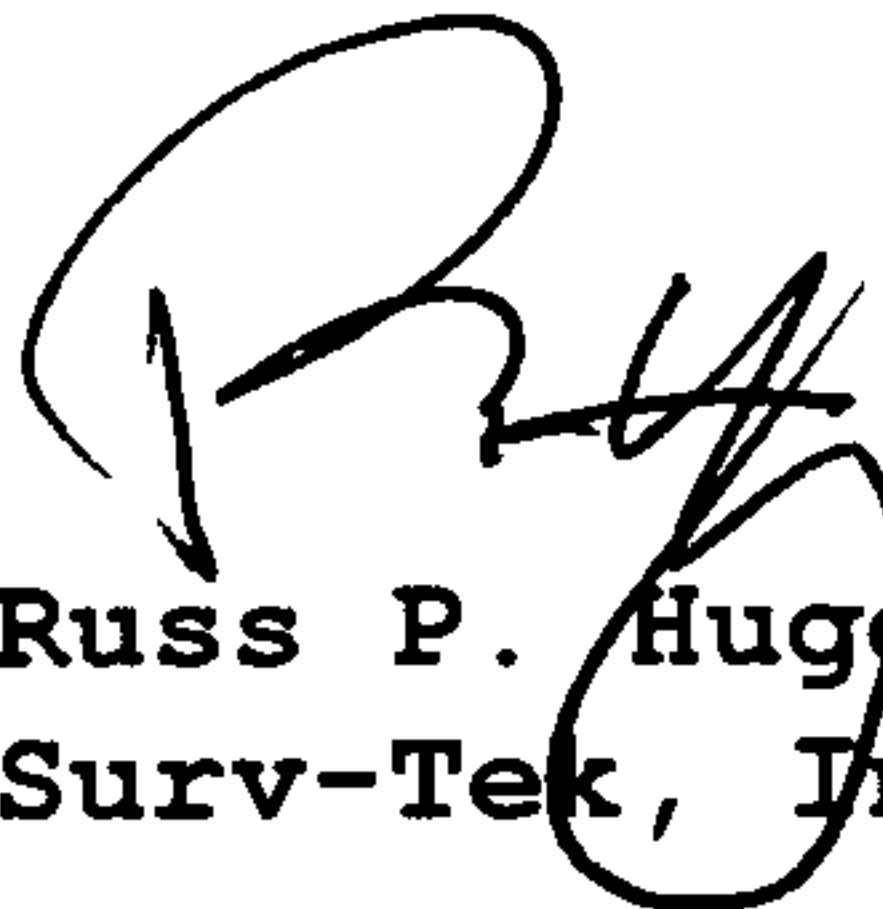
**Albuquerque Development Review Board  
P.O Box 1293  
Albuquerque, New Mexico 87103**

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

**Re: DRB-Project No. 1004404: Bulk Land Plat of The Trails Unit 3,  
City of Albuquerque, Bernalillo County, New Mexico.**

**Please defer the public hearing on this project to February 15,  
2006, to allow time for completion of traffic studies.**

**Sincerely,**



**Russ P. Hugg, PS  
Surv-Tek, Inc.**

# **SURV TEK, INC.**

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

January 17, 2006

#5

**Albuquerque Development Review Board  
P O Box 1293  
Albuquerque, New Mexico 87103**

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

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City of Albuquerque, Bernalillo County, New Mexico.**

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2006, to allow time for completion of traffic studies.**

**Sincerely,**



**Russ P. Hugg, PS  
Surv-Tek, Inc.**

# SURV TEK, INC.

## Fax

Subject: DAB 1004404      Date: 1.17.06  
 To: CITY PLANNING      Attn: CLAIRE SENOYA  
 Phone:      Fax: 924-3864  
 From: Russ Hugg      Pages: 2

- Urgent                       For Your Use                       For Your Files
- For Review                       Please Comment                       Please Reply

**COMMENTS:**

RE: BULK PLAT OF  
TRAILS UNIT 3  
DAB 1004404

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

**PAID RECEIPT**

**APPLICANT NAME** \_\_\_\_\_  
**AGENT** Survtek Inc  
**ADDRESS** \_\_\_\_\_  
**PROJECT & APP #** 1004404  
**PROJECT NAME** THE TRAILS

City Of Albuquerque  
Treasury Division

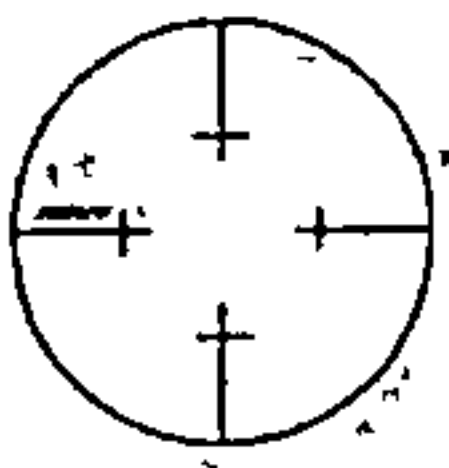
12/6/2005 3:03PM LOC: ANNX  
 RECEIPT# 00050914 WSH 006 TRANS# 0028  
 Account 441006 Fund 0110  
 Activity 4983000 TRSEJA  
 Trans AML \$110.00  
 J24 Misc

CK CHANGE \$110.00  
 \$110.00  
 \$0.00  
 Thank You

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
 \$ 110.<sup>00</sup> 441006/4983000 DRB Actions DEFERRAL  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 110.<sup>00</sup> TOTAL AMOUNT DUE

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

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK IN PAPER. SEE BACK SIDE FOR OTHER SECURITY FEATURES



**SURV-TEK, Inc.**  
 Consulting Surveyors  
 9384 Valley View Drive Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA  
 ACH R/T 107000327

95-32  
 1070

052260

PAY TO THE ORDER OF

CITY OF ALBUQ

\$ 110.00

ONE HUNDRED TEN & 00/100

DOLLARS

MEMO DEFERRAL FEE FOR 1004404

*[Handwritten Signature]*  
 AUTHORIZED SIGNATURE

⑈052260⑈ ⑆107000327⑆ 004275593649⑈

# SURV TEK, INC.

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

#5

December 5, 2005

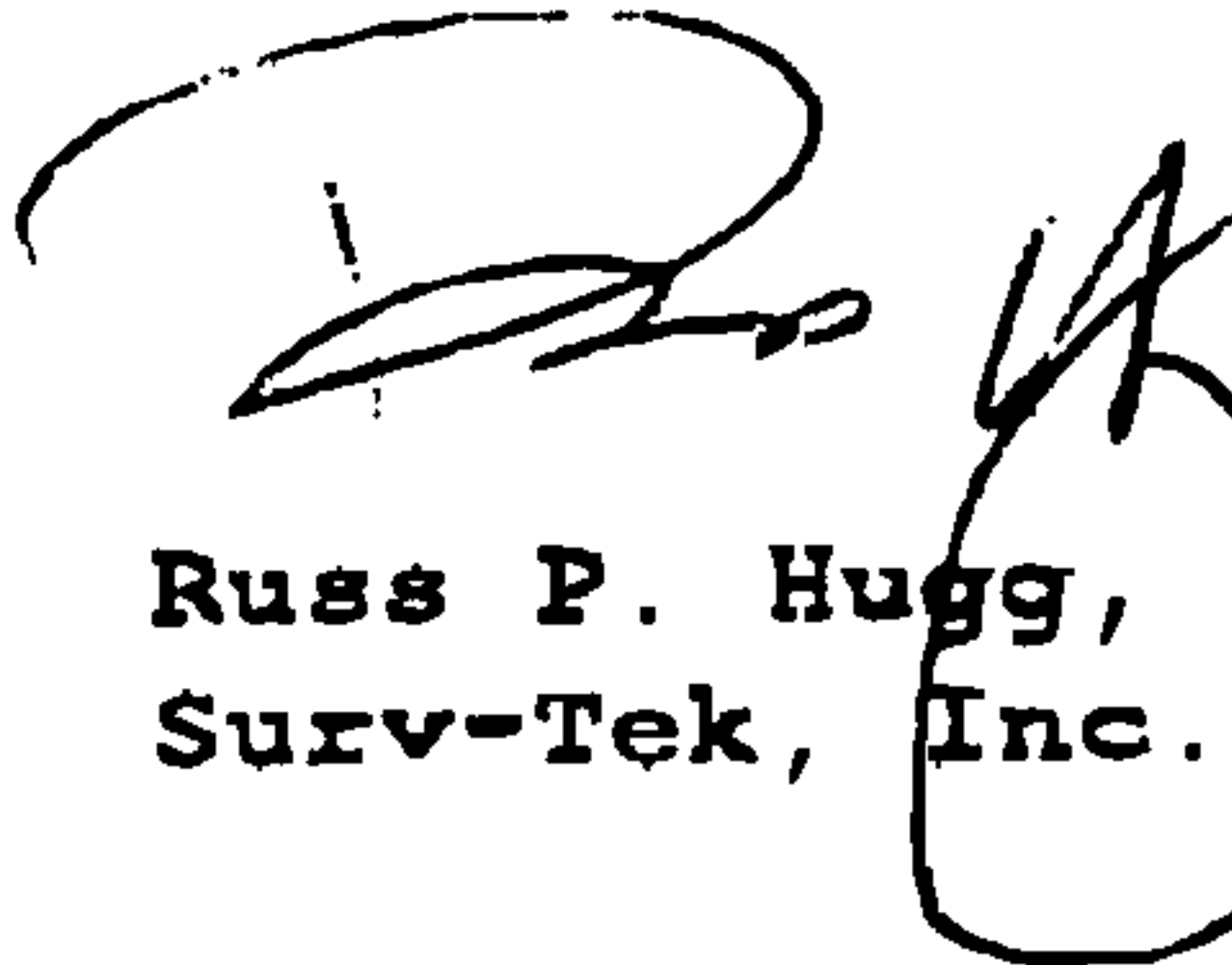
Albuquerque Development Review Board  
P O Box 1293  
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1004404: Bulk Land Plat of The Trails Unit 3,  
City of Albuquerque, Bernalillo County, New Mexico.

