



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 28, 2005

**15. 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)

At the September 28, 2005, Development Review Board meeting, the preliminary and final plat and the vacation of the 30-foot public slope easement was denied with the following findings:

1. The purpose of the slope and slope easement is to ensure the integrity and maintenance of McMahan Boulevard.
2. Vacation of 30-feet of the existing public slope easement would necessitate construction of a retaining wall that could compromise the structural stability of McMahan Boulevard and would require access easements for maintenance from Aventura Court, NW.
3. This is a potential public health, safety and general welfare issue per Section 14-14-2-1 of the Subdivision Ordinance.

If you wish to appeal this decision, you must do so by October 13, 2005, in the manner described below.

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



**OFFICIAL NOTICE OF DECISION  
PAGE 3**

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



Sheran Matson, AICP, DRB Chair

Cc: Steve L and Eileen H White, 303 Romero St NW, Suite S-204, 87104  
Ross Howard Company, P.O. Box 887, Corrales, NM 87048  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 28, 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: 11:45 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1004228**  
05DRB-01394 Major-Vacation of  
Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: PNM SHALL SIGN THE PLAT PRIOR TO DRB APPROVAL.**

2. **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**, 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]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 10/5/05.**

3. **Project # 1003523**  
05DRB-01369 Major-Preliminary Plat  
Approval  
05DRB-01368 Major-SiteDev Plan  
Subd  
05DRB-01370 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98<sup>TH</sup> ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF:04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

4. **Project # 1002715**  
05DRB-01398 Major-Bulk Land  
Variance  
05DRB-01396 Major-Vacation of Pub  
Right-of-Way  
05DRB-01397 Major-Vacation of  
Public Easements  
05DRB-01399 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H, LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11) **THE BULK LAND VARIANCE WAS APPROVED.**

THE VACATION OF THE PUBLIC EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE VACATION OF RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ON EAST SIDE OF LOTS 3, 4 AND 6 AND PLANNING FOR 15-DAY APPEAL PERIOD, CORRECT ZONING ON PLAT, AA FOR SITE PLAN FOR SUBDIVISION, NMU INC SIGNATURE, PNM SIGNATURE, RECORDING OF THE PLAT AND THE AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.

**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 # 1004250**  
05DRB-01432 Minor-SiteDev Plan  
BldPermit

PLANNERS & ENGINEERS COLLABORATIVE agent(s) for TROY MOORE request(s) the above action(s) for all or a portion of Tract(s) B-1-B, **MCBARK SUBDIVISION**, zoned C-2 community commercial zone, located on QUAIL ROAD NW, between COORS BLVD NW and CORONA DR NW containing approximately 1 acre(s). [REF: Z-97-128, 05EPC-00949][Stephanie Shumsky, EPC Case Planner] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS, 3 COPIES OF THE SITE PLAN AND 8-FOOT SIDEWALK OR 20-FOOT PARKING STALLS WITH BUMPERS AND UTILITIES DEVELOPMENT FOR EXECUTION AND RECORDING OF A NEW SANITARY SEWER EASEMENT THAT HAS BEEN SUBMITTED TO THE CITY FOR REVIEW AND COMMENT.**

6. **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) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 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) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **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*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

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

8. **Project # 1002051**  
05DRB-01474 Major-Final Plat  
Approval
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for **CHAMISA RIDGE, UNIT 2**, zoned R-LT residential zone, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF:02DRB00963, 03DRB02008,05DRB00091] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, NMU INC. SIGNATURE, TO CALL OUT PRIVATE EASEMENT MAINTENANCE AND BENEFICIARIES, PUB DEDICATION TO CITY OF ALBUQUERQUE AND TO PLANNING TO RECORD.**
9. **Project # 1002473**  
05DRB-01472 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Tract(s) O, **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on MENDOCINO DR NE, between HAMPTON AVE NE and SIGNAL AVE NE containing approximately 1 acre(s). [REF: Z-98-74, DRB-92-290, DRB-98-123, 05DRB00092] (C-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1003264**  
05DRB-01481 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Tract(s) 72-A & 73, **BREEZE @MOUNTAIN GATE**, zoned SU-1, located on SHAFFER CT SE, between KEESHA JO AVE SE and LANIER DR SE containing approximately 1 acre(s). [REF: DRB-98-45, 04DRB00224] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004433**  
05DRB-01469 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for BILL HENTHORN request(s) the above action(s) for all or a portion of Lot(s) A & B, Block (s) 1 and Lot(s) 7 & 8, Block(s) 5, MAYO & ROSS ADDITION (to be known as **JESUS ROMERO ADDITION**) zoned SU-2 NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and BROADWAY NE containing approximately 1 acre(s). [REF: ZA-97-157] (J-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/28/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **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) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**



