

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 1004496 Application #: 12DRB-70109
Project Name: THE BLUFFS AT ENCHANTADO
Agent: Garcia / Kraemer & Assoc. Phone #:

Your request was approved on 4-11-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: E'ment recording 1A-B

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): clarify E'ment / R-O-W

PLATS:

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


- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.


ALL SITE PLANS:

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

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

7. **Project# 1000771**
12DRB-70112 AMENDED SDP FOR BP
SCOTT M MCGEE agent(s) for EAGLE VISTA LLC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE** zoned SU-1, located on WEST OF WESTSIDE BLVD BETWEEN IRVING AND EAGLE RANCH RD NW (B-13) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED,**
8. **Project# 1004496**
12DRB-70109 EPC APPROVED SDP FOR SUBDIVISION 
GARCIA/KRAEMER & ASSOC. agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1P1- 28P1, **THE BLUFFS AT ENCANTADO** zoned SU-1/RT, located on AVITAL DR NE BETWEEN SKYLINE RD AND ENCANTADO RD containing approximately 3.07 acre(s). (K-23 & L-23) *[Deferred from 4/4/12]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AND TRANSPORTATION FOR EASEMENTS AND RIGHT-OF-WAY.**

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

9. **Project# 1004034**
12DRB-70015 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SW JAUN TABO, LLC agent(s) for SOUDER, MILLER & ASSOCIATES request(s) the above action(s) for all or a portion of Block(s) 101, Tract(s) A, **BRENTWOOD HILLS** zoned C-2, located on SE CORNER OF JUAN TABO AND CANDELARIA containing approximately 7.41 acre(s). (H-22) **DEFERRED TO 4/18/12 AT THE AGENT'S REQUEST.**
10. **Project# 1009094**
12DRB-70113 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
12DRB-70107 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
CLARK CONSULTING ENGINEERS agent(s) for 7209 CENTRAL NE, LLC request(s) the above action(s) for all or a portion of Lot(s) 3-11, Block(s) 2, **LA MESA SUBDIVISION** zoned C-2, located on CENTRAL AVE BETWEEN CHAMA AND LOUISIANA containing approximately .72 acre(s). (K-19) **SUBDIVISION DESIGN VARIANCE REQUEST WAS DENIED. PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR SIA AND THE CONDITION OF 2 FT. DEDICATION.**

4. **Project# 1007812**
10DRB-70300 VACATION OF
DRAINAGE RIGHT-OF-WAY

WILSON & COMPANY agent(s) for AMAFCA request(s) the referenced/ above action(s) for all or a portion of **CHAMISA POINTE SUBDIVISION, CANDLEWOOD SUBDIVISION & EAST ATRISCO PARK ADDITION**, all part of the **WEST I-40 DIVERSION CHANNEL**, located on the north side of I-40 between 76TH ST NW and COORS BLVD NW containing approximately 2.9849 acre(s). (H-10, J-10) **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.**

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

5. **Project# 1007812**
10DRB-70288 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SAHADI HAYATI agent(s) for AMAFCA request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) , **NORTH OF I-40 FROM 98TH ST NW TO COORS BLVD NW Unit(s)** , zoned SU-1, SU-2 & RD, located on NORTH I-40 BETWEEN 98TH ST NW AND COORS BLVD NW containing approximately 56.371 acre(s). (J-9/10 & H-10/11) [*Deferred from 10/13/10, 10/20/10*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

6. **Project# 1002798**
10DRB-70312 EXT OF SIA FOR TEMP
DEFR SDWK CONST

HOMES BY MARIE request(s) the above action(s) for all or a portion of **RANCHO DE CANDELARIA** located on CANDELARIA NW BETWEEN RIO GRANDE NW AND 12TH ST NW. (G-13) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project# 1004496**
10DRB-70319 EXT OF SIA FOR TEMP
DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of **BLUFFS AT ENCANTADO**, zoned SU-1 FOR RT, located on AVITAL BETWEEN SKYLINE RD AND ENCANTADO RD containing approximately 3.07 acre(s). (K-23 AND L-23) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 3, 2010

Project# 1004496

10DRB-70319 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of **BLUFFS AT ENCANTADO**, zoned SU-1 FOR RT, located on AVITAL BETWEEN SKYLINE RD AND ENCANTADO RD containing approximately 3.07 acre(s). (K-23 AND L-23)

At the November 3, 2010 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by December 2, 2010, 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).



Jack Cloud, AICP, DRB Chair

Cc: Garcia/Kraemer & Assoc. – 600 First Street NW # 211 – Albuquerque, NM 87102
Cc: Tramway Associates Inc. – P.O. Box 5139 – Buffalo Grove, IL 60089
Marilyn Maldonado
file

HEARING

DATE: 11-17-10 (ESIA)

2



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 6, 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: 11:50 A.M.

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

1. **Project # 1004989**
06DRB-01411 Major-Preliminary Plat Approval
06DRB-01412 Major-Vacation of Public Easements
06DRB-01413 Minor-Subd Design (DPM) Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as WILDERNESS CANON @ HIGH DESERT) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06 & 11/29/06] (F-23) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/6/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/7/06 THE PRELIMINARY PLAT WAS

APPROVED WITH FINDINGS. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. 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.

2. **Project # 1004564**
06DRB-01617 Major-Preliminary Plat
Approval
06DRB-01691 Minor-Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CONTINENTAL RETIREMENT HOLDINGS INC request(s) the above action(s) for Lot(s) 19-22, Block(s) 21, TRACT A, UNIT A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). [REF: 06DRB-00433, 05EPC-01808] (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA FOR SITE PLAN FOR BUILDING PERMIT AND PLANNING TO RECORD THE PLAT.**

3. **Project # 1005251**
06DRB-01616 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for Lot(s) A, Block(s) 20, **PARIS ADDITION** (lot adjacent to Rosemont Ave NW) located on ROSEMONT AVE NW, between 1ST ST NW and MOUNTAIN RD NW. (J-14) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004228**
06DRB-01618 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES, JAMES P. GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1, located on MONTANO RD NE, between EDITH NE and I-25 NE containing approximately 1 acre(s). [REF: 06DRB-00937] (F-15) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004588**
06DRB-01620 Major-Vacation of Public Easements

GARCIA/KRAEMER & ASSOCIATES agent(s) for 110 SUNPORT LLC request(s) the above action(s) for all or a portion of Block(s) 11 & 12, Tract(s) A, **CLAYTON HEIGHTS**, zoned C-2, located on YALE BLVD SE, between ROSS AVE SE and GIBSON BLVD SE containing approximately 4 acre(s). (L-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION: APPROVAL OF ALTERNATE EASEMENTS SHALL BE PROVIDED FOR REALIGNED STORM DRAIN.**

6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

- 06DRB-01635 Minor-Amnd Prelim Plat Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**, zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] [Deferred from 11/29/06 & 12/6/06] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

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 # 1003714**
06DRB-01646 Minor-SiteDev Plan
Subd/EPC
06DRB-01647 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01645 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for LB/VCC EAGLE RANCH LLC request(s) the above action(s) for all or a portion of Tract(s) C-2 & C-3, **ADOBE WELLS SUBDIVISION, VENTURE COMMERCE CENTER**, zoned SU-1 FOR IP, C-2, R-2, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06EPC-01306, 06EPC-01307] [Catalina Lehner, EPC Case Planner] [Deferred from 11/29/06] (B-13) **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 CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR NMU INC SIGNATURE, AMAFCA'S SIGNATURE AND PLANNING TO RECORD.**

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

8. **Project # 1004931**
06DRB-01662 Minor – Vac of Pub
Easements
- CEI ENGINEERING agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-3, **HORNE DEVELOPMENT ADDITION**, zoned SU-1 – PCD, located on Lomas Blvd NE between Eubank Blvd NE and Hotel Circle NE, containing approximately 8 acre(s). [REF: 06AA-01624] (K-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION: THE EXISTING WATERLINE SHALL BE RELOCATED AND IN-SERVICE PRIOR TO FINAL PLAT APPROVAL.**

9. ~~Project # 1004496~~
06DRB-01666 Minor- Final Plat Approval

THOMPSON ENGINEERING CONSULTANTS, INC., agent(s) for DRAGONFLY DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 1, 1A, 1B & 1C, Block(s) K & J, CENAROCA ADDITION (to be known as **THE BLUFFS @ ENCANTADO**) zoned SU-1/RT, located on Tramway Blvd NE between Skyline Rd NE and Encantado Rd NE, containing approximately 3 acre(s). [REF: 06DRB-00667, 06DRB-00668, 06DRB-00669, 06DRB-00671, 06DRB-00670] (K-23/L-23) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PUE LANGUAGE ON FRONT OF PLAT AND PLANNING FOR REAL PROPERTY'S SIGNATURE, LOTS 2P-1 AND 3P-1 MUST BE 30-FEET, CORRECTION OF RADIUS AT ENCANTADO/1P1 AND TO RECORD THE PLAT.**

10. **Project # 1003551**
06DRB-01665 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC., agent(s) for NAYLOR REALTY, request(s) the above action(s) for all or a portion of Lot(s) 1-13, **LA CUEVA ESTATES**, zoned RD, located on Glendale Ave NE between Barstow Ave NE and Wyoming Blvd NE, containing approximately 4 acre(s). [REF: 05DRB-01183] [*Deferred from 12/6/06*] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

11. **Project # 1005080**
06DRB-01667 Minor-Prelim&Final Plat Approval

MARCOS MORALES, agent(s) for DAVID NIETO, request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2**, zoned RLT, located on Ojo Feliz SW between Coors Blvd SW and Sage SW, containing approximately 1 acre(s). [REF: 05DRB-01179] (M-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project # 1004779**
06DRB-01218 Minor- Final Plat Approval

ISAACSON & ARFMAN agent(s) for 207 ALISO DRIVE LLC request(s) the above action(s) for all or a portion of Lot(s) 3A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **LOT 3A-1, BLOCK 3, GRANADA HEIGHTS**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTTE AVE SE containing approximately 1 acre(s). [REF: 06DRB-00393] *[Final Plat was Indef deferred for the SIA 8/30/06]* (K-17) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE AND AGIS DXF FILE.**

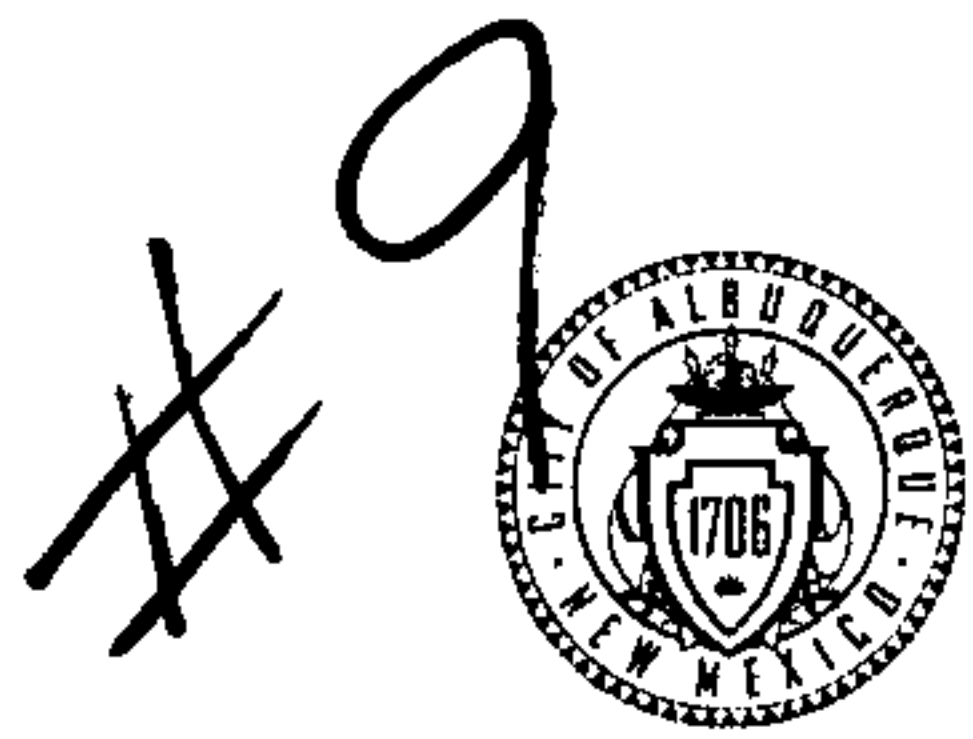
13. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). *[Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

THERE ARE NO SKETCH PLATS THIS WEEK . . .

14. Approval of the Development Review Board Minutes for November 22 and November 29, 2006. **THE DRB MINUTES FOR NOVEMBER 22 AND NOVEMBER 29, 2006 WERE APPROVED.**

ADJOURNED: 11:50 A.M.