Please defer the public hearing on this project to January 18,  
2006, to allow time for resolution of Sector Plan and traffic  
issues.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.

# SURV TEK, INC.

## Fax

Subject: DAB 1004404 Date: 12.5.05  
 To: CITY OF ALBUQ Attn: CLAIRE SENONA  
 Phone: \_\_\_\_\_ Fax: 924-3864  
 From: RUSS HUGG Pages: 2

- Urgent
- For Your Use
- For Your Files
- For Review
- Please Comment
- Please Reply

### COMMENTS:

CLAIRE - WILL PAY DEFERRAL  
FEE BY WED'S  
THANKS  
RUSS

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

**PAID RECEIPT**

APPLICANT NAME SURV-TEKS  
 AGENT 9384 VALLEY VIEW DR. NW  
 ADDRESS RUSS HUGER  
 PROJECT & APP # 1004404/05DRB01364/01365/01367  
 PROJECT NAME THE TRAILS

City of Albuquerque  
Treasury Division

10/25/2005 1:22PM LOC: ANHX  
 RECEIPT# 00047726 WSH 008 TRNSH 0008  
 Account 441006 Fund 0110 TRSCCS  
 Activity 4983000 \$220.00  
 TRNS AMT \$220.00  
 JZ MISC \$0.00  
 CK CHANGE \$220.00  
 Thank You

- \$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee
- \$ 220.00 441006/4983000 DRB Actions DEFERRAL
- \$ \_\_\_\_\_ 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
- \$ 220.00 TOTAL AMOUNT DUE

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

**ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS**

**SURV-TEK, Inc.**  
*Consulting Surveyors*  
 9384 Valley View Drive Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

**BANK OF AMERICA**  
 ACH R/T 107000327

2211 95-32 NM  
 1070

05212

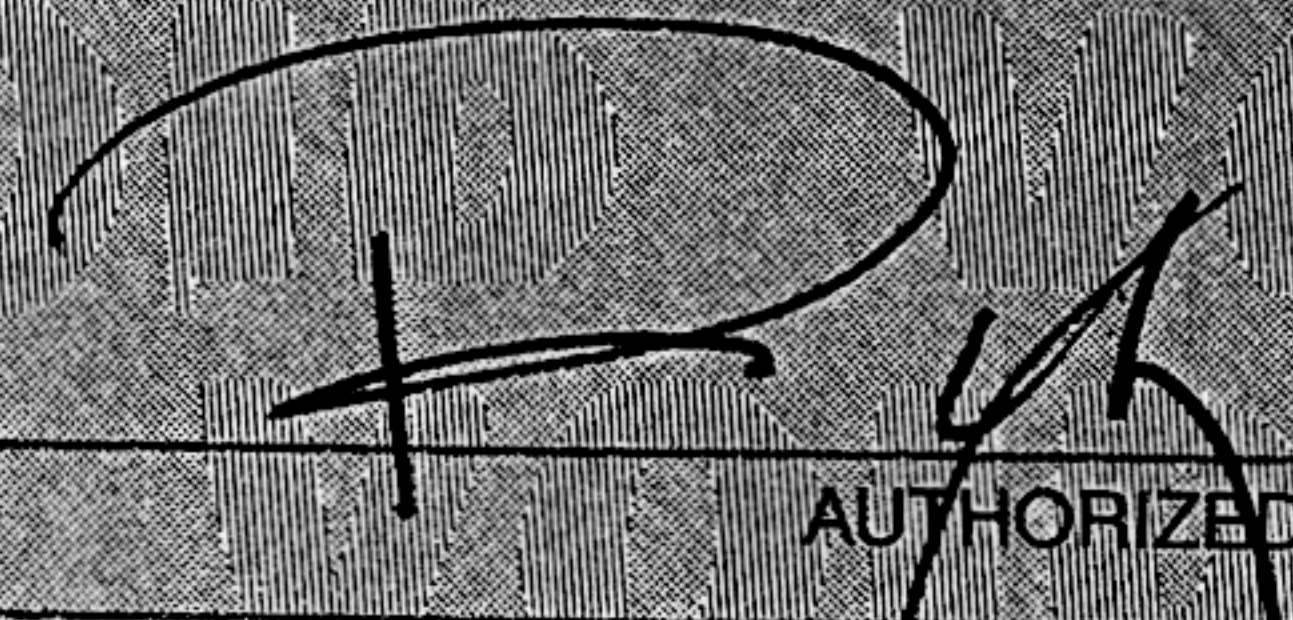
PAY TO THE ORDER OF CITY OF ALBUQUERQUE

TWO HUNDRED TWENTY & 00/100 DOLLARS

\$ 220.00

**VOID**

MEMO TRAILS UNIT

  
 AUTHORIZED SIGNATURE

⑈052128⑈ ⑆107000327⑆ 004275593649⑈

# SURV TEK, INC.

## Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 24, 2005

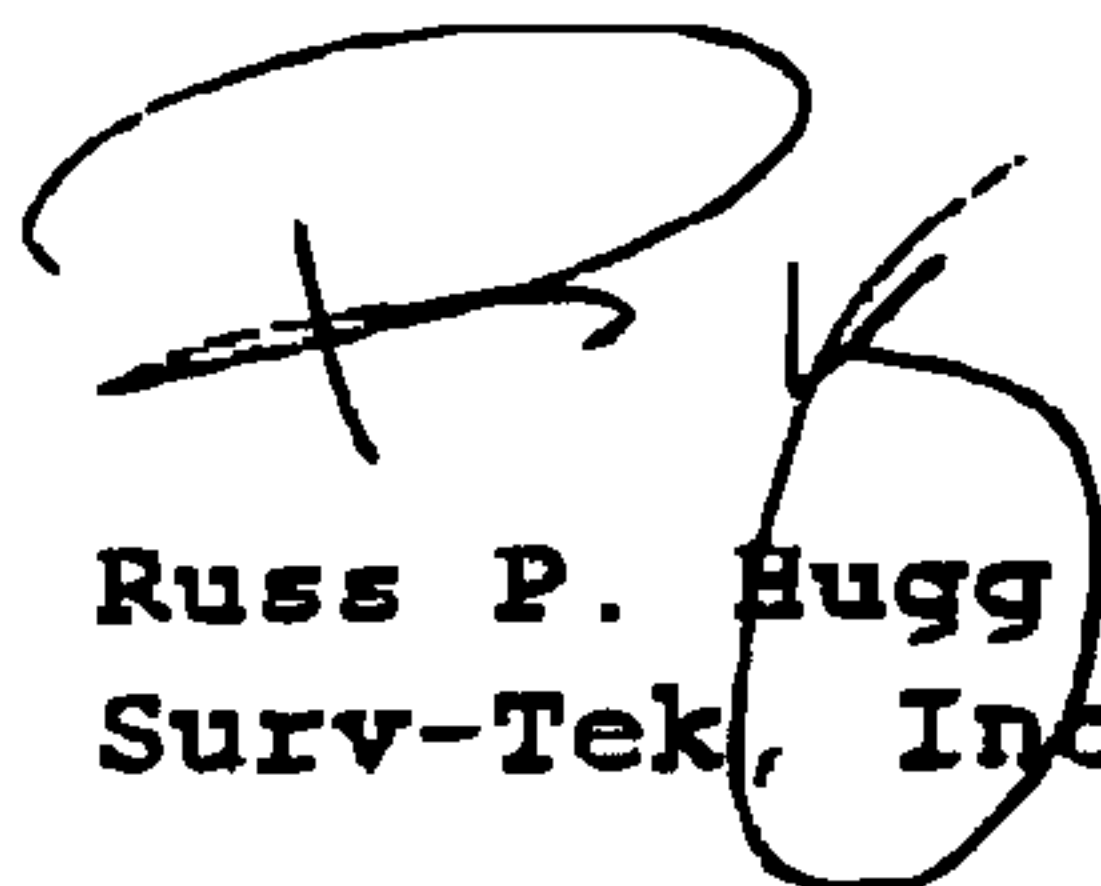
Albuquerque Development Review Board  
P O Box 1293  
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1004404: Bulk Land Plat of The Trails Unit 3,  
City of Albuquerque, Bernalillo County, New Mexico.