14. **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 & 9/28/05] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

15. **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) **THE PRELIMINARY AND FINAL PLAT AND THE VACATION OF THE 30-FOOT PUBLIC SLOPE EASEMENT WAS DENIED WITH FINDINGS.**

16. **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] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

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

17. **Project # 1004434**  
05DRB-01475 Minor-Sketch Plat or  
Plan

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for Tract(s) 42B, LANDS OF PABLO ROMERO and Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2 residential and agricultural zone, located on MONTANO RD NW, between EL POTRERO RD NW and TIERRA VIIVA TR NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for September 14, 2005. **THE DRB MINUTES FOR SEPTEMBER 14, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

#1004415 05DRB-01420

DRB is denying this 30 foot vacation of the public slope easement based on these findings:

*✓ M. M. Olat*

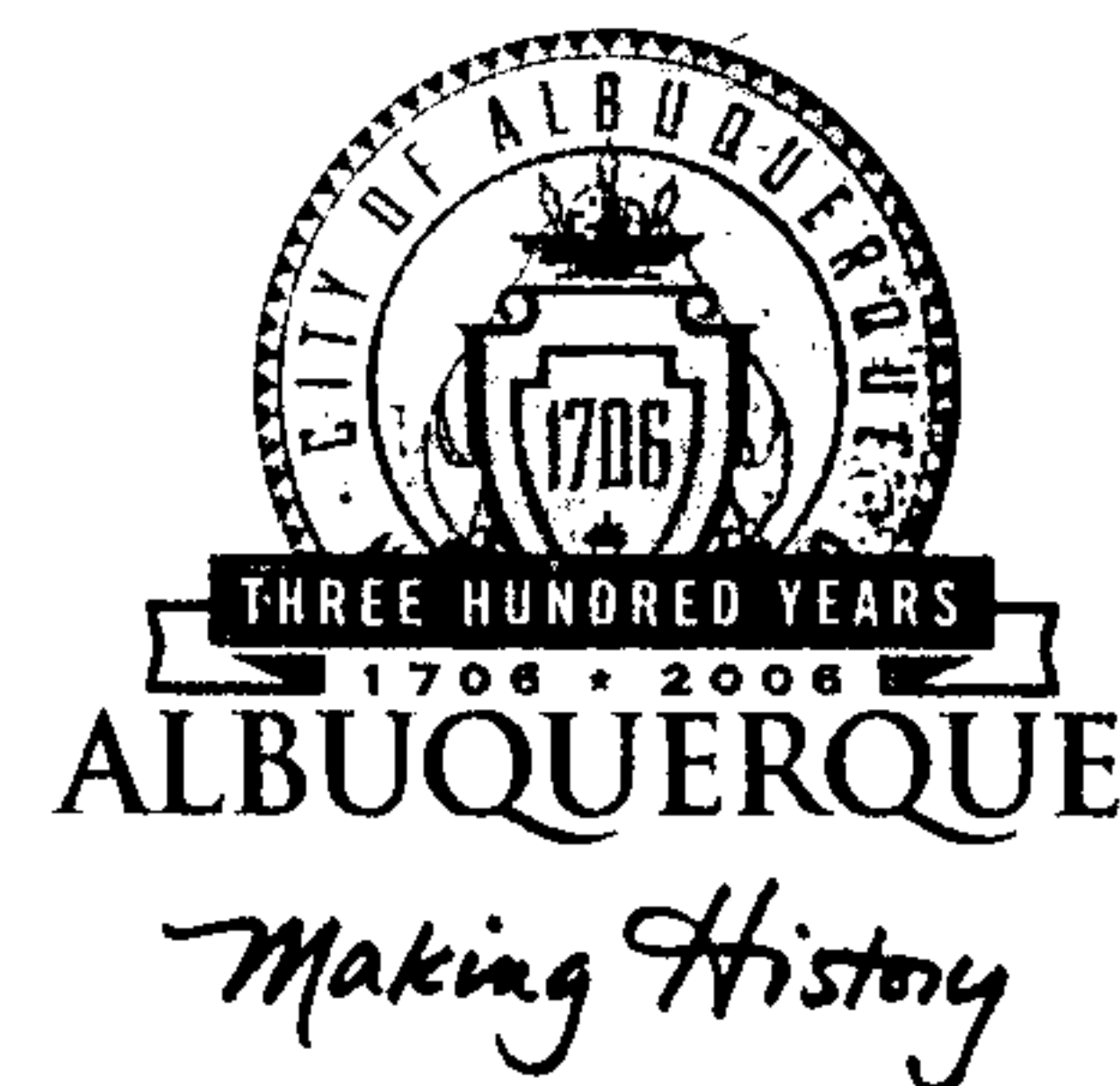
1. The purpose of the slope and slope easement is to ensure the integrity and maintenance of McMahan Boulevard.
2. Vacation of 30 feet of the existing public slope easement would necessitate construction of a retaining wall that could compromise the structural stability of Mc Mahon Boulevard and would require access easements for maintenance from Aventura Court, NW.
3. This is a potential public health, safety and general welfare issue per Section 14-14-2-1 of the Subdivision Ordinance.