COMPLETED 12/12/06 *StH*
DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01666 (FP)

Project # 1004496

Project Name THE BLUFFS @ ENCANTADO

Agent: Thompson Engineering Consultants

Phone No.: 271-2199

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: *Need to Add PUE language on front of Plat.*
Signed - CAJ MJD. 12/17/06

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *R.P. signature OK as*
lots 2-PI & 3-PI must be 30' OK as
- correction of radius of encantado / 1-PI OK as

X

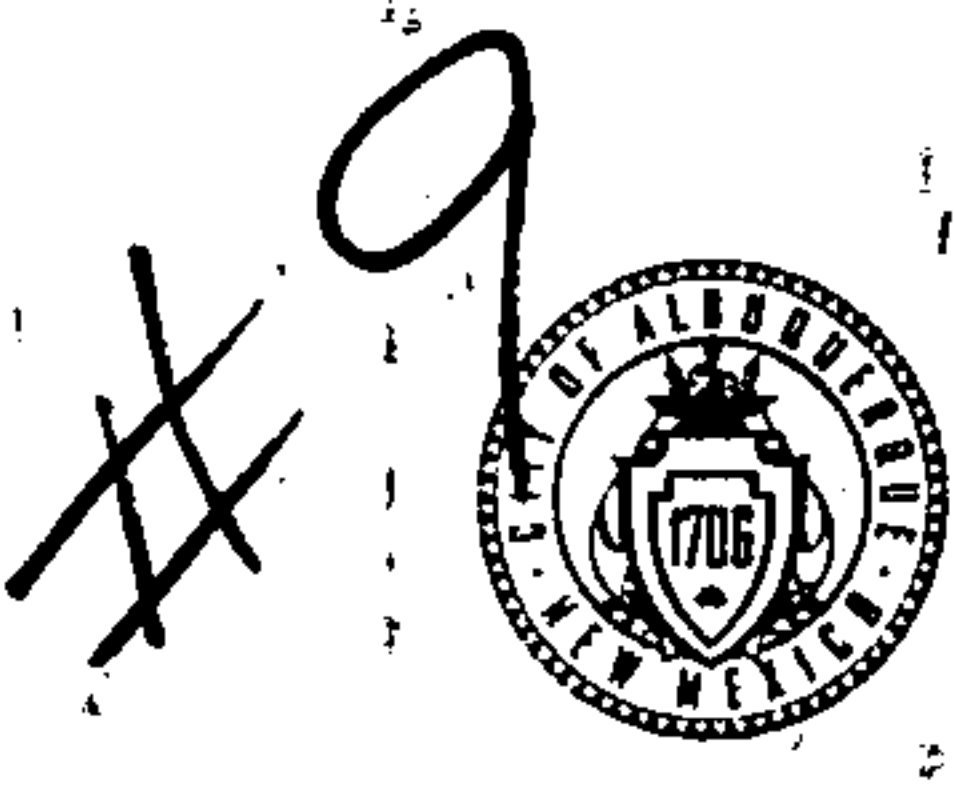
Planning must record this plat. Please submit the following items:

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

- 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 1004496



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01666 (FP)

Project # 1004496

Project Name THE BLUFFS @ ENCANTADO

Agent: Thompson Engineering Consultants

Phone No.: 271-2199

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/04/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Need to Add PUE language on front of Plat.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): R.P. Rignol

lots 2-PI & 3-PI must be 30'

correction P. RADUS - C ENCANTADO / 1-PI

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 1004496

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 6, 2006
DRB Comments**

ITEM # 9

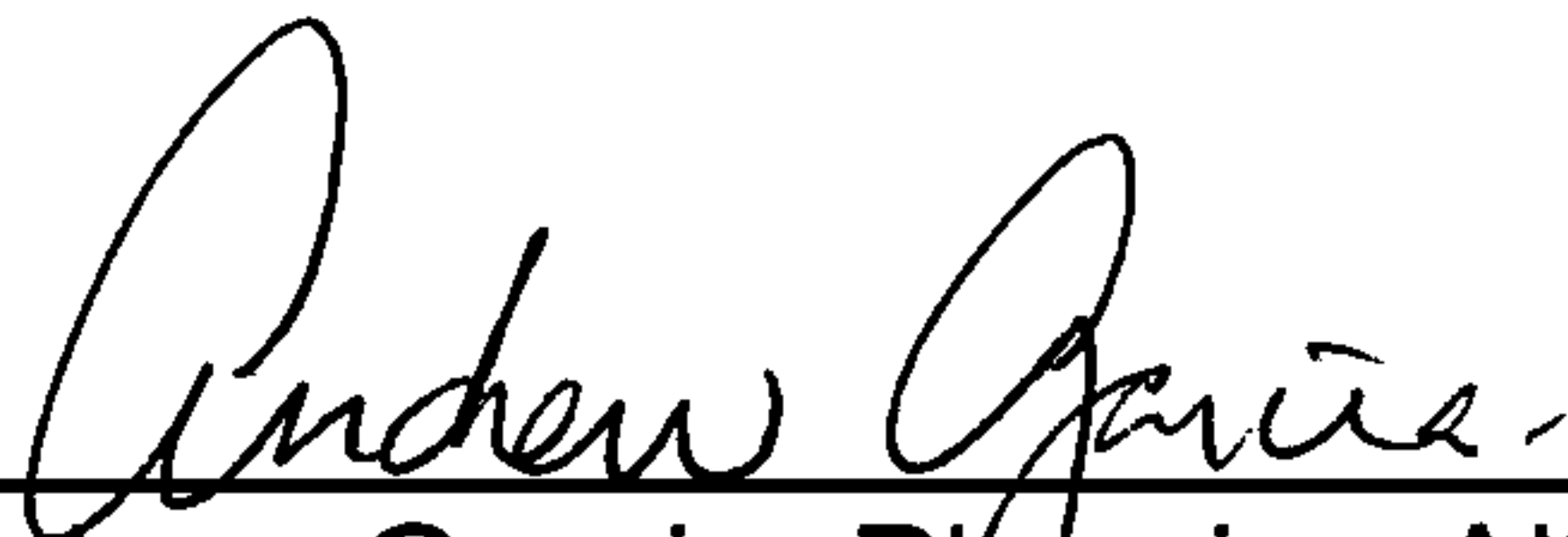
PROJECT #1004496

APPLICATION # 06-01666

RE: Lots 1,1A,1B, & 1C, The Bluffs @ Encantado/fp

There are two lots (2-P1 & 3-P1) that do not meet the minimum lot width of 30 feet.

There is a condition of final plat that Real Property needs to sign the plat before Planning can sign off.



Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004496

AGENDA ITEM NO: 9

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; 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

DATE: DECEMBER 6, 2006



COMPLETED 11/29/08 *zll*
DRB CASE ACTION LOG (SITE PLAN SUBD)
REVISED 9/28/05

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

DRB Application No.: 06DRB-00671 (SPS)
Project Name: THE BLUFFS @ ENCANTADO
Agent: Garcia Kraemer & Associates

Project # 1004496
Phone No: 242-5566

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/21/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

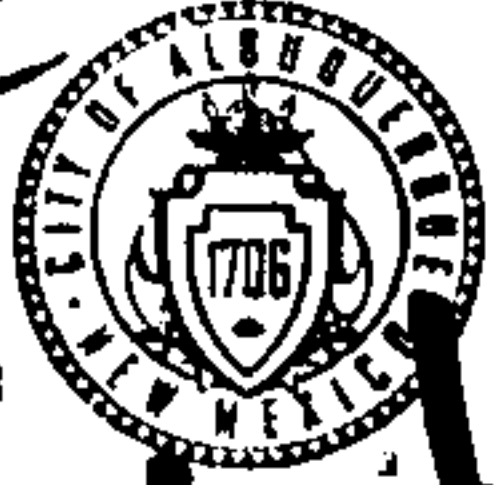
PARKS / CIP: _____

PLANNING (Last to sign): *3 copies*
15 day approval

- 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.**

Project Number

1004496



DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00671 (SPS)

Project # 1004496

Project Name: THE BLUFFS @ ENCANTADO

Agent: Garcia Kraemer & Associates

Phone No: 242-5566

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/21/06 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): 3 copies
- 1.5 day approval
- _____
- _____

- 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.

Project Number 1004496



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 21, 2006

4. Project # 1004496

06DRB-00667 Major-Preliminary Plat Approval
06DRB-00668 Major-Vacation of Pub Right-of-Way
06DRB-00669 Major-Vacation of Public Easements
06DRB-00671 Minor-SiteDev Plan Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06 & 6/14/06*] (K-23/L-23)

At the June 21, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 6/21/06 and approval of the grading plan engineer stamp dated 6/18/06 the preliminary plat was approved.

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.

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.

The site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the site plan and the 15-day appeal period.



OFFICIAL NOTICE OF DECISION

PAGE 2

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by July 6, 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 a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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


Sheran Matson, AICP, DRB Chair

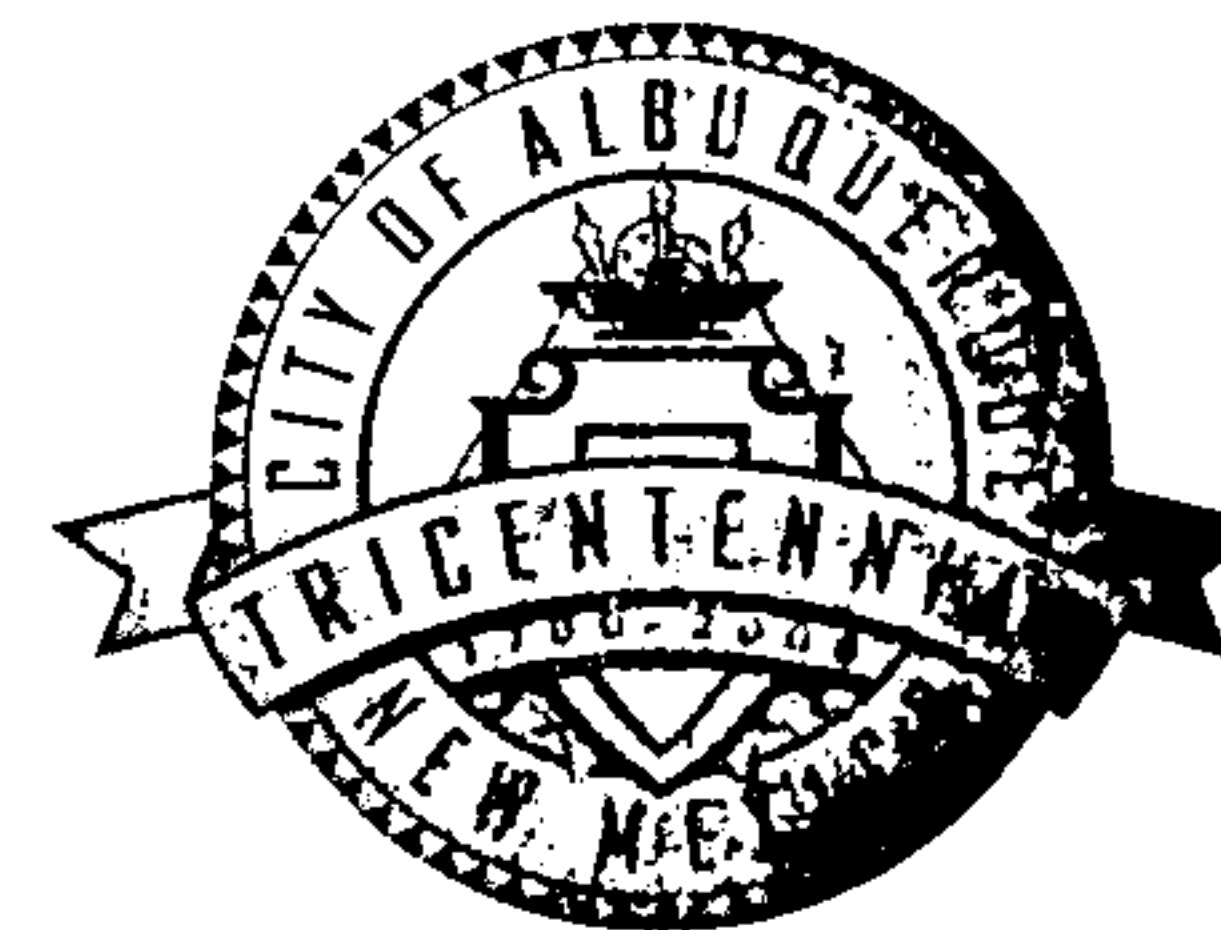
for
Cc: Tramway Associates Inc., P.O. Box 1245, Northbrook, IL 60065
Garcia/Kraemer & Associates, 200 Lomas NW, Suite #1111, 87102
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004496 AGENDA#: 4 DATE: 6.21.06

1. Name: Bill Kraemer Address: _____ Zip: _____
2. Name: DAVE THOMPSON 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: 1004496

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

P.O. Box 1293

ACTION REQUESTED:

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 6-18-06 is on file for Preliminary Plat approval.