Please defer the public hearing on this project to December 7,  
2005, to allow time for resolution of Sector Plan issues.

Sincerely,



Russ P. Hugg PS  
Surv-Tek, Inc.

#9  
\$11000  
plus prior due now  
\$22000



# **SURV TEK, INC.**

---

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 3, 2005


Albuquerque Development Review Board  
P O Box 1293  
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1004404: Bulk Land Plat of The Trails Unit 3,  
City of Albuquerque, Bernalillo County, New Mexico.

Please defer the public hearing on this project to October 26,  
2005, to allow time for resolution of Sector Plan issues.

Sincerely,

  
Russ P. Hugg, PS  
Surv-Tek, Inc.

# SURV TEK, INC.

## Fax

Subject: DRB 10004404 Date: 10.3.05  
 To: CITY OF ALBUQ Attn: CLAIRE SENOVA  
 Phone: \_\_\_\_\_ Fax: 924-3864  
 From: RUSS HUGG Pages: 2

- Urgent
- For Your Use
- For Your Files
- For Review
- Please Comment
- Please Reply

### COMMENTS:

RE! DRB 1004404

TRAILS UNIT 3

BULK PLAT

CLAIRE - PLEASE DEFER THIS

PROJECT ~~UNDEFINITE~~ TO OCT 26TH

THANKS

RUSS

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

PAID RECEIPT

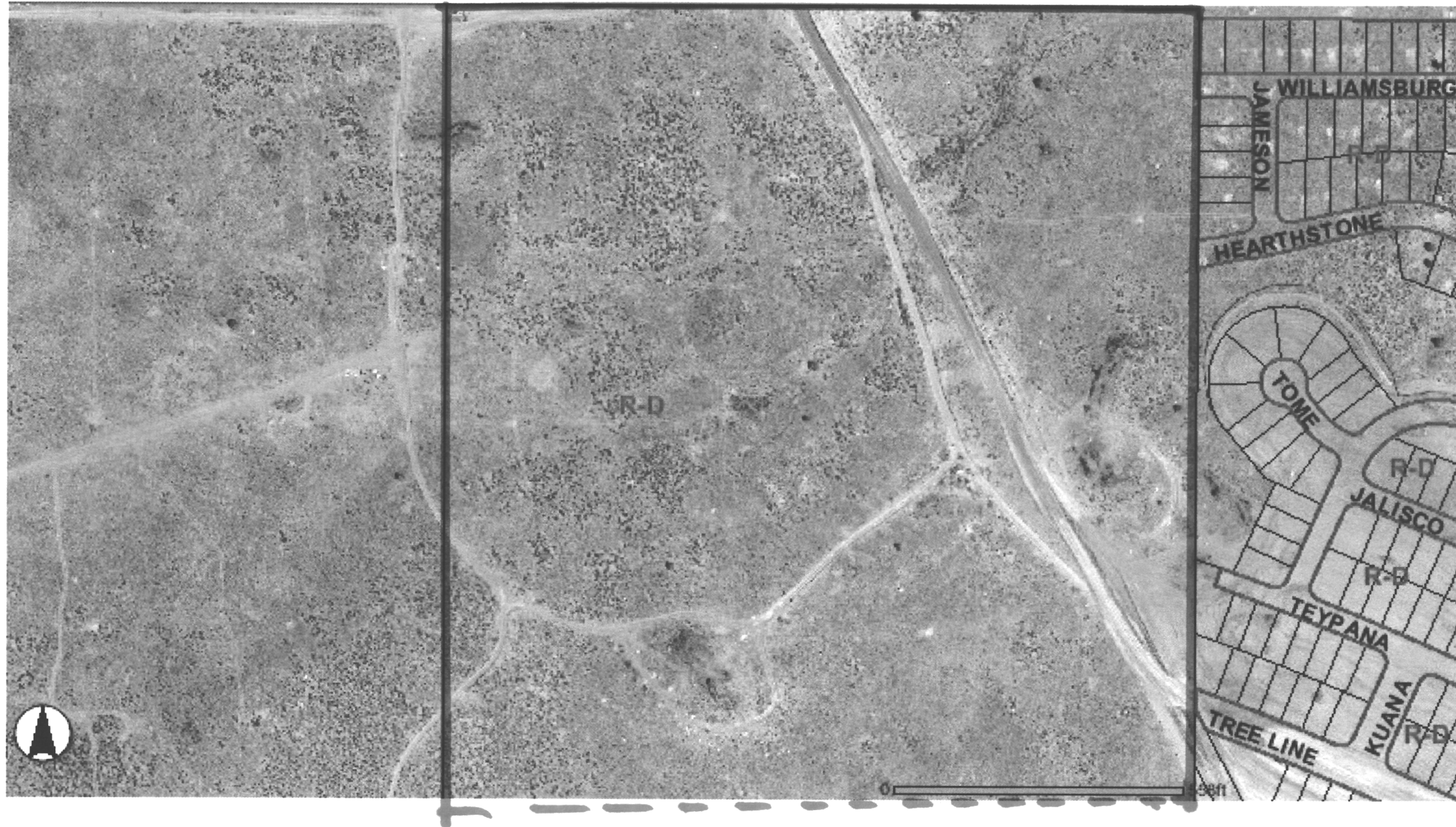
APPLICANT NAME The Trails LLC  
AGENT Scott Tep  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1004404  
PROJECT NAME The Trails Unit 1

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 110.00 441006/4983000 DRB Actions several fee  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 110.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

9/27/2005 9:06AM LOC: ANEX  
RECEIPT# 00046614 WS# 008 TRANS# 0001  
Account 441006 Fund 0110  
Activity 4983000 TRSCDS  
Trans Amt \$110.00  
J24 Misc  
CK \$110.00  
CHANGE \$110.00  
\$0.00





**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, September 21, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000511**

05DRB-01342 Major-Vacation of Public Easements

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A-1 through A-3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS NE and FREEDOM WAY NE containing approximately 1 acre(s). [REF: DRB-94-851, 05-DRB-01101, 05-DRB01102] (D-20)

There is no objection to the vacation request.

**Project # 1002478**

05DRB-01344 Major-Vacation of Public Easements  
05DRB-01343 Major-Preliminary Plat Approval

CDS INC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO ST NE, between JEFFERSON ST NE and EDITH BLVD NE containing approximately 23 acre(s). (D-16)

There is no Zoning information in the Subdivision Data section. Be sure the current zoning appears on the final plat.

There is no objection to the vacation request. The vacation approval expires one year from the DRB approval date. The final plat must be approved and recorded before the one year ends.

**Project # 1004404**

05DRB-01364 Major-Bulk Land Variance  
05DRB-01365 Major-Vacation of Public Easements  
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). (C-8/C-9)

This project request falls within the Westside Moratorium boundaries with the exception of Tract H-2. Therefore, no DRB action on this request can occur until the moratorium is lifted. A Sector Plan is required for any further development outside of Unit 2.

At a meeting on July 28, 2005, between the City, Consensus Planning and John Murtaugh, it was agreed that the City would receive a letter with an exhibit attached outlining what tracts of the Trails the developer is proposing would come in before the Sector Plan is approved. DRB has not received a

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

特  
特  
特  
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TRANSMISSION OK

TX/RX NO 4087  
CONNECTION TEL 9p8973377  
SUBADDRESS  
CONNECTION ID  
ST. TIME 09/14 16:25  
USAGE T 00'58  
PGS. 2  
RESULT OK



### DEVELOPMENT REVIEW BOARD FAX FORM

TO: Russ Hugg

FAX NUMBER: 847-3377 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 9/14/05

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004404 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

*The Trails. My comments  
only.*



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

**TO:** Russ Hugg

**FAX NUMBER:** 947-3377 **# PAGES** 2

**SENT BY:** Sheran Matson, DRB Chair **DATE:** 9/14/05

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

**PROJECT NO:** 1004404 **APPLICATION NO:** \_\_\_\_\_

\*\*\*\*\*

*The Trails. My comments  
only.*

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

TRANSMISSION OK

TX/RX NO 4088  
CONNECTION TEL 9p7619922  
SUBADDRESS  
CONNECTION ID  
ST. TIME 09/14 16:27  
USAGE T 00'59  
PGS. 2  
RESULT OK



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

TO: John Mullanagh, The Tracks  
FAX NUMBER: 761-9922 # PAGES 2 LLC  
SENT BY: Sheran Matson, DRB Chair DATE: 9/14/05  
PHONE NUMBER: 924-3880 FAX # 924-3864  
PROJECT NO: 100440A APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

*Planning's comments  
only.*





**DEVELOPMENT REVIEW BOARD  
FAX FORM**

TO: John Murtough, The Tracks  
FAX NUMBER: 761-9922 # PAGES 2 LLC

SENT BY: Sheran Matson, DRB Chair      DATE: 9/14/05

PHONE NUMBER: 924-3880      FAX # 924-3864

PROJECT NO: 1004404 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

*Planning's comments  
only.*



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

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05DRB-01343 Major-Preliminary Plat Approval

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**Project # 1004404**

05DRB-01364 Major-Bulk Land Variance  
05DRB-01365 Major-Vacation of Public Easements  
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 2**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). (C-8/C-9)

This project request falls within the Westside Moratorium boundaries with the exception of Tract H-2. Therefore, no DRB action on this request can occur until the moratorium is lifted. A Sector Plan is required for any further development outside of Unit 2.