#1004415 05DRB-01420

DRB is denying this 30 foot vacation of the public slope easement based on these findings:

1. The purpose of the slope and slope easement is to ensure the integrity and maintenance of McMahan Boulevard.
2. Vacation of 30 feet of the existing public slope easement would necessitate construction of a retaining wall that could compromise the structural stability of Mc Mahon Boulevard and would require access easements for maintenance from Aventura Court, NW.
3. This is a potential public health, safety and general welfare issue per Section 14-14-2-1 of the Subdivision Ordinance.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004415**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

Before vacation can be approved, all structural elements of the wall must be submitted and approved. Wall must be built by City Work Order. An agreement and covenant for the maintenance of the wall must be recorded.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED **X**; 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:** September 28, 2005



**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

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- 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-I, 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**

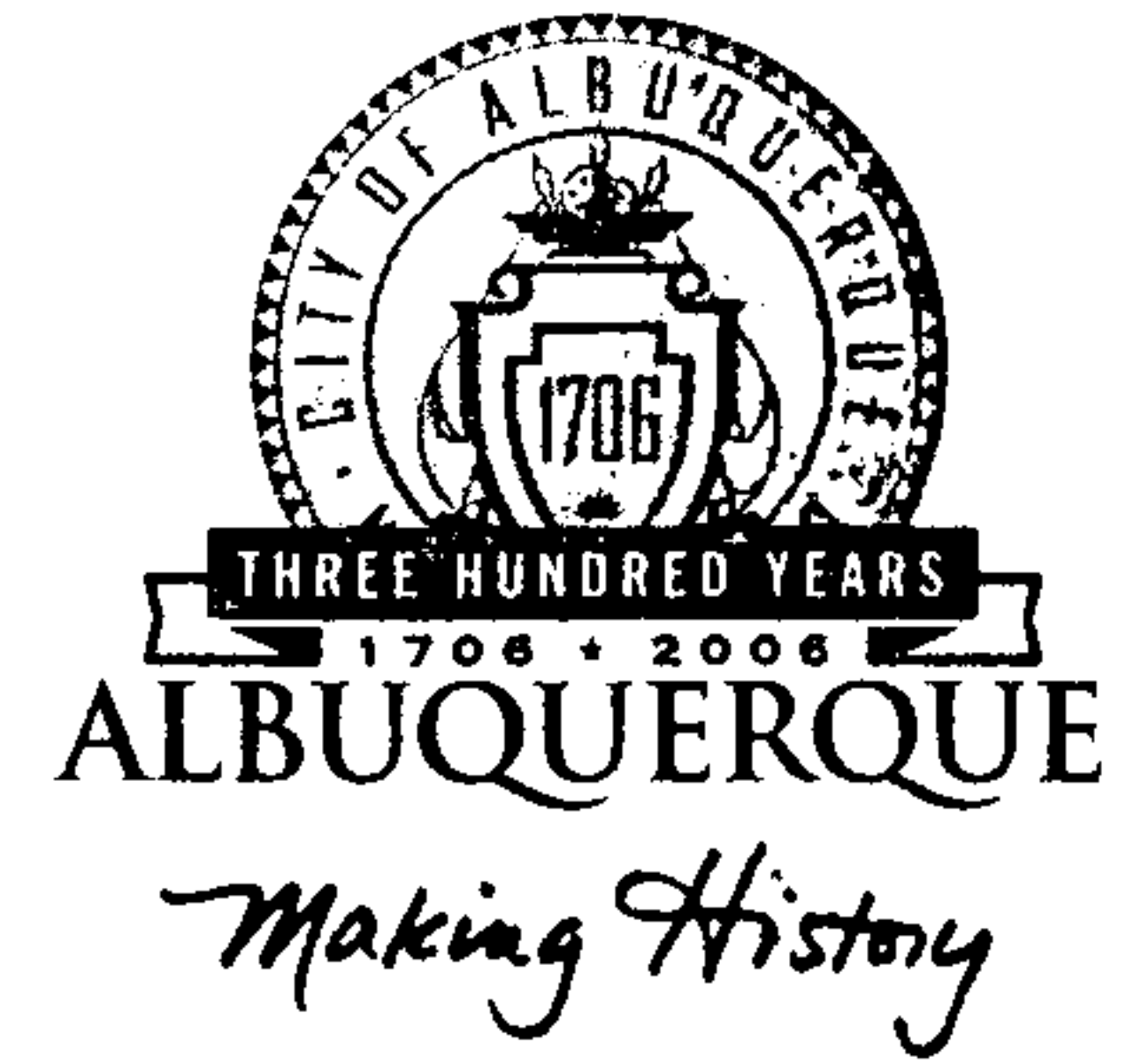
18. **Project # 1004412**  
05DRB-01413 Minor-Sketch Plat or Plan
- ABEL ARAGON request(s) the above action(s) for all or a portion of Tract(s) 361, 362 and 363, **RIO GRANDE HEIGHTS**, zoned R-2 residential zone, located on 55<sup>TH</sup> ST SW, between DOLORES ST SW and GONZALES SW containing approximately 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.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004415**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Vacation  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

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

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

*9-28-05*

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  
September 21, 2005  
DRB Comments**

**Item # 13**

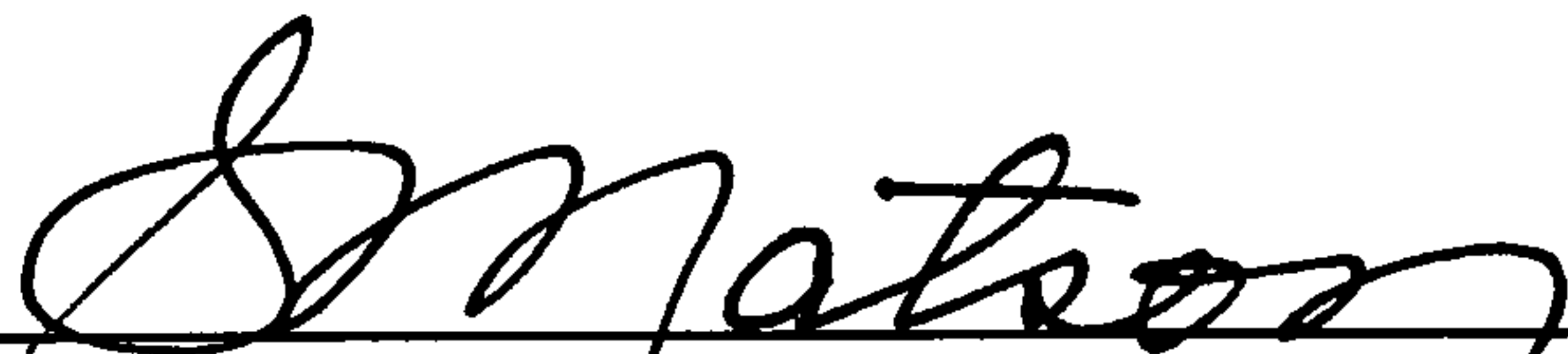
**Project # 1004415    Application # 05-01419 & 1420**