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED X ^{IL.}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 21, 2006

2. **Project # 1000945**
06DRB-00710 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for SCOTT G. COTE request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK NE, between SAN PEDRO NE and LOUISIANA BLVD NW containing approximately 1 acre(s). [REF: DRB-99-75] (C-18) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1003403**
06DRB-00707 Major-Two Year SIA

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and OAKRIDGE ST NW containing approximately 17 acre(s). [REF: O4DDRB01493] (C-9) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1004556**
06DRB-00708 Major-Amended SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 10 acre(s). [REF: 05DRB-01781] (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PRIVATE SANITARY SEWER EASEMENTS ON SITE PLAN AND LANDSCAPE PLAN, JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE APPROVAL LETTER, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

5. **Project # 1004496** --
 06DRB-00667 Major-Preliminary Plat Approval
 06DRB-00668 Major-Vacation of Pub Right-of-Way
 06DRB-00669 Major-Vacation of Public Easements
 06DRB-00671 Minor-SiteDev Plan Subd/EPC
 06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06 & 6/14/06*] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

6. **Project # 1004877**
 06DRB-00634 Major-Vacation of Pub Right-of-Way
 06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). [*Deferred from 5/31/06 & 6/7/06*] (H-14) **THE VACATION OF 1ST STREET WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF THE ALLEY WAS WITHDRAWN AT THE BOARD'S REQUEST BY THE AGENT. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

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 # 1004928**
 06DRB-00800 Minor-North Fourth Street Sector Development Plan

ARCHITECTUAL RESEARCH CONSULTANTS (ARC) agent(s) for CITY OF ALBUQUERQUE-REDEVELOPMENT AGENCY, PLANNING

Boundaries

DEPARTMENT, request(s) the above action(s) for the **NORTH 4TH ST. RANK THREE CORRIDOR PLAN**, North Fourth Street Sector Development Plan Boundaries from downtown to the City limits along North Fourth Street, area has multiple zoning, located on North 4th St NW between Lomas NW and Solar NW containing approximately 1,290 acre(s). (J-14, H-14, G-14, F-14, E-14) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE NORTH FOURTH STREET SECTOR DEVELOPMENT PLAN BOUNDARIES, NORTH 4TH STREET, RANK 3 CORRIDOR PLAN, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

8. **Project # 1004818**
06DRB-00799 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for PACIFICA MESA STUDIOS LLC request(s) the above action(s) for all or a portion of Tract(s) 4B, MESA DEL SOL AND Tract(s) 4-A, 4-B & 4-C (to be known as **ALBUQUERQUE STUDIOS**) zoned SU-2 for PC, located at the intersection of UNIVERSITY BLVD SE, between BOBBY FOSTER RD SE and containing approximately 2 acre(s). [REF: 06EPC00466] **[Russell Brito, EPC Case Planner]** (R-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/14/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, 3 COPIES OF THE SITE PLAN, RADII DIMENSIONS AND PAPER SIDEWALK EASEMENTS AND UTILITIES DEVELOPMENT FOR UTILITY PLAN REVISIONS AND APROVAL OF THE DEVELOPMENT AGREEMENT BY THE ABCWUA.**

9. **Project # 1002405**
06DRB-00796 Minor-SiteDev Plan
BldPermit/EPC
- ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for CRACKER BARREL OLD COUNTRY STORE INC request(s) the above action(s) for all or a portion of Tract(s) A-28-B-1-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **CRACKER BARREL**) zoned SU-1 FOR C-1 AUTO BODY REPAIR AND PAINTING, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 3 acre(s). [REF: DRB-94-398, Z-99-94, 06EPC00471] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 6/14/06*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**
10. **Project # 1004937**
06DRB-00789 Minor-SiteDev Plan
BldPermit
- JEFFREY HOWELL agent(s) for JEHOVAH'S WITNESSES, DESERT HILLS CONGREGATION request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **KINGDOM HALL OF JEHOVAH'S WITNESSES**) zoned RD, located on PALOMAS AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: DRB-93-125] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON THE COMMENT SHEET PROVIDED AT THE MEETING AND PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN.**
11. **Project # 1004821**
06DRB-00804 Minor-SiteDev Plan
BldPermit/EPC
- JACK HARRIS ARCHITECTS INC agent(s) for DR SHAWN HWANG request(s) the above action(s) for all or a portion of Lot(s) H-6A4A, RIVERVIEW (to be known as **DR SHAWN HWANG DENTAL OFFICE BUILDING**) zoned SU-1 for IP, located on the

northwest corner at the intersection of GOLF COURSE RD NW, between PASEO DEL NORTE NW and containing approximately 1 acre(s). [REF: 06EPC-0 0472, DRB-94-547] [**Stephanie Shumsky, EPC Case Planner**] (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE ACCESS DOCUMENT, ADA RAMPS WITHIN AN EASEMENT AND ADA RAMP DETAILS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 12. Project # 1004532**
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE**, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06 & 6/14/06*] (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

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

13. Project # 1004233

06DRB-00793 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORMCLOUD SUBDIVISION**, zoned SU-2, R-LT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [REF:05DRB-00899] (H-9, J-8, J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

06DRB-00646 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) I-2, SUNDORO SUBDIVISION, UNIT 1 (to be known as **STORMCLOUD SUBDIVISION, UNIT 1**, zoned SU-2, R-LT, located on ARROYO VISTA BLVD NW, between TIERRA VISTA ST NW and LADERA DR NW containing approximately 164 acre(s). [REF: 05DRB-00899, 05DRB-00900, 05DRB-00901, 05DRB-00902] [*Indef Deferred on 5/17/06*] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING TO RECORD.**

14. Project # 1004940

06DRB-00794 Minor-Prelim&Final Plat Approval
06DRB-00795 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1002632**
06DRB-00585 Minor-Final Plat
Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 5/3/06 & 5/24/06 for SIA AND 15-Day Appeal period]* (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF THE UNSER EASEMENT AND APPROVAL BY THE CITY AND PLANNING TO RECORD THE PLAT.**

16. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

17. **Project # 1004932**
06DRB-00775 Minor-Sketch Plat or
Plan

KIMCON INC AND/OR WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE, between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004941**
06DRB-00797 Minor-Sketch Plat or
Plan

LARKIN GROUP NM INC agent(s) for JOHN W. DANIELS request(s) the above action(s) for all or a portion of Tract(s) A-1, **TRAMHILL TOWNHOMES**, zoned C-1, located on COPPER AVE NE, between MOUNTAINVIEW AVE NE and TRAMWAY BLVD NE containing approximately 1 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1004942**
06DRB-00798 Minor-Sketch Plat or
Plan

LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION**, zoned M-1, located on CANDELARIA RD NE, between VASSAR DR NE and GIRARD BLVD NE containing approximately 1 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004943
06DRB-00801 Minor-Sketch Plat or
Plan

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) D, **VILLAGE CENTER NORTH**, zoned SU-1, R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON BLVD NW containing approximately 1 acre(s). (A-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1004944
06DRB-00803 Minor-Sketch Plat or
Plan

REX O LEWIS request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 18, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on MURIEL ST NE, between BUENA VENTURA RD NE and LINN NE containing approximately 1 acre(s). (K-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for June 7, 2006. THE DRB MINUTES FOR JUNE 7, 2006 WERE APPROVED BY THE BOARD.

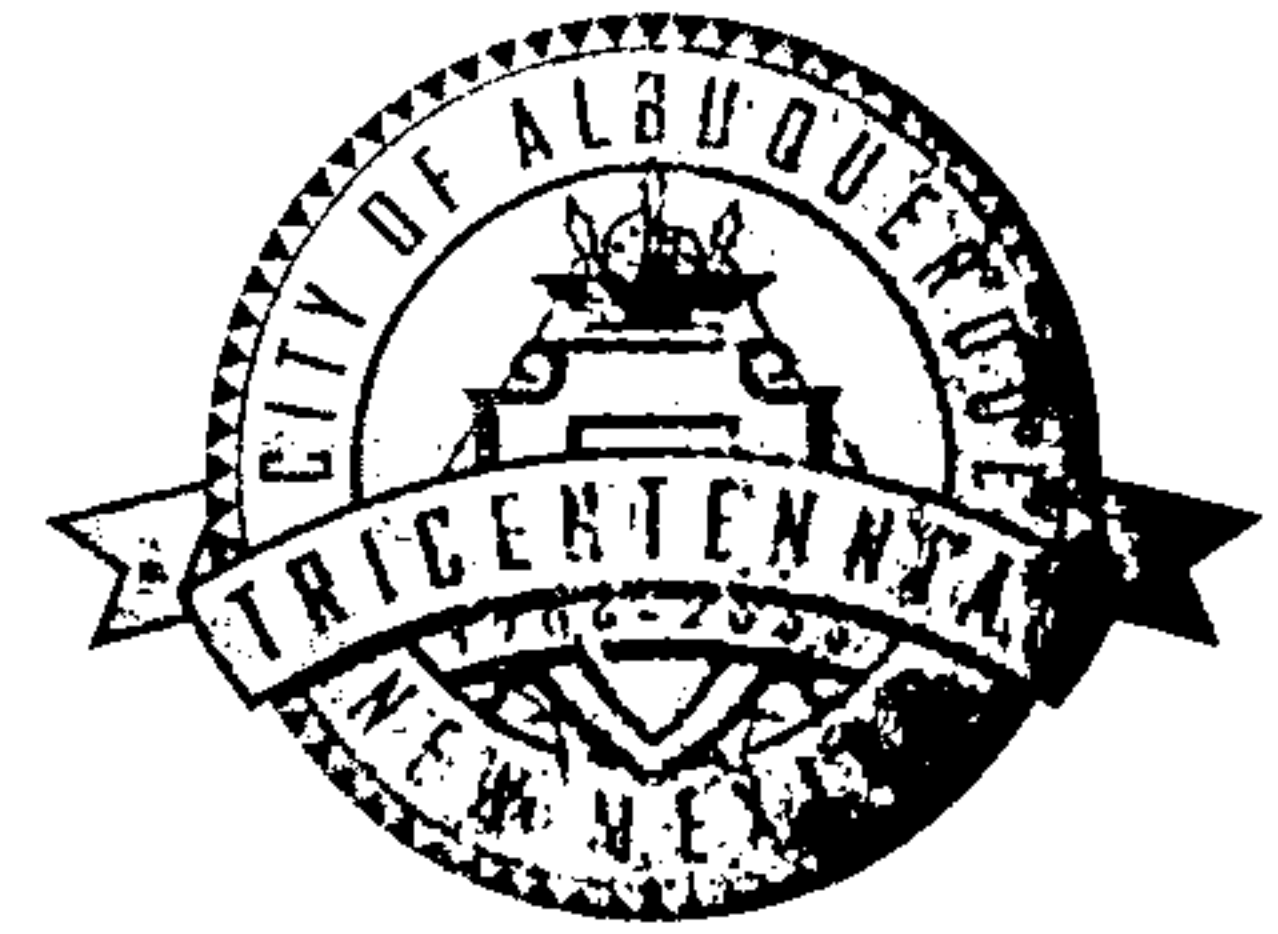
ADJOURNED: 11:35 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004496 AGENDA#: 5 DATE: 6.14.06

1. Name: Dave Thompson Address: Dave Thompson Zip: _____
2. Name: Bill Kraemer Address: Bill Kraemer 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: 1004496

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 6-9-06 is on file for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ⁶⁻²¹⁻⁰⁶ 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: June 14, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 7, 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. Adjourned: 12:15 P.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 # 1000575**
06DRB-00665 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) B, **PRESBYTERIAN HOSPITAL, MAIN CAMPUS, PHASE 1**, zoned SU-2, SU-1 for Hospital & Related Uses, located on SILVER AVE SE, between LEAD AVE SE and CEDAR ST SE. [REF: 01EPC-01561] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-00743 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) 8-A, **PRESBYTERIAN HOSPITAL, MAIN CAMPUS PHASE 1**, zoned SU-2, SU-1 for Hospital & Related Uses,, located on SILVER AVE NE, between LEAD AVE NE and CEDAR ST NE containing approximately 2 acre(s). [REF: 06DRB-00665] (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

2. **Project # 1004496:** –
06DRB-00667 Major-Preliminary Plat Approval
06DRB-00668 Major-Vacation of Pub Right-of-Way
06DRB-00669 Major-Vacation of Public Easements
06DRB-00671 Minor-SiteDev Plan Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06*] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

3. **Project # 1004880**
06DRB-00643 Major-Vacation of Pub Right-of-Way

WADE JACKSON agent(s) for S & S TREZZA LLC request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 4, **ROSITA ADDITION**, zoned C-2, located on COORS BLVD NW, between BICE RD NW and ILIFF RD NW containing approximately 1 acre(s). (H-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS: 9-FEET FROM FACE OF CURB ON BICE ROAD IS REQUIRED, A LETTER FROM NMDOT IS REQUIRED AT FINAL PLAT CONCURRING IN THE VACATION ACTION, THE WATER AND STORM DRAIN EASEMENTS ALONG COORS MUST BE RETAINED.**

4. **Project # 1004877**
06DRB-00634 Major-Vacation of Pub
Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (H-14) **DEFERRED AT THE BOARD'S REQUEST TO 6/14/06.**

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.