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: THE TRAILS, LLC PHONE: 761-9911  
 ADDRESS: 7007 JEFFERSON NE SUITE A FAX: 761-9922  
 CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in Site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): Surv-Tek, Inc PHONE: 897-3366  
 ADDRESS: 9384 Valley View Drive NW FAX: 897-3377  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS, BULK LAND VARIANCE, PRELIMINARY AND 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. SEE ATTACHED LEGAL DESCRIPTION Block: \_\_\_\_\_ Unit: 3  
 Subdv. / Addn. TRACT H-2, TRAILS UNIT 1 AND UNPLATTED LANDS  
 Current Zoning: RD Proposed zoning: \_\_\_\_\_  
 Zone Atlas pages(s) C-8 AND C-9 No. of existing lots: 4 No. of proposed lots: 10  
 Total area of site (acres): 164.95 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city Limits?  Yes.  No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. \_\_\_\_\_ MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: PASEO DEL NORTE NW  
 Between: WEST OF RAINBOW BLVD N.W.

**CASE HISTORY:**

List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
1002962

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

SIGNATURE [Signature] DATE 8.19.05  
 (Print) RUSS HUGG Applicant  Agent

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-01364</u>	<u>BLV</u>		\$ <u>145.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>05DRB-01365</u>	<u>VPE</u>		\$ <u>345.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>05DRB-01367</u>	<u>P&amp;F</u>		\$ <u>845.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				Total
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>09/21/05</u>			\$ <u>1430.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

Sandy Handley 08/26/05 Project # 1004404  
 Planner signature / date

**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 PROCEDURE "A"**

**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.

Russ Hugg  
[Signature]

Applicant name (print)

8.19.05

Applicant signature / date



Form revised 11/04

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

Application case numbers  
 05DRB- \_\_\_\_\_ -01367

Sandy Handley 08/26/05  
 Planner signature / date  
**Project # 1004404**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

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

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

Russ Hugel  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers  
05DRB - 01364  
05DRB - 01365

Sandy Handley 08/26/05  
Planner signature / date

Project # 1004404

# **SURV TEK, INC.**

---

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

July 19, 2005

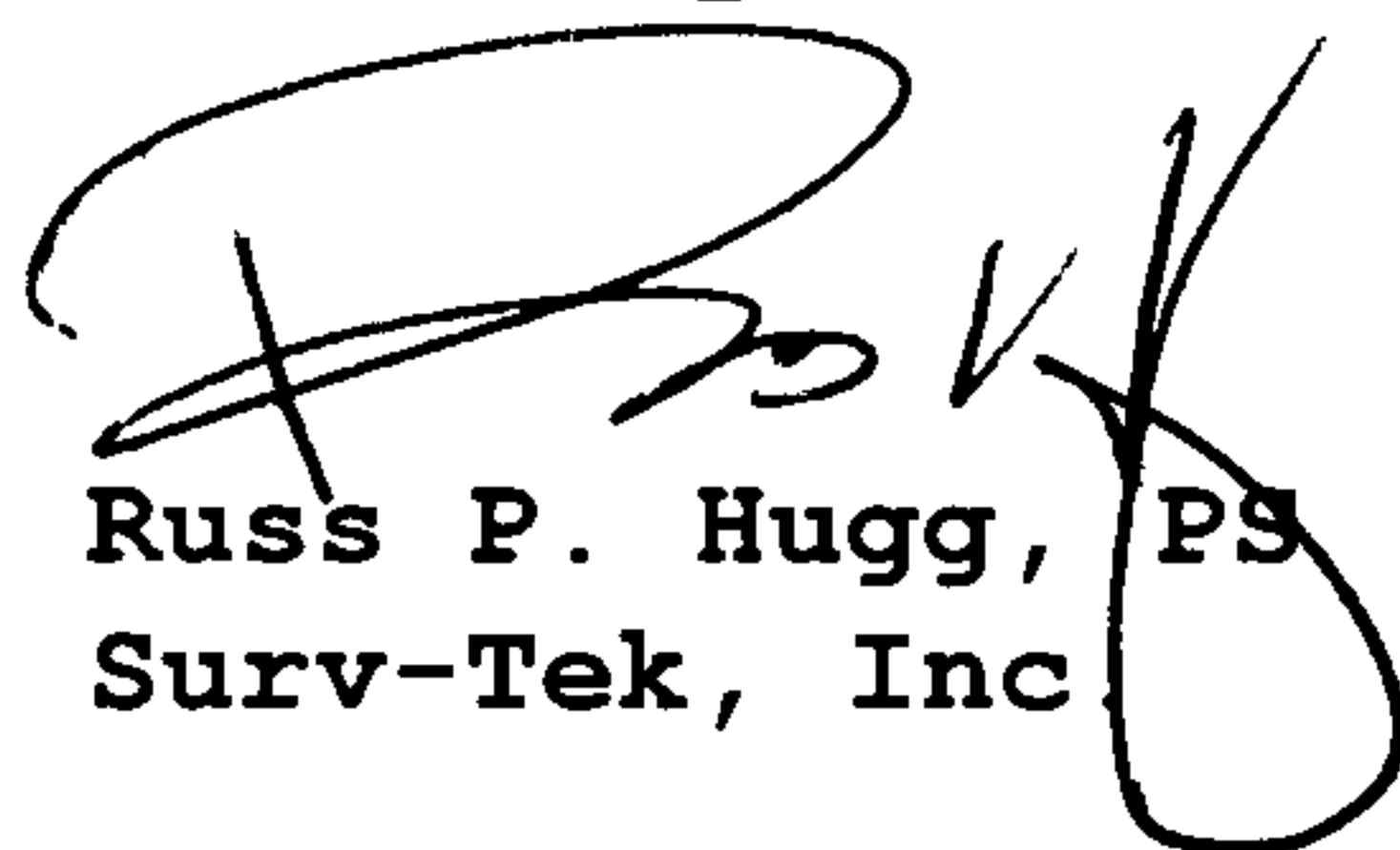
Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