**RE: Block 2, Tract 15-P1, Paloma del Sol/vacation & minor plat**

AGIS dxf approval is required before Planning signs the plat.

The current zoning should be listed under General Notes.

Planning has no objection. Defer to Hydrology.



---

Sheran Matson, AICP    DRB Chair  
924-3880    fax 924.3864    smatson@cabq.gov







*Denise Dase*

### DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01420 (P&F)

Project # 1004415

Project Name: PALOMA DEL SOL SUBD.

Agent: Ross Howard Company

Phone No.: 897-0291

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on \_\_\_\_\_ 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): \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

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

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

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

Project Number

1004415

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

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

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

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

**APPLICANT INFORMATION:**

NAME: STEVE L. & EILEEN H. WHITE PHONE: 250-9787

ADDRESS: 303 BOMBEKO STREET NW STE 304 FAX: 243-9170

CITY: ALBUQ. STATE: NM ZIP: 87104 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owners

AGENT (if any): ROSS HOWARD COMPANY PHONE: 897-0291

ADDRESS: P.O. Box 887 FAX: 897-7111

CITY: CORRALES STATE: NM ZIP: 87048 E-MAIL: rhsurvey@ad.com

DESCRIPTION OF REQUEST: VACANT A PORTION OF A SHORE LINE EMBANKMENT AND RELOCATE + MINOR 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. 15-P1 Block: 2 Unit: —

Subdiv. / Addn. PALOMA DEL SOL SUBDIVISION

Current Zoning: B-1 Proposed zoning: B-1

Zone Atlas page(s): A-12 No. of existing lots: 1 (one) No. of proposed lots: 1 (one)

Total area of site (acres): 0.6854 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 101206638215840823 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS (On or Near): AVENTURA COURT DW. (10409)

Between: MC MANON BLVD NW and SAN TIMOTEO AVE DW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB-95-63

U-95-61, SU-95-25, S/9515

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

SIGNATURE [Signature] DATE 9.13.05

(Print) ROSS L. HOWARD  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01419</u>	<u>UPRE</u>	<u>✓</u>	<u>\$ 45.<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected	<u>05DRB - 01420</u>	<u>P&amp;F</u>	<u>363</u>	<u>\$ 215.<sup>00</sup></u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.<sup>00</sup></u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
Hearing date <u>9/21/05</u>				Total <u>\$ 280.<sup>00</sup></u>

[Signature] 9/13/05  
Planner signature / date

Project # 1004415

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- 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 Official D.R.B. Notice of approval
  - 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.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for ~~internal routing only~~. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

**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, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for 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 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.  
 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.

Doss L. Howard  
 Applicant name (print)  
Doss L. Howard 9-13-05  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
05DRB- - 01A20  
 - - -  
 - - -

Kim Sims 9/13/05  
 Planner signature / date  
**Project # 1004415**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

- \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- \_\_\_ The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - \_\_\_ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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.