5. **Project # 1004921**
06DRB-00752 Minor-Volcano Heights
Sector Development Plan Boundaries

SIGNE RICH agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for BOUNDARIES INCLUDING **VOLCANO CLIFFS, LA CUENTISTA, VISTA VIEJA AND THE TRAILS**, zoned R-1, RD and C-2, containing approximately 3,500 acre(s). (C-8, C-12, G-8, G-9 & E-10) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN BOUNDARIES, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

6. **Project # 1004532**
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE**, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06]* (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

7. **Project # 1004676**
06DRB-00746 Minor-SiteDev Plan
BldPermit/EPC
06DRB-00745 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for ALEXANDER SAMUELS REALTY GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, RIDGEVIEW VILLAGE, UNIT 1, and Tract(s) E, LANDS OF ZOLIN/KUNATH (to be known as **VILLAGE CENTER**) zoned SU-1 for C-1, SU-1 for MIXED USE, located on UNSER BLVD NW NW, between NIGHT WHISPER DR NW and CALLE PERRO RD NW containing approximately 3 acre(s). **[David Stallworth, EPC Case Planner]** *[Deferred from 6/7/06]* (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

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

8. **Project # 1001218**
06DRB-00735 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 4, **LANDS OF LAFARGE**, zoned M-1, located on CARMONY RD NE, between EDITH BLVD NE and YALE BLVD NE containing approximately 6 acre(s). (G-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIDEWALK ISSUE.**

9. **Project # 1004769**
06DRB-00734 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RAYMOND KO request(s) the above action(s) for all or a portion of Lot(s) 25, 26-A, Block(s) 109, with the southerly 22 feet of Menaul Blvd, **SNOW HEIGHTS ADDITION**, zoned C-1, located on MENAUL BLVD NE, between MORRIS ST NE and TOWNER AVE NE containing approximately 1 acre(s). [REF: 06DRB00370] (H-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION OF RIGHT-OF-WAY ALONG MENAUL SHALL OCCUR ON THE PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1001304**
06DRB-00749 Minor-Prelim&Final Plat
Approval
- CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-A, 17-B, 17-C and 15-A, Block(s) 18, **PEREA ADDITION**, zoned R-1, located on 14TH ST NW, between ROMA AVE NW and FRUIT AVE NW containing approximately 1 acre(s). [REF: 06DRB-00574] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES AND TO RECORD THE PLAT.**
11. **Project # 1001685**
06DRB-00736 Minor-Vacation of Private
Easements
- GREAT BASIN ENGINEERING agent(s) for SMITHS FOOD & DRUG CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) 1B-2, **PARADISE NORTH**, zoned SU-1 FOR IP, located on MCMAHON BLVD NW, between GOLF COURSE RD NW and BANDALIER NW containing approximately 8 acre(s). [REF: 04EPC01349, 04EPC01590, 04ZHE01924, 05DRB01349, 05DRB01350] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
12. **Project # 1004773**
06DRB-00750 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B** (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: 06DRB-00377] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1004804**
06DRB-00751 Minor-Prelim&Final Plat
Approval
- JESUS SANDOVAL agent(s) for ALEX MCLUSSEr request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06]* (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**
14. **Project # 1004918**
06DRB-00744 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON agent(s) for REGENTS OF UNM AND COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 4 & 9, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,295 acre(s). (Q-16, R-15, R-16, R-17, S-14 & S-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF BULK PLAT BEFORE FINAL PLAT, A PUBLIC ROADWAY EASEMENT IN-LIEU OF PRIVATE ACCESS EASEMENT, THE NAMING OF STREET D AND TO PLANNING FOR AGIS DXF FILE.**
15. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

16. **Project # 1004920**
06DRB-00748 Minor-Prelim&Final Plat
Approval

JORDAN AND GALLEGOS INC agent(s) for VIRGINA KILIKUSKIE request(s) the above action(s) for all or a portion of Lot(s) 47 & 48, Block(s) 19, **NETHERWOOD PARK ADDITION**, zoned R-3, located on CUTLER AVE NW, between GIRARD BLVD NW and MENAUL BLVD NW containing approximately 1 acre(s). (H-16) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-SECTION AND RADIUS OF GIRARD AND PLANNING FOR AGIS DXF FILE, CORRECTION OF ZONING ON THE PLAT AND TO RECORD THE PLAT.**

17. **Project # 1004917**
06DRB-00742 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for DONALD & BARBARA DELGADO ROMERO request(s) the above action(s) for all or a portion of Lot(s) 6, **ZICKERT ADDITION**, zoned RA-2 residential and agricultural zone, located on ZICKERT PLACE NW, between DURANES RD NW and ZICKERT RD NW containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT DENIED DUE TO LOT SIZE.**

18. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). *[Deferred from 5/24/06 & 5/31/06]* (M-21) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

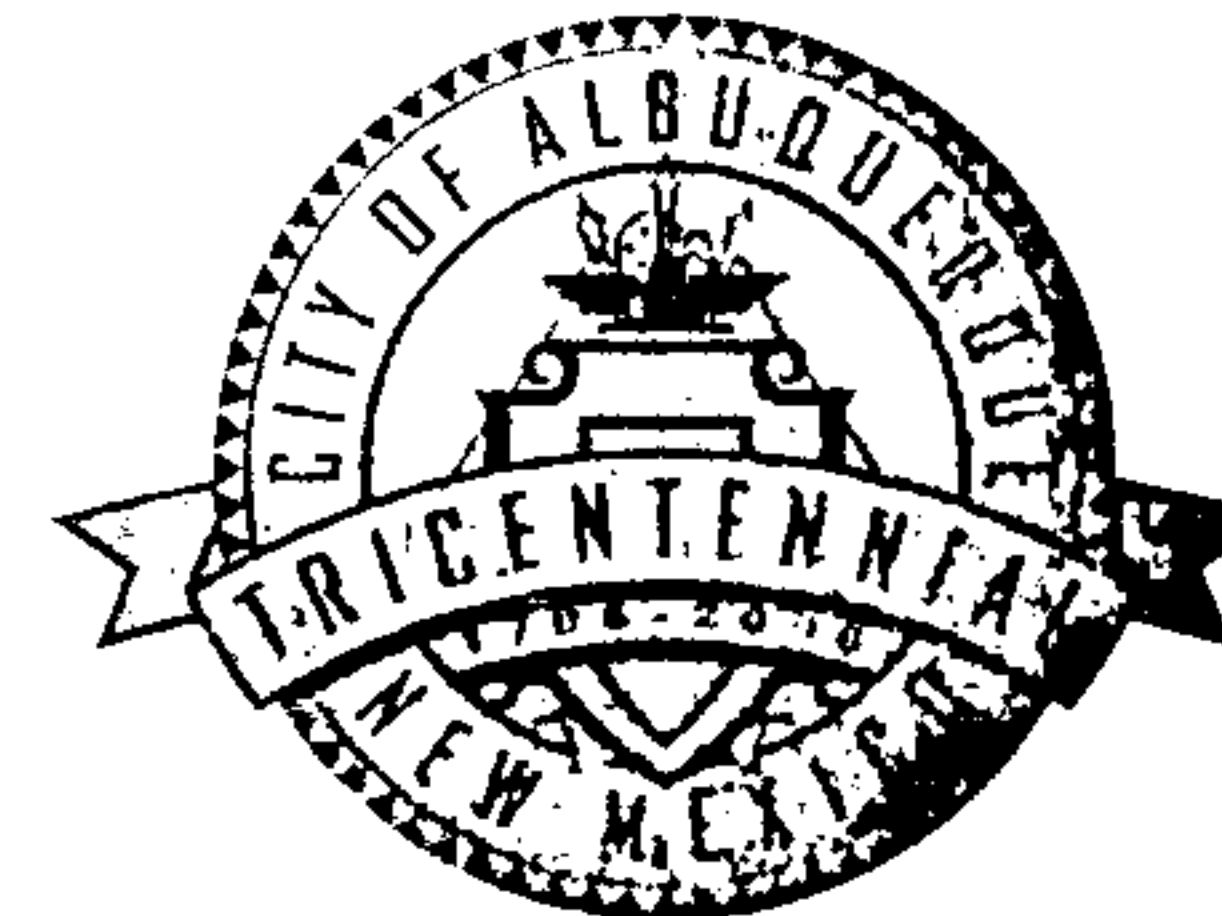
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1004919**
06DRB-00747 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for MURPHY PROPERTIES LLC request(s) the above action(s) for Tract(s) 127-B, 128-B, 129-B-1, 129-B-2, 131, 131-A, **MRGCD MAP 32** and Lot(s) 15 of **EASTVALE ADDITION** and a portion of vacated GALLEGOS LATERAL, zoned M-1 light manufacturing zone, located on 2ND ST NW, between HILTON AVE NW and MONTANO RD NW containing approximately 6 acre(s). (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 31, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 31, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:15 P.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004496

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

New Mexico 87103 An approved drainage report is required for Preliminary Plat approval.

RESOLUTION:

6-14-06

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: June 7, 2006

P.O. Box 1293

Albuquerque

www.cabq.gov

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004496 AGENDA#: 2 DATE: 6-7-06

1. Name: Bill Kraemer Address: [Signature] Zip: _____

2. Name: Dave Thompson Address: [Signature] Zip: _____

✓ 3. Name: Pete Rallis Address: 515 MONTE AUSTO^{NE} Zip: 87123

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: _____

May 12, 2006

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair
FROM: Stephanie Shumsky, Planner 
SUBJECT: Project # 1004496

The Environmental Planning Commission approved Project #1004496/06EPC-00138, a request for approval of a site development plan for subdivision for an approximately 4-acre site known as Lot 1, Block K, Cenaroca Addition, zoned SU-1 R-T, located on Tramway Boulevard NE between Skyline Road NE and Encantado Road NE, on March 17, 2006. On May 11, 2006 the applicant met with the staff planner and has satisfied all of the conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

We have comments!



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 7, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000575
06DRB-00665 Major-Vacation of Public Easements

~~BOHANNAN HUSTON INC agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) B, PRESBYTERIAN HOSPITAL, MAIN CAMPUS, PHASE 1, zoned SU-2, SU-1, located on SILVER AVE NE, between LEAD AVE NE and CEDAR ST NE. [REF: 01EPC-01561] (K-15)~~

~~No objection.~~

Project # 1004496
06DRB-00667 Major-Preliminary Plat Approval
06DRB-00668 Major-Vacation of Pub Right-of-Way
06DRB-00669 Major-Vacation of Public Easements
06DRB-00671 Minor-SiteDev Plan Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] (K-23/L-23)

The perimeter walls are approved with one minor correction. Agent's copy is in the file.

The Site Plan for Subdivision must have that title on the site plan sheet with the signature block. Conceptual Layout should be removed.

Also, there are 2 paragraphs required as part of the signature block. This language may be picked up at the Front Counter. Ask for the Signature Block for EPC approved site plans.

No objection to the site plan or preliminary plat or vacation requests or sidewalk request.

Project # 1004880
06DRB-00643 Major-Vacation of Pub Right-of-Way

~~WADE JACKSON agent(s) for S & S TREZZA LLC request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 4, ROSITA ADDITION, zoned C-2, located on COORS BLVD NW, between BICE RD NW and ILIFF RD NW containing approximately 1 acre(s)~~

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0295
CONNECTION TEL 9p2429028
SUBADDRESS
CONNECTION ID
ST. TIME 05/24 15:37
USAGE T 01'21
PGS. 2
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Bill Kraemer

FAX NUMBER: 242-9028 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 5/24/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100 4496 APPLICATION NO: _____

The Bluffs @ Encanto

My comments only.



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Bill Kraemer

FAX NUMBER: 242-9028 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 5/24/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100 4496 APPLICATION NO: _____

The Bluffs @ Encantado

My comments only.



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

June 7, 2006

Project # 1004496

- 06DRB-00667 Major-Preliminary Plat Approval
- 06DRB-00668 Major-Vacation of Pub Right-of-Way
- 06DRB-00669 Major-Vacation of Public Easements
- 06DRB-00671 Minor-SiteDev Plan Subd/EPC
- 06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] (K-23/L-23)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection to the requests.

Zoning Enforcement Lot size meets minimum, there is room for open space.

Neighborhood Coordination Letter sent to Supper Rock NA (R).

APS The owner is proposing a 28-town home subdivision known as the **Bluffs at Encantado Subdivision** located on Tramway Blvd between Skyline and Encantado. The proposed development will affect Collet Park Elementary, Grant Middle School, and Manzano High School. These schools should be able to absorb any student growth generated from the proposed development.

School	2006-07 Projections	2006-07 Capacity	Space Available
Collet Park	377	409	32
Grant	765	798	33
Manzano	2,032	2,044	12

Police Department

A review of the following DRB case(s) indicates the following problems or crime may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic Volume - population will increase the already high traffic volume due to busy intersection at Tramway and Encantado. Need for neighborhood association - Supper Rock Neighborhood Association already established.