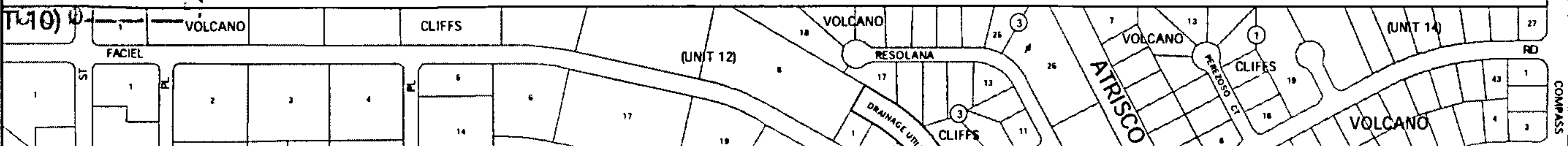
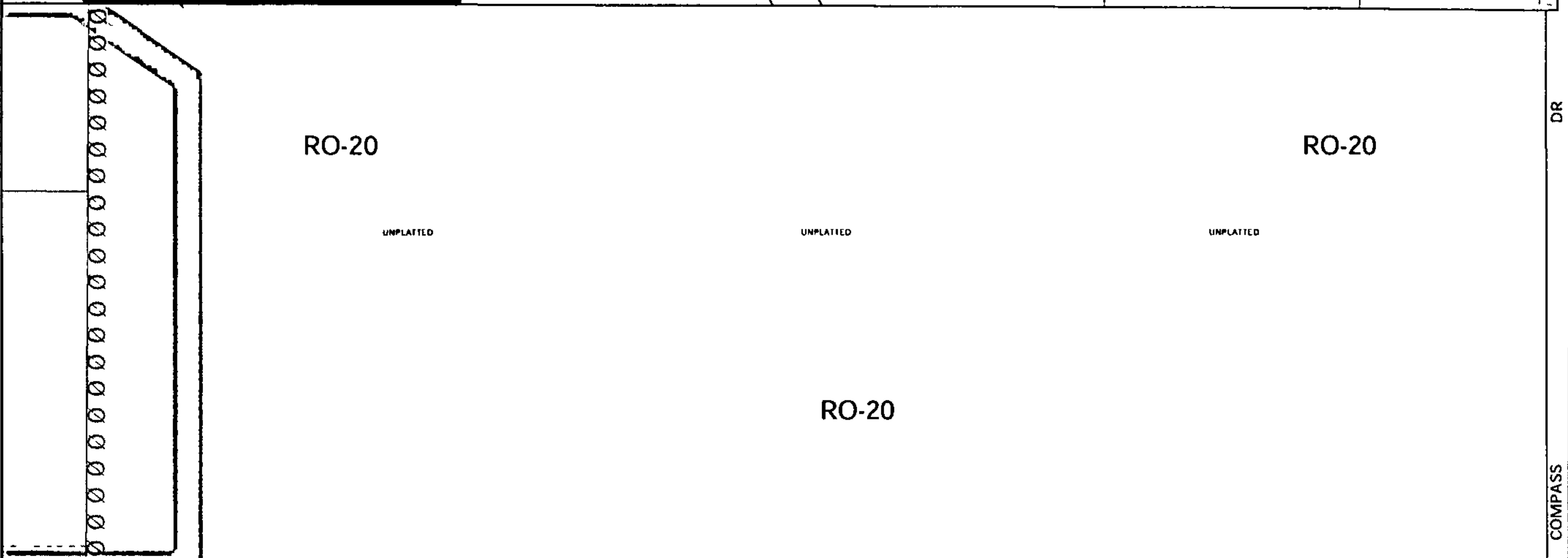
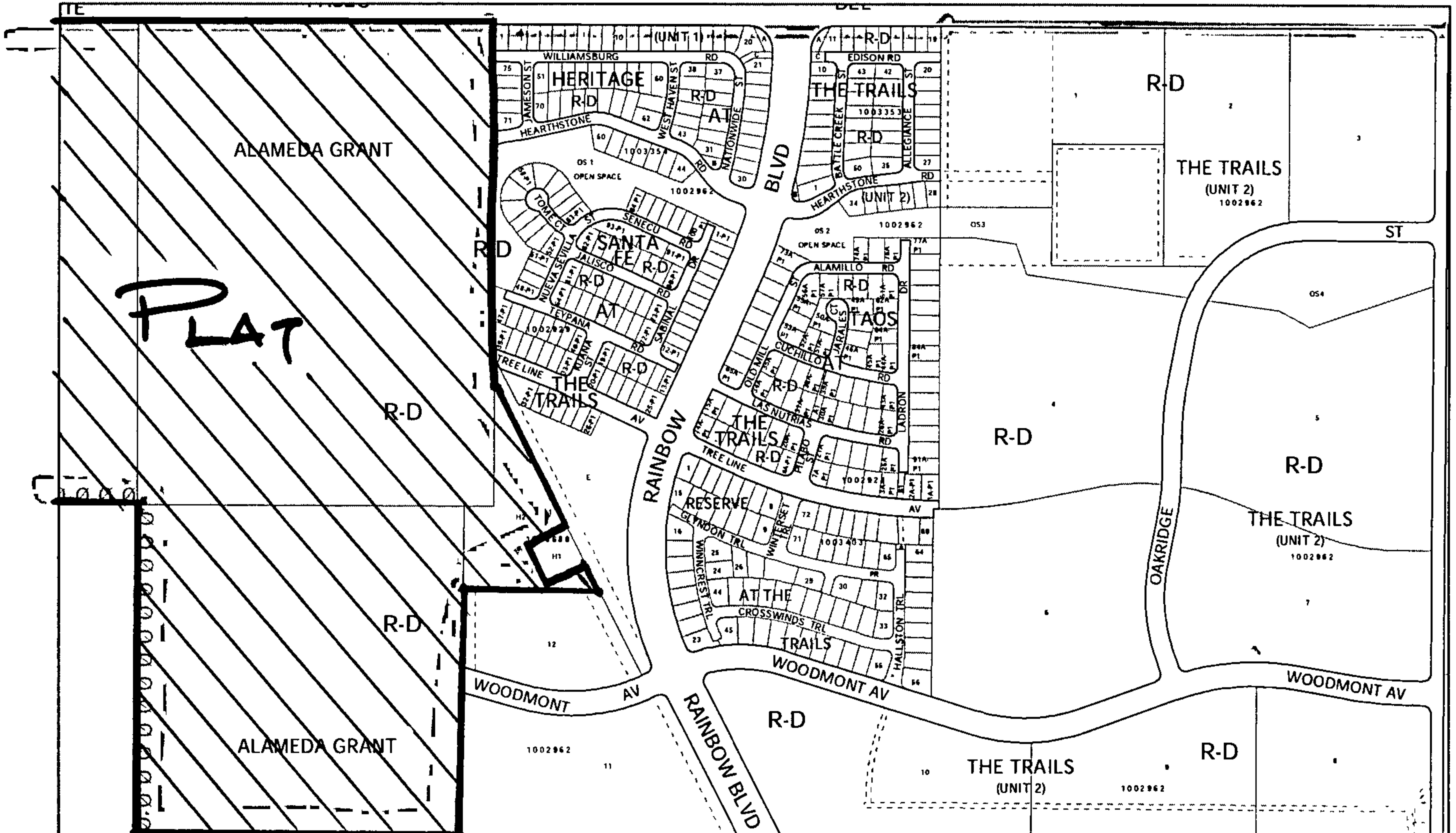
RE: Bulk land Plat of The Trails Unit 3, City of Albuquerque,  
Bernalillo County, New Mexico. (Zone Atlas pages C-8 and C-9).

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: a) Vacation of existing Public Roadway and Utility easements; b) Bulk Land variance and Preliminary and Final Plat approval to create 10 bulk land tracts, dedicate additional street right of ways and grant new public utility easements.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



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

**AGIS**  
Albuquerque Geographic Information System

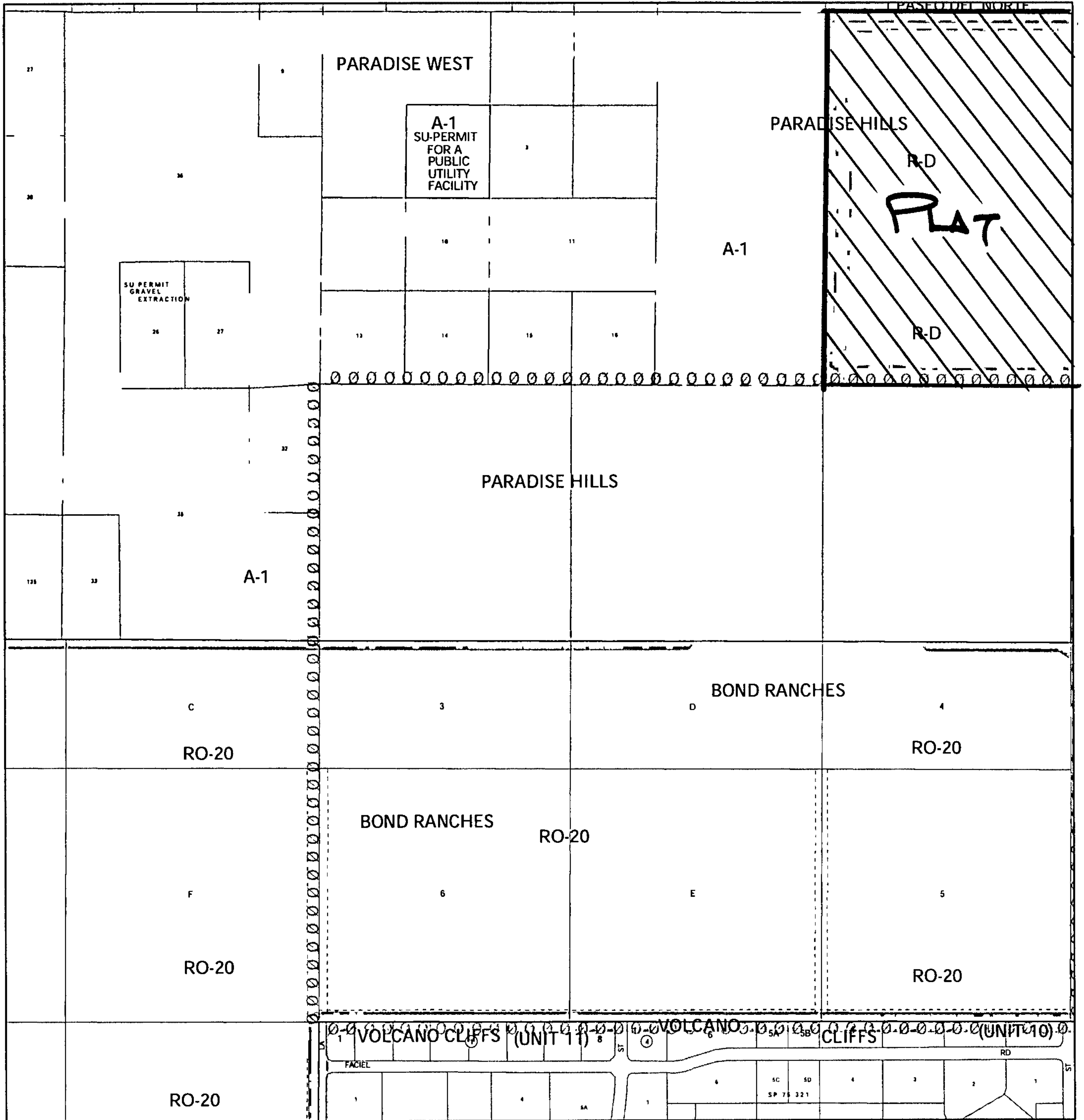
Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-9-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



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-8-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