Ross L. Howard  
 Applicant name (print)  
Ross L. Howard 9.13.05  
 Applicant signature / date



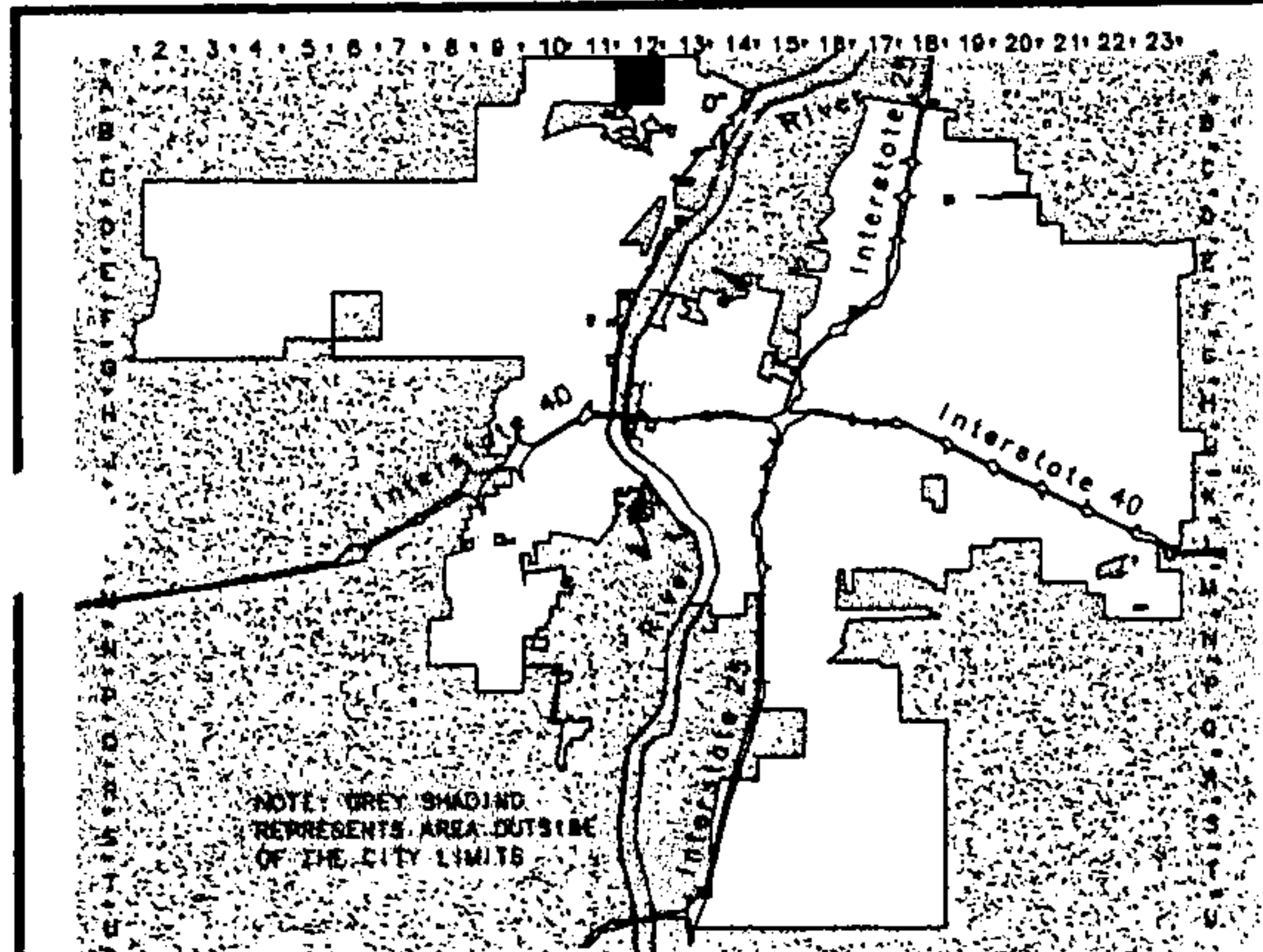
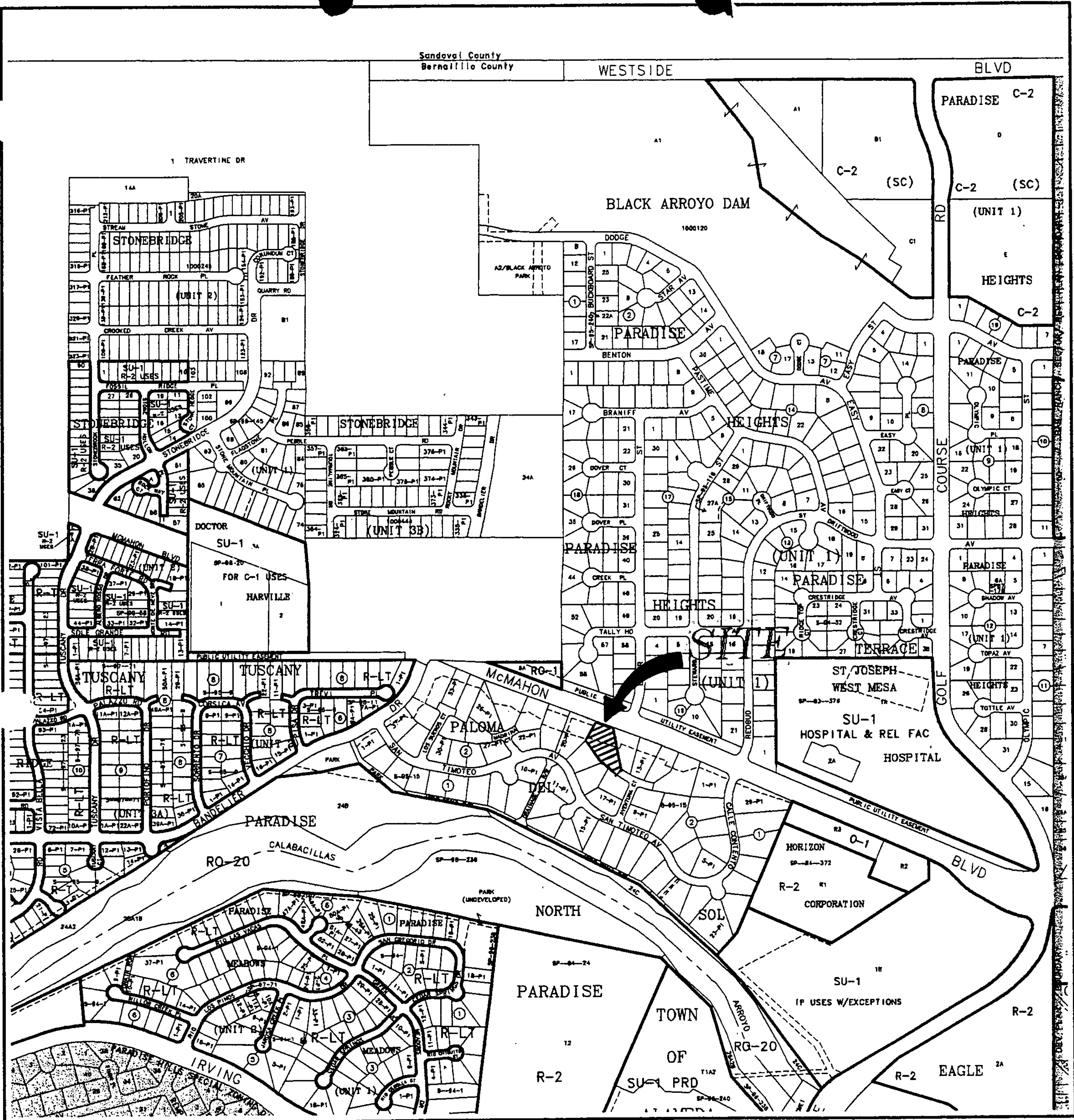
Form revised 4/03, 10/03 and JUNE 2005