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

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

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to the vacation request. Either the layout must be revised or the existing stub from the channel must be revised to not have a manhole in backyard.

Transportation Development

No objection to the vacation requests. No objection to sidewalk waiver. No objection to sidewalk deferral. Lots need to be designated P1. Where is the cross access for adjoining lots? The alley section needs to be 20' not 18'. Where are the ADA ramps on the infrastructure list. Signage per DRC is needed on infrastructure list.

Parks & Recreation

No objection to the platting action or Site Plan for Subdivision. Defer to the affected agencies regarding the vacation request. No objection to the sidewalk requests.

Utilities Development No objection to Vacation requests. No objection to Preliminary Plat or Site Plan approval.

Planning Department

The perimeter walls are approved with one minor correction. Agent's copy is in the file.

The Site Plan for Subdivision must have that title on the site plan sheet with the signature block. Conceptual Layout should be removed.

Also, there are 2 paragraphs required as part of the signature block. This language may be picked up at the Front Counter. Ask for the Signature Block for EPC approved site plans.

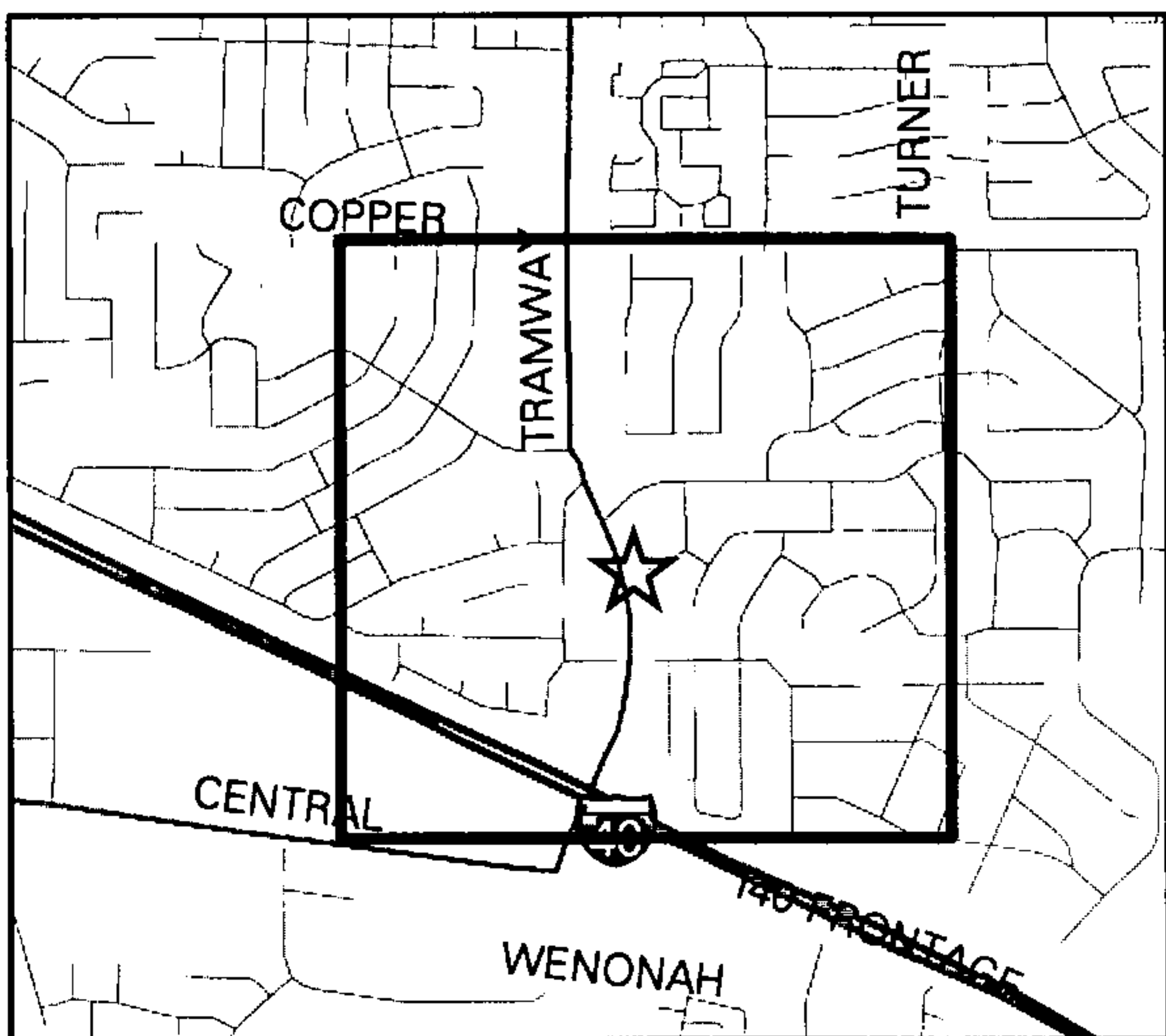
No objection to the site plan or preliminary plat or vacation requests or sidewalk request.

Impact Fee Administrator

No comment on proposed vacation(s). Construction of a new residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$1,067 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$1,592 would be payable thereafter.

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

cc: Tramway Associates Inc., P.O. Box 1245, Northbrook, IL 60065
Garcia/Kraemer & Associates, 200 Lomas NW, Suite #1111, 87102



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004496

Hearing Date:
6/7/06

Zone Map Page:
K-23

Additional Case Numbers:
06DRB-00667 06DRB-00668
06DRB-00669 06DRB-00670
06DRB-00671



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 7, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000575

06DRB-00665 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) B, PRESBYTERIAN HOSPITAL, MAIN CAMPUS, PHASE 1, zoned SU-2, SU-1, located on SILVER AVE NE, between LEAD AVE NE and CEDAR ST NE. [REF: 01EPC-01561] (K-15)

Project # 1004496

06DRB-00667 Major-Preliminary Plat Approval
06DRB-00668 Major-Vacation of Pub Right-of-Way
06DRB-00669 Major-Vacation of Public Easements
06DRB-00671 Minor-SiteDev Plan Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver

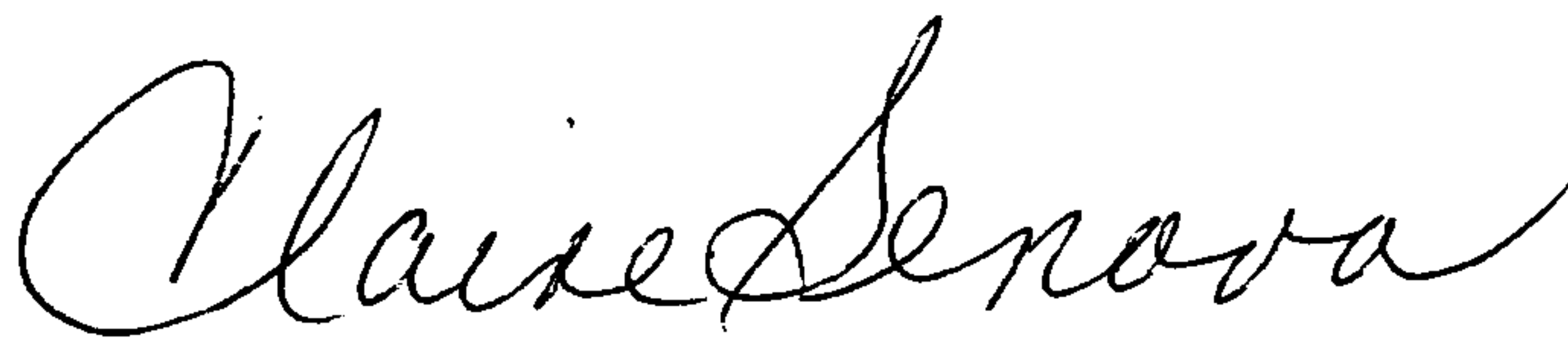
GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as THE BLUFFS AT ENCANTADO) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [Stephanie Shumsky, EPC Case Planner] (K-23/L-23)

Project # 1004880

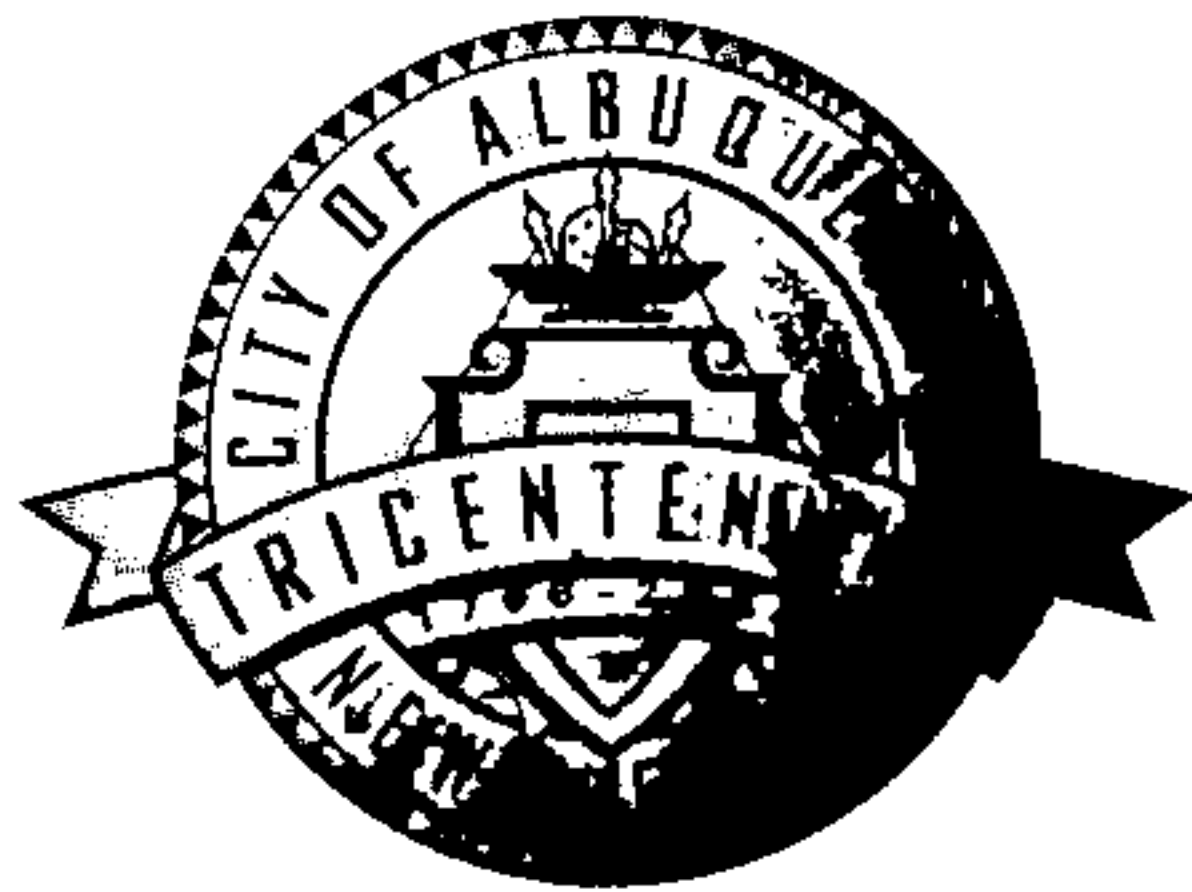
06DRB-00643 Major-Vacation of Pub Right-of-Way

WADE JACKSON agent(s) for S & S TREZZA LLC request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 4, ROSITA ADDITION, zoned C-2, located on COORS BLVD NW, between BICE RD NW and ILIFF RD NW containing approximately 1 acre(s). (H-11)

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

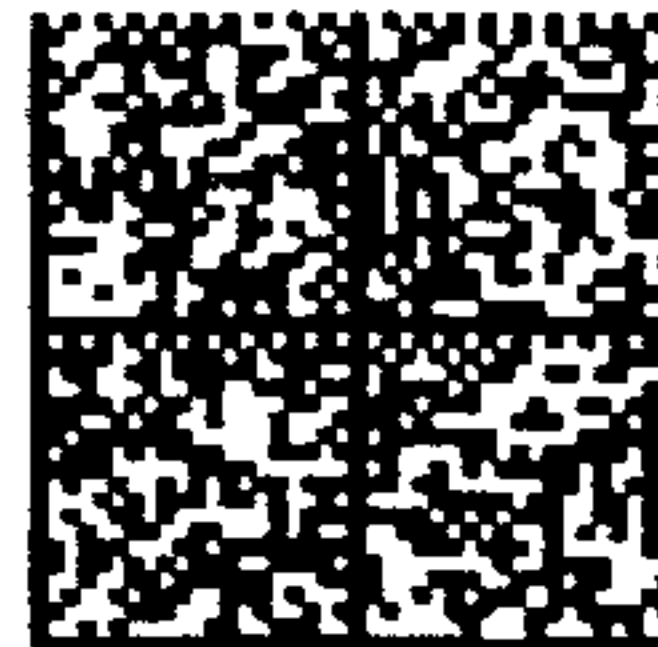

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 22, 2006.