Map amended through: Apr 22, 2005



## LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Sections 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising: All of Tract H-2, The Trails as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 16, 2004 in Plat Book 2004C, Page 391 and Portions of unplatted Tracts 4 and 5, Black Ranch as described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on: May 9, 1960 in Book D541, page 281; May 9, 1960 in Book D541, page 277; August 29, 1960 as Document Number 60-84590 and September 25, 1984 in Book D222A, pages 174 and 175; more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described, (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) whence the Albuquerque Control Survey Monument "UNION 1969" bears S 12% 50' 11" W, 887.57 feet distant; Thence,

S 00° 05' 55" W , 1468.80 feet along the Westerly line of Heritage Unit 1 at the Trails as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 22, 2004 in Plat Book 2004C, Page 294 and the Westerly line of Santa Fe at the Trails as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 29, 2004 in Plat Book 2004C, Page 309 to the most Northerly corner of Tract H-2, The Trails as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 16, 2004 in Plat Book 2004C, Page 391 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

S 27° 16' 34" E , 630.06 feet to the Northeast corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence Southwesterly, Southeasterly and Northeasterly along a line common to said Tracts H-1 and H-2 for the following three (3) courses:

S 62° 43' 26" W , 184.00 feet to the Northwest corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

S 27° 16' 34" E , 170.00 feet to the Southwest corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

N 62° 43' 26" E , 184.00 feet to the Southeast corner of Tract H-1, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place); Thence,

S 27° 16' 34" E , 130.51 feet to the Southeast corner of said Tract H-2, The Trails (a 5/8" Rebar and cap stamped "L.S. 9750" found in place) and the Northeast corner of Tract 12, Trails Unit 2 as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004 in Plat Book 2004C, Page 332; Thence,

N 89° 37' 33" W , 550.24 feet along a line common to said Tracts H-2 and Tract 12 to the Southwest corner of said Tract H-2 and the Northwest corner of said Tract 12 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place); Thence,

S 00° 15' 20" W , 978.73 feet along the Westerly line of Tracts 11 and 12, Trails Unit 2 to the Southwest corner of said Tract 11 (a 5/8" Rebar and cap stamped "L.S. 5978" found in place) said point also being a point on the Southerly Boundary of the Town of Alameda Grant and the Southeast corner of the parcel herein described; Thence;

N 89° 40' 27" W , 1319.74 feet along said Southerly Boundary of the Town of Alameda Grant to the closing corner common to said Sections 16 and 17 on said Southerly Boundary of the Town of Alameda Grant (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

N 00° 19' 18" E , 1320.88 feet to a point (a 5/8" Rebar in concrete, found in place); Thence,

N 89° 41' 50" W , 1254.56 feet to a point (a 5/8" Rebar in concrete, found in place); Thence,

N 00° 02' 45" W , 1945.39 feet to a point (a PK nail and brass disc found in place); Thence,

S 89° 48' 05" E , 2699.01 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 160.5718 acres, more or less.



# LONGFORD HOMES

July 19, 2005

Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Longford The Trails, LLC, for the purpose of Vacation of existing Public Roadway and Utility easements; b) Bulk Land variance and Preliminary and Final Plat approval to create 10 bulk land tracts, dedicate additional street right of ways and grant new public utility easements for the Trails Unit 3, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

David Murtagh, Division President

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 1 thru 8 AND TRACTS OS-1 AND OS-2  
THE TRAILS UNIT 3

The plat of TRACTS 1 THRU 8 AND TRACTS OS-1 AND OS-2, THE TRAILS UNIT 3 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1 thru 8 and Tracts OS-1 and OS-2, The Trails Unit 3, filed in the office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 2005 in Book \_\_\_\_\_, page \_\_\_\_\_.

OWNER

The Trails, LLC  
Longford Group, Inc., its Manager

By: John Murtagh 8/9/05  
John Murtagh, Date

The Trails Community Association, Inc.

By: Tracy Murphy 8/9/05  
Tracy Murphy, President Date

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9th  
day of August, 2005, by, John Murtagh, Division  
President of The Trails, LLC.

Donna Lawson My commission expires 12-1-08

Notary Public

STAT OF NM  
COUNTY OF Bernalillo SS



OFFICIAL SEAL  
DONNA LAWSON  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 12-1-08

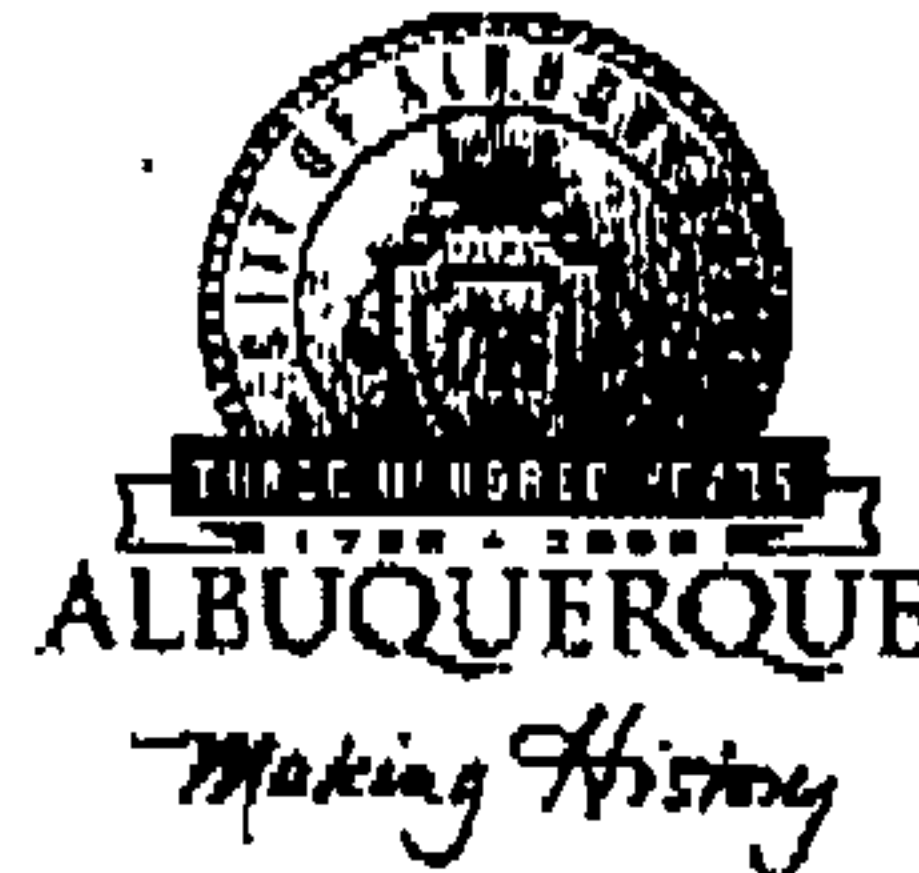
The foregoing instrument was acknowledged before me this 9th  
day of August, 2005, by, Tracy Murphy, President of  
The Trails Community Association, Inc.

Donna Lawson My commission expires 12-1-08

Notary Public



OFFICIAL SEAL  
DONNA LAWSON  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 12-1-08



## City of Albuquerque

**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 19, 2005

Russ Hugg  
 Survtek, Inc.  
 9384 Valley View Dr NW / 87114  
 Phone: 897-3366 / Fax - 897-3377

Dear Russ :

Thank you for your inquiry of July 19, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TOWN OF ALAMEDA GRANT IN PROJECTED S 16 AND 17, T 11N, R 2E, ALL OF TRACT H-2, THE TRAILS, TRACTS 4 AND 5, BLACK RANCH, THE WESTERLY LINE OF HERITAGE UNIT 1 AT THE TRAILS, THE NORTHEAST, NORTHWEST, SOUTHWEST AND SOUTHEAST CORNERS OF TRACT H-1, THE TRAILS, THE SOUTHEAST CORNER OF SAID TRACT H-2, THE TRAILS, TRACTS H-2 AND TRACT 12 TO THE SOUTHWEST CORNER OF SAID TRACT H-2 AND THE NORTHWEST CORNER OF SAID TRACT 12, THE WESTERLY LINE OF TRACTS 11 AND 12, TRAILS UNIT 2, THE SOUTHWEST CORNER OF SAID TRACT 11, THE SOUTHERLY BOUNDARY OF THE TOWN OF ALAMEDA GRANT, THE SOUTHERLY BOUNDARY OF THE TOWN FO ALAMEDA GRANT.**  
 zone map C-8 AND C-9.

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

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

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

  
 OFFICE OF NEIGHBORHOOD COORDINATION  
 Planning Department

## **"Attachment A"**

**Russ Hugg, Survtek, Inc.**

**9384 Valley View Dr NW / 87114 897-3366 / fax – 897-3377**

**Zone Map: C-8 & C-9**

**Date: July 19, 2005**

**VENTANA RANCH N.A. (VTR) "R"**

**\*Laura Horton**

**7224 Cascada Rd. NW/87114 898-8103 (h)**

**Bruce Nyberg**

**6824 Brushfield Rd. NW/87114 890-6559 (h)**

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

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



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

*(Below this line for ONC use only)*

Date of Inquiry: 7/19/05 Time Entered: 11:15am ONC Rep. Initials: SW

## Information from the Office of Neighborhood Coordination (ONC)

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

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

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

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

Thank you for your cooperation on this matter.