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 05PR3 - - 01419

Kim Sims 9/13/05  
 Planner signature / date

**Project #** 1004415

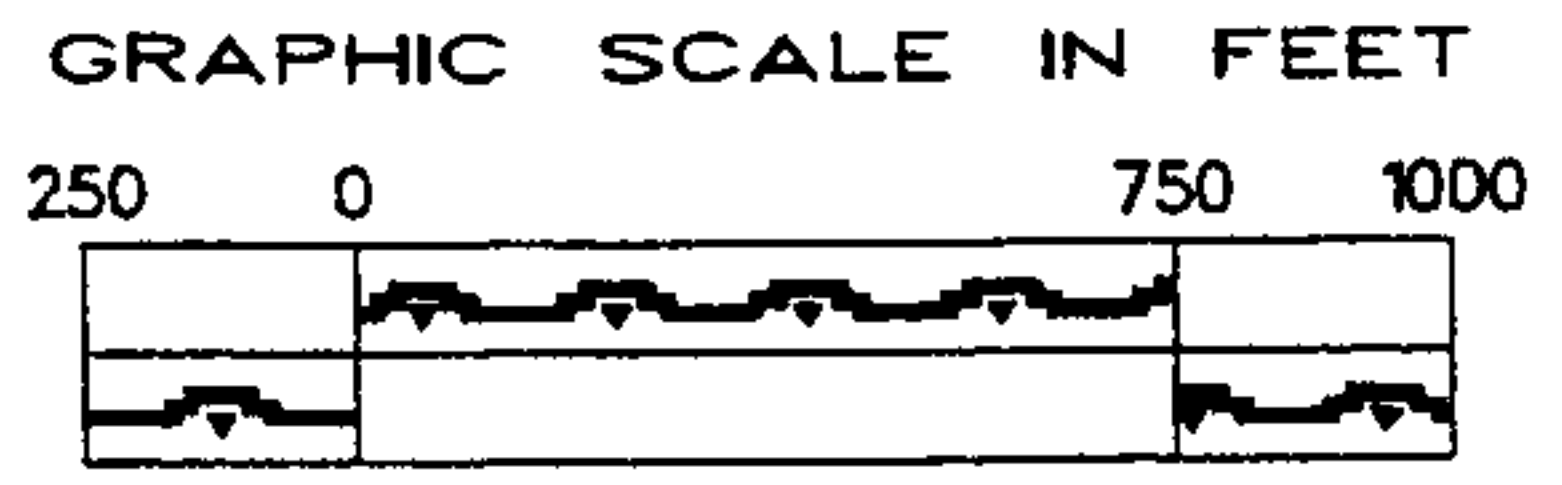
*Handwritten scribbles and marks at the top of the page.*



*10409 Aventura Ct NW*



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
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**Zone Atlas Page**

**A-12-Z**

Map Amended through December 07, 2000

SEPTEMBER 13, 2005

DBB CHAIR

THE PURPOSE AND INTENT OF  
THIS VACATION & REPORT IS TO  
VACATE A PORTION OF AN EXISTING  
SLOPE EASEMENT AND RELOCATE  
30' NORTH OF THE EXISTING SLOPE  
EASEMENT, SO THE PROPERTY  
OWNERS MAY DESIGN A NEW  
RESIDENCE ON SAID LOT 15-P1  
PALOMA DEL SOL SUBDIVISION.

AGENT: BOSS HOWARD  
BOSS HOWARD COMPANY

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

PAID RECEIPT

APPLICANT NAME Steve L. & EILEEN H. WHITE  
AGENT ROSS HOWARD  
ADDRESS P.O. Box 887  
PROJECT & APP # 1004415 / 05DRB-01419 & 01420  
PROJECT NAME PALOMA DEL SOL

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
\$ 260.<sup>00</sup> 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 280.<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.

WARPATH TRADERS INC.  
EILEEN & STEVE WHITE  
303 ROMERO NW  
SUITE S-204  
ALBUQUERQUE, NM 87104-1580  
(505) 243-6993 (505) 243-9170 FAX

Pay to the order of City of Albuquerque  
Two hundred eighty & no/100

DATE 9-13-05 95-681-1070

\$ 280.<sup>00</sup>

BANK OF THE WEST  
COTTONWOOD OFFICE  
ALBUQUERQUE, NM 87114T

9/13/2005

REF ID: A00407811

282045327

760.00

\$280.00

\$0.00