Planning Department

CITY OF ALBUQUERQUE



02 1A \$ 00.39⁰
0004329277 MAY 18 2006
MAILED FROM ZIP CODE 87102

DRB

102305701105030112

WILDCAT PARTNERS ETAL
3300 COLUMBIA NE A
ALBUQUERQUE, NM 87107

87107+2003-73 C020



DRB

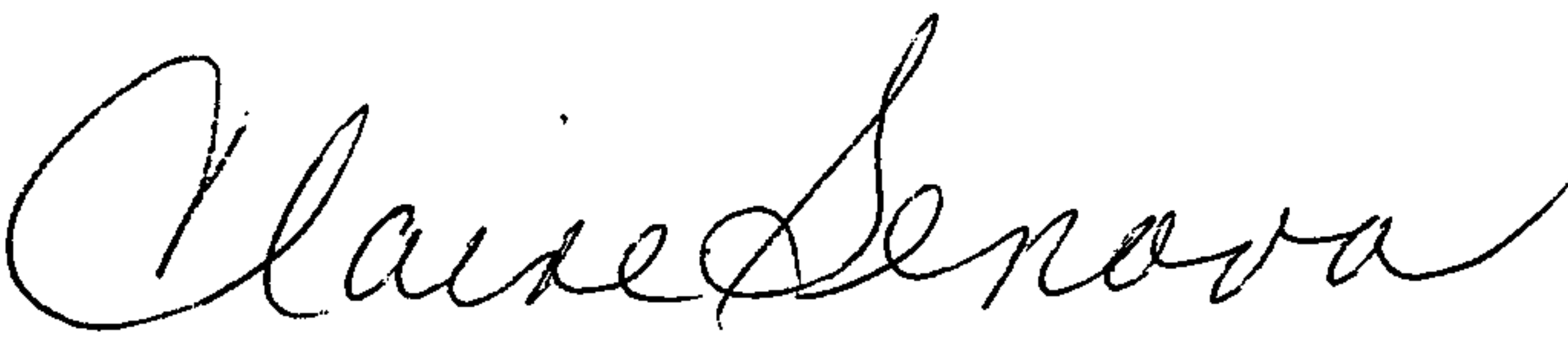


**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 7, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project # 1000575**
06DRB-00665 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) B, **PRESBYTERIAN HOSPITAL, MAIN CAMPUS, PHASE 1**, zoned SU-2, SU-1, located on SILVER AVE NE, between LEAD AVE NE and CEDAR ST NE. [REF: 01EPC-01561] (K-15)
- ~~Project # 1004496~~
06DRB-00667 Major-Preliminary Plat Approval
06DRB-00668 Major-Vacation of Pub Right-of-Way
06DRB-00669 Major-Vacation of Public Easements
06DRB-00671 Minor-SiteDev Plan Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver
- GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] (K-23/L-23)
- Project # 1004880**
06DRB-00643 Major-Vacation of Pub Right-of-Way
- WADE JACKSON agent(s) for S & S TREZZA LLC request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 4, **ROSITA ADDITION**, zoned C-2, located on COORS BLVD NW, between BICE RD NW and ILIFF RD NW containing approximately 1 acre(s). (H-11)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 22, 2006.

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

Meeting Date: JUNE 7, 2006
Zone Atlas Page: K-23-Z & L-23-Z
Notification Radius: 100 Ft.

Project# 1004496
App#06DRB-00667
App#06DRB-00668
App#06DRB-00669
App#06DRB-00670
App#06DRB-00671

Cross Reference and Location: TRAMWAY BLVD NE BETWEEN SKYLINE RD
NE AND ENCANTADO RD NE

Applicant: TRAMWAY ASSOCIATES, INC
Address: PO BOX 1245
NORTHBROOK, IL 60065

Agent: GARCIA/KRAEMER & ASSOCIATES
200 LOMAS NW STE # 1111
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: MAY 19, 2006
Signature: YVONNE SAAVEDRA

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

PROJECT # 1004496
APPLICATION # _____

PAGE 1 OF 2

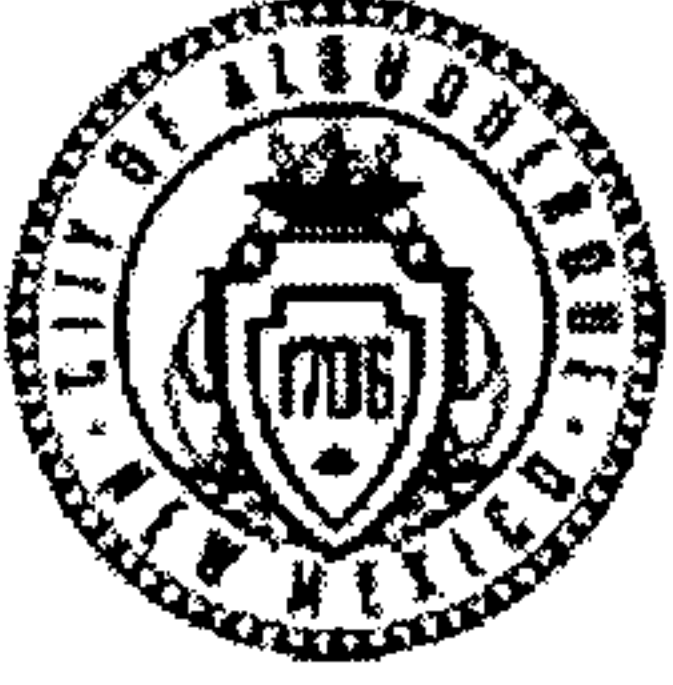
ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
K-23	1023057	049-096	305-01	✓ Dup
		050-081	02	✓ Dup ²
		053-070	07	✓ Dup ²
		060-080	302-10	✓
		060-003	01	✓
		067-103	305-06	✓
		067-093	05	✓
		067-077	04	✓
		067-067	03	✓
		073-054	302-08	✓
		082-050	07	✓
		075-042	06	✓
		074-032	05	✓ Dup
		074-023	04	✓ Dup ²
		074-013	03	✓
		074-002	02	✓

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

PROJECT # 1004496
APPLICATION # _____

PAGE 2 OF 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
K-	1023056	076-526	204-16	✓
		076-520	15	✓
		076-514	14	✓
		076-508	13	✓
	1023057	042-122	310-02	✓
		080-125	05	✓
		028-005	301-10	✓
	1023056	015-519	209-01	✓
	1023057	017-025	301-11	✓
		011-050	12	✓
	1022057	521-082	411-26	✓
		521-088	25	✓
		521-093	24	✓
		523-100	23	✓
		521-107	22	✓
		521-115	21	✓



mainframe@coa1mp3.ca To
bq.gov cc
05/16/2006 11:11 AM bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01023057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102305704909630501 LEGAL: 1-C J OF PLAT OF DIVISION OF LOT 1 IN BLOCK J
OF C LAND USE:
PROPERTY ADDR: 00000 ENCANTADO
OWNER NAME: TRAMWAY ASSOCIATES INC
OWNER ADDR: PO BOX 1245
NORTHBROOK IL 60065
0102305705008130502 LEGAL: 1-B J OF PLAT OF DIVISION OF LOT 1 IN BLOCK J
OF C LAND USE:
PROPERTY ADDR: 00000 TRAMWAY
OWNER NAME: TRAMWAY ASSOCIATES INC
OWNER ADDR: PO BOX 1245
NORTHBROOK IL 60065
0102305705307030507 LEGAL: 1-A J OF PLAT OF DIVISION OF LOT 1 IN BLOCK J
OF C LAND USE:
PROPERTY ADDR: 00000 TRAMWAY
OWNER NAME: TRAMWAY ASSOCIATES INC
OWNER ADDR: PO BOX 1245
NORTHBROOK IL 60065
0102305706003030210 LEGAL: LOT 1 BL OCK K CENAROCA SUBD EXCEPT SLY 125 FT
CONT LAND USE:
PROPERTY ADDR: 00000 TRAMWAY
OWNER NAME: SIMONSEN ARNOLD J
OWNER ADDR: PO BOX 1245
NORTHBROOK IL 60065
0102305706000330201 LEGAL: K T H E S O U T H 125 FT OF LT 1 CENA ROCA ADD
LAND USE:
PROPERTY ADDR: 00000 SKYLINE
OWNER NAME: THOMPSON GENE R & TERYL A
OWNER ADDR: PO BOX 1102
TIJERAS NM 87059
0102305706710330506 LEGAL: 2A R E P L A T OF LOTS 2 & 3 BLOCK J CENAROCA SUB
DIVIS LAND USE:
PROPERTY ADDR: 00000 MONTE ALTO
OWNER NAME: RALLIS PETER
OWNER ADDR: 00515 MONTE ALTO NE
ALBUQUERQUE NM 87123
0102305706709330505 LEGAL: 3A R E P L A T OF LOTS 2 & 3 BLOCK J CENAROCA SUB
DIVIS LAND USE:
PROPERTY ADDR: 00000 MONTE ALTO
OWNER NAME: HUGHES BRIAN D & JULIE TURKEL
OWNER ADDR: 00511 MONTE ALTO DR NE
ALBUQUERQUE NM 87123
0102305706707730504 LEGAL: 004 J CE NAROCA SUB
LAND USE:
PROPERTY ADDR: 00000 MONTE ALTO
OWNER NAME: RAMIREZ ADOLFO & GLORIA
OWNER ADDR: 00507 MONTE ALTO DR NE
ALBUQUERQUE NM 87123

PAGE 2

0102305706706730503	LEGAL: 005 J CE NAROCA SUB	
LAND USE:		
	PROPERTY ADDR: 00000 MONTE ALTO	
	OWNER NAME: BARELA RAY & ELIZA	
	OWNER ADDR: 00503 MONTE ALTO	DR NE
ALBUQUERQUE NM	87123	
0102305707305430208	LEGAL: 002 K CE NAROCA SUB	
LAND USE:		
	PROPERTY ADDR: 00000 HUERFANO	
	OWNER NAME: AMBROSE RICHARD E & YVONNE C	
	OWNER ADDR: 13700 HUERFANO	RD NE
ALBUQUERQUE NM	87123	
0102305708205030207	LEGAL: 003 K CE NAROCA SUB	
LAND USE:		
	PROPERTY ADDR: 00000 MONTE ALTO	
	OWNER NAME: BOWEN ROBERT N & KATHLEEN A	
	OWNER ADDR: 00421 MONTE ALTO	PL NE
ALBUQUERQUE NM	87123	
0102305707504230206	LEGAL: 004 K CE NAROCA SUB	
LAND USE:		
	PROPERTY ADDR: 00000 MONTE ALTO	
	OWNER NAME: FRY TAFOYA COLLEEN	
	OWNER ADDR: 00417 MONTE ALTO	PL NE
ALBUQUERQUE NM	87123	
0102305707403230205	LEGAL: 005 K CE NAROCA SUB	
LAND USE:		
	PROPERTY ADDR: 00000 MONTE ALTO	
	OWNER NAME: CHAND AMER & NIKI	
	OWNER ADDR: 00409 MONTE ALTO	PL NE
ALBUQUERQUE NM	87123	
0102305707402330204	LEGAL: 006 K CE NAROCA SUB	
LAND USE:		
	PROPERTY ADDR: 00000 MONTE ALTO	
	OWNER NAME: CHAND AMER ETUX	
	OWNER ADDR: 00409 MONTE ALTO	PL NE
ALBUQUERQUE NM	87123	
0102305707401330203	LEGAL: 007 K CE NAROCA SUB	
LAND USE:		
	PROPERTY ADDR: 00000 MONTE ALTO	
	OWNER NAME: SCHOENFELDER MELVIN R & JOYCE	
	OWNER ADDR: 00405 MONTE ALTO	PL NE
ALBUQUERQUE NM	87123	
0102305707400230202	LEGAL: 008 K CE NAROCA SUB	
LAND USE:		
	PROPERTY ADDR: 00000 MONTE ALTO	
	OWNER NAME: HALL TYLOR F & SHARON NEWBERRY	
	OWNER ADDR: 00401 MONTE ALTO	PL NE
ALBUQUERQUE NM	87123	
0102305607652620416	LEGAL: 156 E LE VERETTS REPLAT OF LOS CERROS	
SUBDIVISION LAND USE:		
	PROPERTY ADDR: 00000 MONTE ALTO	
	OWNER NAME: BAKER DOROTHY E	
	OWNER ADDR: 00247 MONTE ALTO	
ALBUQUERQUE NM	87122	