Stephani Winklepleck  
Neighborhood Program Coordinator  
COA/Planning/ONC



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**Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

July 19, 2005

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Ventana Ranch N.A.  
6824 Brushfield Road NW  
Albuquerque 87114  
Attention: Bruce Nyberg

Re: Bulk Land Plat of Trails Unit 3, City of Albuquerque, Bernalillo County, New Mexico (Zone Atlas Pages C-8 and C-9).

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Utility and Public Roadway Easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to create Ten (10) new bulk land tracts and dedicate new street right of way as shown on the attached bulk land plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Sincerely,

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366



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Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

July 19, 2005

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Ventana Ranch N.A.  
7224 Cascada Road NW  
Albuquerque 87114  
Attention: Laura Horton

Re: Bulk Land Plat of Trails Unit 3, City of Albuquerque, Bernalillo  
County, New Mexico (Zone Atlas Pages C-8 and C-9).

The owner of the above captioned property, The Trails, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Vacation of Public Utility and Public Roadway Easements as shown on the attached Vacation Exhibit and for Preliminary and Final Plat approval to create Ten (10) new bulk land tracts and dedicate new street right of way as shown on the attached bulk land plat.

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Russ P. Hugg, PS, Agent

Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366

7002 2030 0003 3220 0026

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

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

ALBUQUERQUE, NM 87114 **OFFICIAL USE**

Postage	\$ 1.52
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.57</b>

UNIT ID: 0127

Postmark Here  
Clerk: KTGH19  
07/20/05

Sent To  
 Street, Apt. No.,  
 or PO Box No. VENTANA RANCH N.A.  
 6824 BRUSHFIELD ROAD N.W.  
 City, State, ZIP+4 ALBUQUERQUE, N.M. 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0003 3220 0033

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

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

ALBUQUERQUE, NM 87114 **OFFICIAL USE**

Postage	\$ 1.52
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.57</b>

UNIT ID: 0127

Postmark Here  
Clerk: KTGH19  
07/20/05

Sent To  
 Street, Apt. No.,  
 or PO Box No. VENTANA RANCH N.A.  
 7224 CASCADE ROAD N.W.  
 City, State, ZIP+4 ALBUQUERQUE, N.M. 87114

PS Form 3800, June 2002 See Reverse for Instructions

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

**PAID RECEIPT**

APPLICANT NAME THE TRAILS, LLC  
 AGENT SURV-TEK, INC  
 ADDRESS 9384 VALLEY VIEW DR. NW  
 PROJECT & APP # 1004404/05DRB01364,01365,01366  
 PROJECT NAME THE TRAILS UNIT 3

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

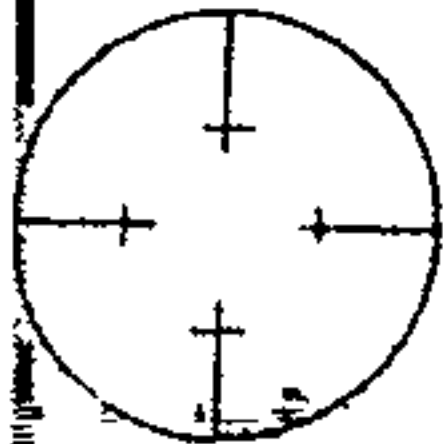
8/26/2005 11:09AM LOC: ANNX  
 RECEIPT# 00045147 WSH 008 TRANSH 0008  
 Account 441006 Fund 0110  
 Activity 4983000 TRSCCS  
 Trans Amt \$1,430.00  
 J24 Misc

\$1,335.00  
 Thank You

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 1335.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75.00 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 1430.00 TOTAL AMOUNT DUE

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

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS



**SURV-TEK, Inc.**  
 Consulting Surveyors  
 9384 Valley View Drive Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

**BANK OF AMERICA**  
 ACCOUNT 107000327

2211-95-32 NM  
 1070

051948

8/25/05

\$ 1430.00

DOLLARS

City of Albuquerque

FOUR HUNDRED THIRTY

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

MEMO \$1,430.00  
 \$0.00

8/26/2005 11:09AM LOC: ANNX  
 RECEIPT# 00045147 WSH 008 TRANSH 0008  
 Account 441032 Fund 0110  
 Activity 4410002 TRSCCS  
 Trans Amt \$1,430.00  
 J24 Misc

AUTHORIZED SIGNATURE

Thank You

# 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 SEPT. 6, 2005 To SEPT. 21, 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.

  
\_\_\_\_\_  
(Applicant or Agent)

8/26/05  
\_\_\_\_\_  
(Date)

I issued 3 signs for this application, 08/26/05 Sandy Handley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004404

PROJECT # 1004404 / 05DRB01367

## "NOTICE OF SUBDIVISION PLAT CONDITIONS"

### Bulk Land Plat of The Trails Unit 3

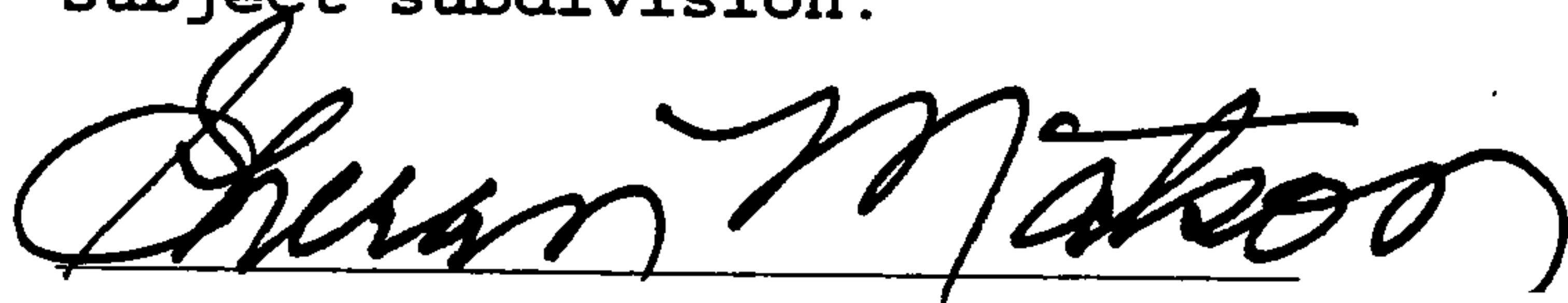
The Plat of Tracts 1 thru 8 and Tracts OS-1 and OS-2 , Bulk Land Plat of The Trails Unit 3 has been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with the current resolutions, ordinances and policies in effect at the time for any specific proposal.

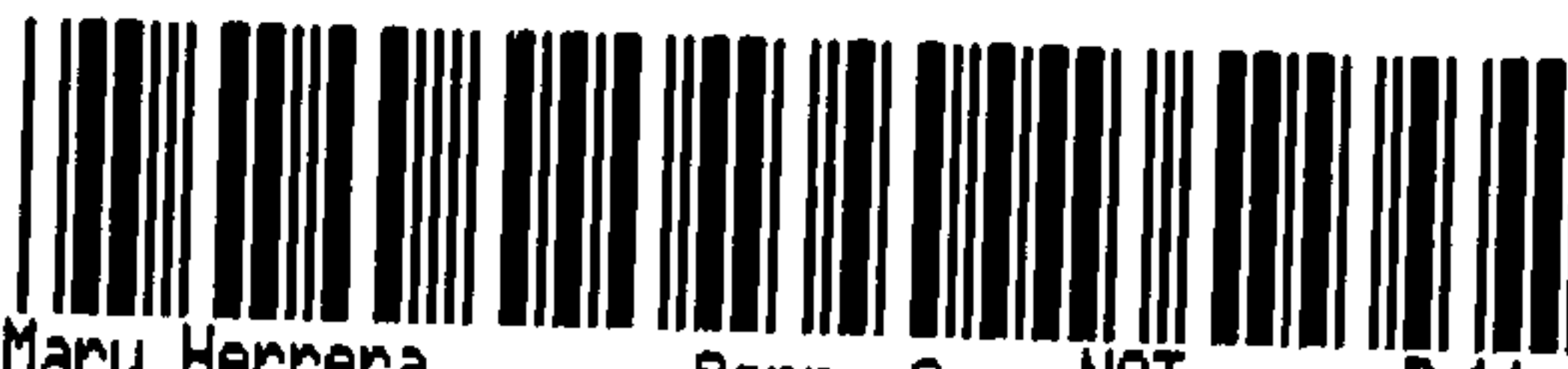
Than City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or a portion of the area within the subject subdivision.



Chairperson  
Development Review Board



Mary Herrera

Bern. Co. NOT


R 11.00

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6424639  
Page: 1 of 2  
03/16/2006 10:58A  
Bk-A113 Pg-6952




OWNER

The Trails, LLC  
Longford Group, Inc., its Manager

By:  8/9/05

John Murtagh, Date

The Trails Community Association, Inc.

By:  8/9/05

Tracy Murphy, President Date

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9th  
day of August, 2005, by, John Murtagh, Division  
President of The Trails, LLC.