PAGE 3

0102305607652020415 LEGAL: LOT 157 BLOCK E LEVERETTS REPLAT OF LOS CERROS
SUB LAND USE:

PROPERTY ADDR: 00000 MONTE ALTO
OWNER NAME: LEO-RUSSELL MARK R & SUSAN G
OWNER ADDR: 00241 MONTE ALTO PL NE

ALBUQUERQUE NM 87123

0102305607651420414 LEGAL: 158 E LE VERETTS REPL
LAND USE:

PROPERTY ADDR: 00000 MONTE ALTO
OWNER NAME: DELICATE WILLIAM T G &
OWNER ADDR: 00237 MONTE ALTO PL NE

ALBUQUERQUE NM 87123

0102305607650820413 LEGAL: 159 E LO S CERROS SUB'D
LAND USE:

PROPERTY ADDR: 00000 MONTE ALTO
OWNER NAME: SONORA GLENNA
OWNER ADDR: 02637 AKRON ST

SAN BERNARDICA 92407

0102305704212231002 LEGAL: TR A BLK H OF AMENDED PLAT OF TR A A REPL OF
LTS 1 LAND USE:

PROPERTY ADDR: 00000 ENCANTADO
OWNER NAME: LOVELACE CLINIC-LOVELACE MED
OWNER ADDR: PO BOX 25234

OVERLAND PARKS 66225

0102305708012531005 LEGAL: LT 3 A BLK H (REPL LTS 3 THRU 9 BLK H) CENAROCA
SUB LAND USE:

PROPERTY ADDR: 00000 ENCANTADO
OWNER NAME: PROVIDENCE PRESBYTERIAN CHURCH
OWNER ADDR: 13801 ENCANTADO RD NE

ALBUQUERQUE NM 87123

0102305702800530110 LEGAL: 049 L CE NAROCA SUB
LAND USE:

PROPERTY ADDR: 00000 SKYLINE
OWNER NAME: GUTIERREZ ANSELMO
OWNER ADDR: 00720 MARK NE

ALBUQUERQUE NM 87123

0102305601551920901 LEGAL: TR A -1 O F SUMMARY PLAT OF TRS A-1 & B LOS
CERROS F LAND USE:

PROPERTY ADDR: 00000 SKYLINE
OWNER NAME: SKYLINE PARK INVESTMENTS LLC
OWNER ADDR: 11001 DEL REY NE

ALBUQUERQUE NM 87122

0102305701702530111 LEGAL: TR B BLK L REPL CENAROCA SUBD (LTS 23 THRU 39 &
PO LAND USE:

PROPERTY ADDR: 00000 PANORAMA
OWNER NAME: KINDER-CARE LEARNING CENTERS
OWNER ADDR: PO BOX 6760

PORTLAND OR 97228

0102305701105030112 LEGAL: TR A -1 B LK L CENAROCA SUBD CONT 89,228 SQ FT
LAND USE:

PROPERTY ADDR: 00000 TRAMWAY
OWNER NAME: WILDCAT PARTNERS ETAL
OWNER ADDR: 3300 COLUMBIA NE A

ALBUQUERQUE NM 87107

PAGE 4

0102205752108241126 LEGAL: SO 6 0FT LOT 29 BLK 14 FOOTHILL ESTATES SUBDS
LAND USE:

PROPERTY ADDR: 00000 CLOUDVIEW
OWNER NAME: SMITH BUDDY D & R RENE
OWNER ADDR: 00147 VALLECITOS DR

TIJERAS NM 87059

0102205752108841125 LEGAL: SOUT H 50 FT OF LT 28 & NO 10FT OF LOT 29 BLOCK
14 F LAND USE:

PROPERTY ADDR: 00000 HILLVIEW
OWNER NAME: FINICAL JAMES EUGENE JR
OWNER ADDR: 00504 HILLVIEW CT NE

ALBUQUERQUE NM 87123

0102205752109341124 LEGAL: S 50 FT O F LOT 27 & N 10 FT LOT 28 BLK 14
FOOTHILL LAND USE:

PROPERTY ADDR: 00000 HILLVIEW
OWNER NAME: CROW LARRY G & WATSON-CROW VIR
OWNER ADDR: 01213 HIAWATHA NE

ALBUQUERQUE NM 87112

0102205752310041123 LEGAL: LOT 26A BLK 14 PLAT OF LT 26A BLK 14 FOOTHILL
ESTA LAND USE:

PROPERTY ADDR: 00000 HILLVIEW
OWNER NAME: WILEY JERRY
OWNER ADDR: 00512 HILLVIEW CT NE

ALBUQUERQUE NM 87123

0102205752110741122 LEGAL: 025 014F OOTHILL EST X NO 5 FT 26
LAND USE:

PROPERTY ADDR: 00000 HILLVIEW
OWNER NAME: SCHNITZ WILLIE JEAN
OWNER ADDR: 00516 HILLVIEW CT NE

ALBUQUERQUE NM 87123

0102205752111541121 LEGAL: 024 014F OOTHILL EST
LAND USE:

PROPERTY ADDR: 00000 HILLVIEW
OWNER NAME: HELGESON WESLEY D & DOLORES M
OWNER ADDR: 00520 HILLVIEW NE

ALBUQUERQUE NM 87123

QUIT

102305704909630501 LEGAL: *1-C J OF PLAT OF DIVISION OF LOT 1 IN BLK SUBD CONT 0.6631
PROPERTY ADDR: N/A

OWNERS NAME: TRAMWAY ASSOCIATES INC
OWNERS ADDR: PO BOX 1245
 NORTHBROOK, IL 60065

102305705008130502 LEGAL: *1-B J OF PLAT OF DIVISION OF LOT 1 IN BLK SUBD CONT 0.4592
PROPERTY ADDR: N/A

OWNERS NAME: TRAMWAY ASSOCIATES INC
OWNERS ADDR: PO BOX 1245
 NORTHBROOK, IL 60065

102305705307030507 LEGAL: * 1-A J OF PLAT OF DIVISION OF LOT 1 IN BLK SUBD CONT 0.4592
PROPERTY ADDR: N/A

OWNERS NAME: TRAMWAY ASSOCIATES INC
OWNERS ADDR: PO BOX 1245
 NORTHBROOK, IL 60065

102305706003030210 LEGAL: LOT 1 BLK K CENAROCA SUBD EXCEPT SLY 125 F MORE OR LESS
PROPERTY ADDR: N/A

OWNERS NAME: SIMONSEN ARONOLD J
OWNERS ADDR: PO BOX 1245
 NORTHBROOK, IL 60065

102305706000330201 LEGAL: K THE SOUTH 125 FT OF LT 1 CENAROCA ADD
PROPERTY ADDR: 13701 SKYLINE NE

OWNERS NAME: THOMPSON GENE R & TERYL A
OWNERS ADDR: PO BOX 1102
 TIJERAS, NM 87059

102305704212231002 LEGAL: TR A BLK H OF AMENDED PLAT OF TR A A REPL OF H CENAROCA
SUBD CON
PROPERTY ADDR: 13701 ENCANTADO NE

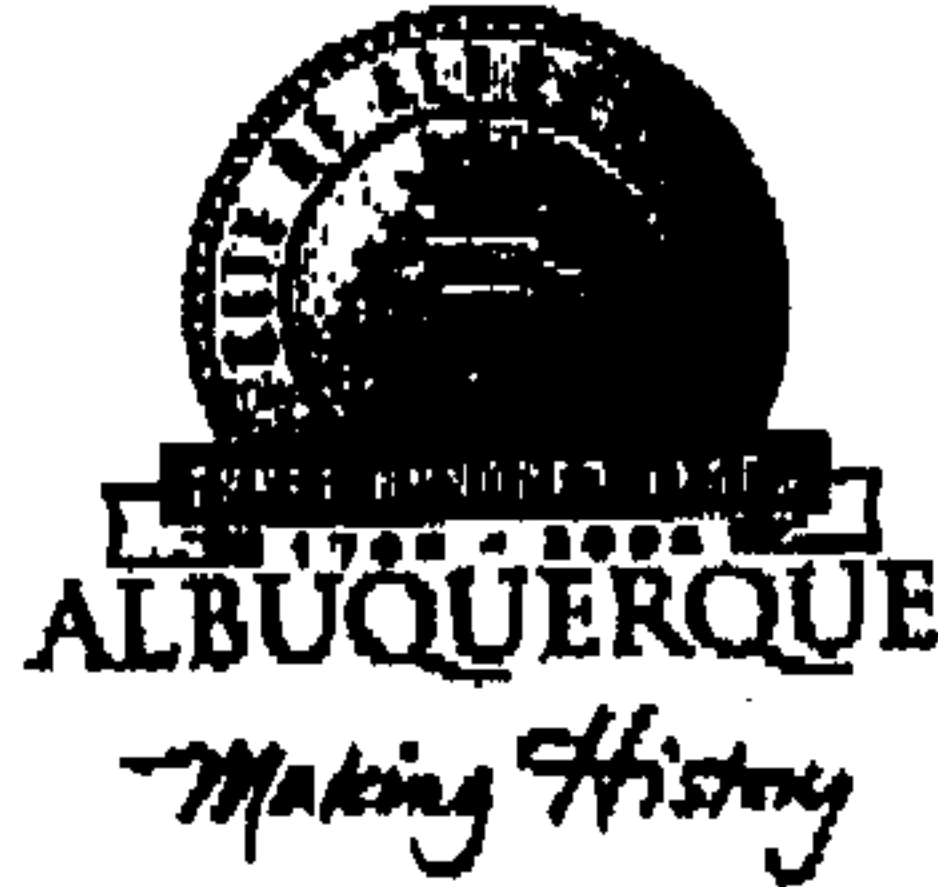
OWNERS NAME: LOVELACE CLINIC-LOVELACE MED
OWNERS ADDR: PO BOX 25234
 OVERLAND PARK, KS 66225

102305701702530111 LEGAL: TR B BLK L REPL CENAROCA SUBD (LTS 23 THRU 3 THRU 6 BLK L)
CONT
PROPERTY ADDR: 300 PANORAMA PL NE

OWNERS NAME: KINDER-CARE LEARNING CENTERS
OWNERS ADDR: PO BOX 6760
 PORTLAND, OR 97228

102305701105030112 LEGAL: TR A-1 BLK L CENAROCA SUBD CONT 89,228 SQ FT
PROPERTY ADDR: 417 TRAMWAY NE

OWNERS NAME: WILDCAT PARTNERS ETAL
OWNERS ADDR: 3300 COLUMBIA NE A
 ALBUQUERQUE, NM 87107



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: 5-4-06

TO CONTACT NAME: DAVID THOMPSON
COMPANY/AGENCY: Thompson Engineering Consultants, Inc
ADDRESS/ZIP: P.O. Box 65760 Albuquerque, NM 87193
PHONE/FAX #: 271-2199 830-9248

Thank you for your inquiry of 5-4-06 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 1A, 1B & 1C Block J a portion of Block K of Cenaroca Subdivision zone map page(s) K-23 & L-23.

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

Supper Rock
Neighborhood Association
Contacts: CAROL O'Keefe
600 Vista Abajo Dr 87123
296-9075
Kathleen Schindler-Wright
407 Monte Largo Dr. 87123
275-2710

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,

[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

**Richard Dineen
Planning Director**

RD/SS/ac

**cc: Garcia Kraemer & Assoc., 200 Lomas NW, Suite 1111, Albuquerque, NM 87102
Wayne Aspholm, Embudo Canyon NA, 1552 Monte Largo NE, Albuquerque, NM 87112
Sally Uebecklacker, Embudo Canyon NA, 13205 Bellamah Ave. NE, Albuquerque, NM 87112
Carol O'Keefe, Supper Rock NA, 600 Vista Abajo Dr. NE, Albuquerque, NM 87123
Kathleen Schindler-Wright, Supper Rock, 407 Monte Largo Dr. NE**