Donna Lawson My commission expires 12-1-08

Notary Public

STAT OF NM  
COUNTY OF Bernalillo SS



OFFICIAL SEAL  
DONNA LAWSON  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires 12-1-08

The foregoing instrument was acknowledged before me this 9th  
day of August, 2005, by, Tracy Murphy, President of  
The Trails Community Association, Inc.

Donna Lawson My commission expires 12-1-08

Notary Public



OFFICIAL SEAL  
DONNA LAWSON  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires 12-1-08



2006037078  
6424639  
Page: 2 of 2  
03/16/2006 10:58A  
Bk-A113 Pg-6952

LETTERS  
IN THE  
CABINET  
FOR

146 6013 281  
WARRANTY DEED


HORIZON-ALBUQUERQUE PROPERTIES CORP., for consideration paid, grants  
to -----JOAN K. BUCK----- the following described real

estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, Township  
11 North, Range 2 East, N. M. P. M., more particularly  
described as:

The West 2640.0 feet of the South 1320.0 feet of Tract 4, a  
metes and bounds description of which is attached hereto as  
Appendix "A", except the West 1320.0 feet thereof, in that  
portion of the property known as the Black Ranch, Alameda Grant,  
Bernalillo County, New Mexico, being 40.0 acres more or less;

**SUBJECT TO:**

- 
- 1: Patent Reservations, if any;
  - 2: Easements, if any, for gas line, telephone, telegraph and electric lines;
  - 3: Any and all exceptions contained in owner's policy title insurance issued grantor by Lawyers' Title Insurance Company;
  - 4: Easements and rights of way disclosed on the ground;
  - 5: Mineral reservations in prior instruments of record, it being understood that grantor is conveying all mineral reservations owned by grantor;
  - 6: First deed of trust which grantor herein shall keep in good standing. Grantor shall make all payments of principal and interest required by the note secured by said first deed of trust as the same become due and on or before the date when grantee shall pay in full the balance of the purchase price for the above real estate evidenced by a note secured by a second deed of trust, grantor shall cause the first deed of trust above mentioned to be released as to the property conveyed hereby. All payments on the note secured by said first deed of trust are required to be made to First National Bank in Albuquerque.
  - 7: Right of grantor, its successors and assigns, to a fifty-foot right of way (or such width as may be approved by the appropriate authorities for a public road) adjacent to section lines for ingress and egress between Highway 448 and other land of grantor, it being understood that also grantee shall have a right of way adjacent to or along section lines between the

282  
between the above described land and said Highway 448 over other lands of grantor; and

8: Taxes for 1960 and subsequent years; 1960 taxes to be prorated as of May 1, 1960

with warranty covenants.

HORIZON-ALBUQUERQUE PROPERTIES CORP.

By: Joseph Timan  
Joseph Timan, President

ATTEST:  
[Signature]  
Ass't. Secretary

STATE OF ARIZONA )  
COUNTY OF PIMA )

The foregoing instrument was acknowledged before me this 3rd day of May, 1960, by Joseph Timan, President of Horizon-Albuquerque Properties Corp., a Delaware corporation, on behalf of the said corporation.

[Signature]  
Notary Public

My commission expires: My Commission Expires Oct. 23, 1961

Warranty Deed agreed as to form:

[Signature]  
Joan K. Buck

BLACK RANCH - Tract 4

Beginning at the Southwest Corner of said tract, a point on the South Boundary line of the Alameda Grant, and being a common corner with the Northeast Corner of Section 17 and the Northwest Corner of Section 16, T11N, R2E, NMPM, A U.S.L.O. marker in place,

Thence S89°53'E, 5296.90 feet along the South Boundary line of the Alameda Grant to the Southeast Corner of said tract,

Thence N 0°02'E, 3282.60 feet to the Northeast Corner,

Thence S89°55'30"W, 5296.90 feet to the Northwest Corner,

Thence S 0°02'W, 3265.10 feet to the Southwest Corner and Point of Beginning.

CONTAINS: 398.10 Acres, more or less.

Clifton H. Cole  
New Mexico Registered Professional  
Engineer and Land Surveyor No. 601

October 31, 1959

APPENDIX "A"

State of New Mexico }  
County of Bernalillo, } SS  
This instrument was filed for record on

MAY 9 - 1960  
At ... o'clock ... m. Recorded in Vol. 541  
of records of said County Folio 281  
*Long James* Clerk & Recorder  
Deputy Clerk

5-9-60

00121

277

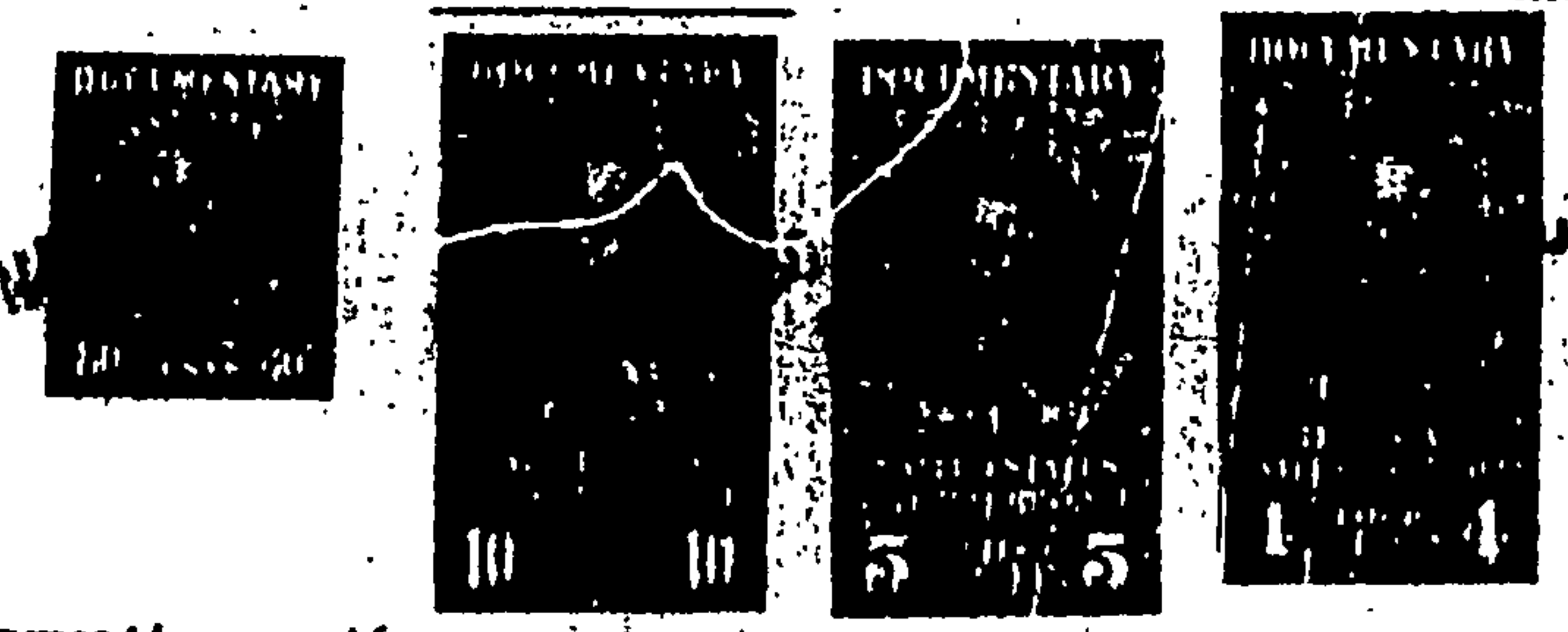
# 16

WARRANTY DEED

HORIZON-ALBUQUERQUE PROPERTIES CORP., for consideration paid, grants to -----JOAN K. BUCK----- the following described real estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, Township 11 North, Range 2 East, N. M. P. M., more particularly described as:

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**SUBJECT TO:**

- 1: Patent Reservations, if any;
- 2: Easements, if any, for gas line, telephone, telegraph and electric lines;
- 3: Any and all exceptions contained in owner's policy title insurance issued grantor by Lawyers' Title Insurance Company;
- 4: Easements and rights of way disclosed on the ground;
- 5: Mineral reservations in prior instruments of record, it being understood that grantor is conveying all mineral reservations owned by grantor;
- 6: First deed of trust which grantor herein shall keep in good standing. Grantor shall make all payments of principal and interest required by the note secured by said first deed of trust as the same become due and on or before the date when grantee shall pay in full the balance of the purchase price for the above real estate evidenced by a note secured by a second deed of trust, grantor shall cause the first deed of trust above mentioned to be released as to the property conveyed hereby. All payments on the note secured by said first deed of trust are required to be made to First National Bank in Albuquerque.
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Engineer and Land Surveyor No. 601

October 31, 1959

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State of New Mexico }  
County of Bernalillo, } SS  
This instrument was filed for record on

MAY 9 - 1960  
At ... o'clock ... m. Recorded in Vol. 540  
of records of said County Folio 277  
*[Signature]* Clerk & Recorder  
Deputy Clerk

5-9-60