Project # 1004496

TRAMWAY ASSOCIATES, INC
PO BOX 1245
NORTHBROOK, IL 60065

Project # 1004496

KATHLEEN SCHINDLER-WRIGHT
Supper Rock N.A.
407 MONTE LARGO DR
ALBUQUERQUE, NM 87123

102305706710330506

RALLIS PETER
515 MONTE ALTO NE
ALBUQUERQUE NM 87123

102305706706730503

BARELA RAY & ELIZA
503 MONTE ALTO DR NE
ALBUQUERQUE NM 87123

102305707504230206

FRY TAFOYA COLLEEN
417 MONTE ALTO PL NE
ALBUQUERQUE NM 87123

102305707400230202

HALL TYLOR F & SHARON NEWBERR
401 MONTE ALTO PL NE
ALBUQUERQUE NM 87123

102305607651420414

DELICATE WILLIAM T G &
237 MONTE ALTO PL NE
ALBUQUERQUE NM 87123

102305708012531005

PROVIDENCE PRESBYTERIAN CHURC
13801 ENCANTADO RD NE
ALBUQUERQUE NM 87123

102305701702530111

KINDER-CARE LEARNING CENTERS
PO BOX 6760
PORTLAND, OR 97228

102205752108841125

FINICAL JAMES EUGENE JR
504 HILLVIEW CT NE
ALBUQUERQUE NM 87123

Project # 1004496

GARCIA/KRAEMER & ASSOCIATES
200 LOMAS NW STE # 1111
ALBUQUERQUE, NM 87102

102305706003030210

SIMONSEN ARNOLD J
PO BOX 1245
NORTHBROOK, IL 60065

102305706709330505

HUGHES BRIAN D & JULIE TURKEL
511 MONTE ALTO DR NE
ALBUQUERQUE NM 87123

102305707305430208

AMBROSE RICHARD E & YVONNE C
13700 HUERFANO RD NE
ALBUQUERQUE NM 87123

102305707403230205

CHAND AMER & NIKI
409 MONTE ALTO PL NE
ALBUQUERQUE NM 87123

102305607652620416

BAKER DOROTHY E
247 MONTE ALTO
ALBUQUERQUE NM 87122

102305607650820413

SONORA GLENNA
2637 AKRON ST
SAN BERNARDICA 92407

102305702800530110

GUTIERREZ ANSELMO
720 MARK NE
ALBUQUERQUE NM 87123

102305701105030112

WILDCAT PARTNERS ETAL
3300 COLUMBIA NE A
ALBUQUERQUE, NM 87107

102205752109341124

CROW LARRY G & WATSON-CROW VI
1213 HIAWATHA NE
ALBUQUERQUE NM 87112

Project # 1004496

CAROL O'KEEFE
Supper Rock N.A.
600 VISTA ABAJO DR
ALBUQUERQUE, NM 87123

102305706000330201

THOMPSON GENE R & TERYL A
PO BOX 1102
TIJERAS, NM 87059

102305706707730504

RAMIREZ ADOLFO & GLORIA
507 MONTE ALTO DR NE
ALBUQUERQUE NM 87123

102305708205030207

BOWEN ROBERT N & KATHLEEN A
421 MONTE ALTO PL NE
ALBUQUERQUE NM 87123

102305707401330203

SCHOENFELDER MELVIN R & JOYCE
405 MONTE ALTO PL NE
ALBUQUERQUE NM 87123

102305607652020415

LEO-RUSSELL MARK R & SUSAN G
241 MONTE ALTO PL NE
ALBUQUERQUE NM 87123

102305704212231002

LOVELACE CLINIC-LOVELACE MED
PO BOX 25234
OVERLAND PARKS, KS 66225

102305601551920901

SKYLINE PARK INVESTMENTS LLC
11001 DEL REY NE
ALBUQUERQUE NM 87122

102205752108241126

SMITH BUDDY D & R RENE
147 VALLECITOS DR
TIJERAS NM 87059

102205752310041123

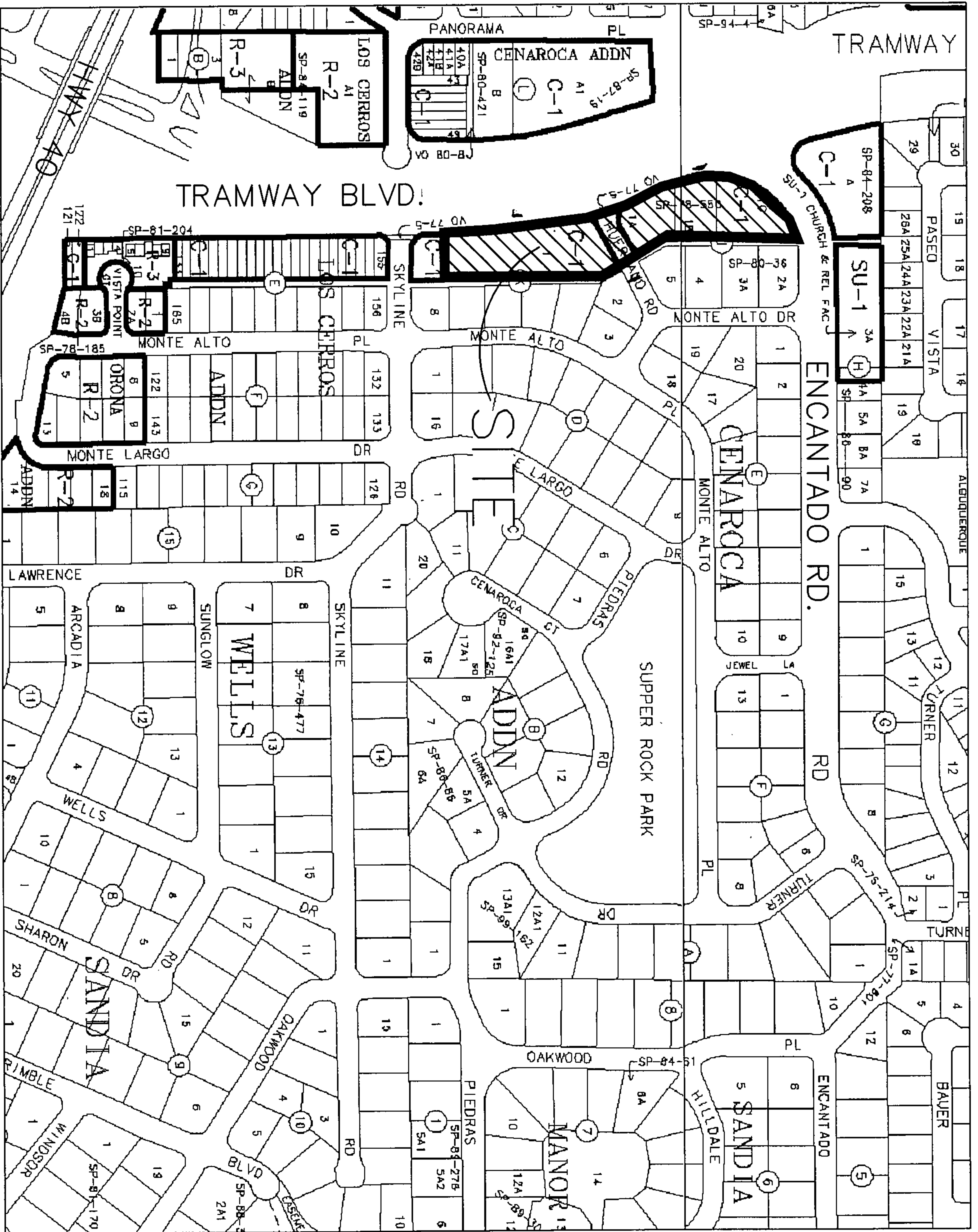
WILEY JERRY
512 HILLVIEW CT NE
ALBUQUERQUE NM 87123

102205752110741122

SCHNITZ WILLIE JEAN
516 HILLVIEW CT NE
ALBUQUERQUE NM 87123

102205752111541121

HELGESON WESLEY D & DOLORES M
520 HILLVIEW NE
ALBUQUERQUE NM 87123



VICINITY MAP

K-23-Z & L-23-Z

May 12, 2006

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF PRELIMINARY PLAT, VACATION OF PUBLIC ROW & EASEMENT, SITE PLAN FOR SUBDIVISION, SIDEWALK WAIVER, AND SIDEWALK DEFERRAL FOR THE BLUFFS AT ENCANTADO SUBDIVISION (DRB 1004496)

Dear Ms. Matson:

Enclosed please find an application and all required enclosures for Preliminary Plat, Vacation of Public ROW, Site Plan for Subdivision, Sidewalk Waiver, and Sidewalk Deferral submittal for the Bluffs at Encantado Subdivision. The proposed subdivision will have 28 town home residential lots. The property is currently zoned SU-1/RT.

We are requesting the vacation of public right-of-way of Huerfano Road from Avital Drive to the west property boundary. Huerfano is a dead-end street that provides access to the existing lots that will be subdivided with this plat. All lots in the proposed subdivision will access Avital Drive. Therefore, Huerfano Road will no longer be needed to provide access. The vacation of public easement is for PNM overhead facilities that they will be relocating. The Site Plan for Subdivision was heard at the EPC. The EPC delegated final sign-off to the DRB to ensure that the conditions imposed have been satisfied.

The submittal also includes a request for waiver of sidewalks and deferral of sidewalks within the subdivision. We are requesting a waiver of sidewalks on the east side of Avital Drive since it is single loaded with all lots located on the west side of the street. The sidewalk construction deferral will consist of all sidewalks within the subdivision at the front of the lots. The deferral is requested so that the sidewalks are not damaged during the construction of the individual homes.

If you should have any questions, please call me at 271-2199.

Sincerely,



David B. Thompson, P.E.

CITY OF ALBUQUERQUE

FYI



Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 19, 2006

TO: Carol O'Keefe and Kathleen Schindler-Wright, Supper Rock 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 three (3) acre(s) - Major Preliminary Plat Approval; Major Vacation of Public Right-of-Way; Major Vacation of Public Easements; Minor Site Development Plan for Subdivision/EPC; and Minor Sidewalk Waiver for a proposed twenty-eight (28) town home residential lots at the Bluffs at Encantado Subdivision.**

Proposed by: Garcia/Kraemer and Associates at 505-242-5566

Agent for: Tramway Associates, Inc.

P.O. Box 1293

For property located: On or near Tramway Boulevard NE between Skyline Road NE and Encantado Road NE.

Albuquerque

The case number(s) assigned is: 06DRB- 00667, 00668, 00669, 00671 and 00670, Project # 1004496

New Mexico 87103

City Planning accepted application for this request on May 12, 2006.

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

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, June 7, 2006 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.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

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

Albuquerque - Making History 1706-2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 3, 2010

Project# 1004496

10DRB-70319 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of **BLUFFS AT ENCANTADO**, zoned SU-1 FOR RT, located on AVITAL BETWEEN SKYLINE RD AND ENCANTADO RD containing approximately 3.07 acre(s). (K-23 AND L-23)

At the November 3, 2010 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by December 2, 2010, 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).



Jack Cloud, AICP, DRB Chair

Cc: Garcia/Kraemer & Assoc. – 600 First Street NW # 211 – Albuquerque, NM 87102
Cc: Tramway Associates Inc. – P.O. Box 5139 – Buffalo Grove, IL 60089
Marilyn Maldonado
file

Complete

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 1004496 Application #: 12DRB-70109
 Project Name: THE BLUFFS AT ENCHANTADO
 Agent: Garcia/Kraemer & Assoc. Phone #:

Your request was approved on 4-11-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: E'ment recording information

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): clarify E'ment / R.O.W

PLATS:

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

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

GARCIA/KRAEMER&ASSOCIATES

600 First St. NW, Suite 211
Albuquerque, NM 87102
(505) 242 5566
(505) 242 9028

April 4,2012

Jack Cloud, Chair
DRB
City of Albuquerque

RE: Project 1004496, Bluffs @ Encantado
DRB Sign off, Site Plan for Subdivision
08EPC-40083; AC-08-24

Dear Mr. Cloud:

Thank you for your prompt attention to this case. I hereby request a one week deferral of the above referenced case to address the member comments to the language on the SPS. It is my understanding that this case will be rescheduled for April 11, 2012.

Sincerely,



WILLIAM L. KRAEMER

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

03/27/2012 Issued By: BLDAVM 140784

Category Code **910**
2012 070 109

Application Number: 12DRB-70109, Epc Approved Sdp For Subdivision

Address:

Location Description: AVITAL DR NE BETWEEN SKYLINE RD AND ENCANTADO RD

Project Number: 1004496

Applicant

TRAMWAY ASSOCIATES INC

PO BOX 1245
NORTH BROOK IL 60065
450-4388

Agent / Contact

GARCIA/KRAEMER & ASSOC.

200 LOMAS BLVD NW SUITE 1111
ALBUQUERQUE NM 87102

BILYBOMON@HOTMAIL.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	
TOTAL:		\$20.00

DUPLICATE
City Of Albuquerque
Treasury Division

3/27/2012 11:07AM LOC: ANNX
WSH 008 TRASN# 0014
RECEIPT# 00145722-00145722
PERMIT# 2012070109 TREBLG
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
VI \$20.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

11/09/2010 Issued By: E08375 02931

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 319

Category Code 910

Application Number: 10DRB-70319, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: AVITAL BETWEEN SKYLINE RD AND ENCANTADO RD

Project Number: 1004496

Applicant / Owner
TRAMWAY ASSOCIATES INC

PO BOX 5139
BUFFALO GROVE IL 60089
450-4388

Agent / Contact
Garcia/Kraemer & Assoc.

200 Lomas Blvd Nw Suite 1111
Albuquerque NM 87102

bilybomon@hotmail.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

11/9/2010 10:32AM LOC: ANNX
WS# 008 TRAN# 0004
RECEIPT# 00124429-00124429
PERMITH 2010070319 TRSUNG
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
VI \$70.00
CHANGE \$0.00

Thank You



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd 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): GARCIA/KRAEMER & ASSOCIATES PHONE: 505 242 5566
 ADDRESS: 600 1st Street Suite 211 FAX: 505 242 9028
 CITY: ALBUQ STATE NM ZIP 87102 E-MAIL: bilyboman@krcorp.com
 APPLICANT: TRAMWAY ASSOCIATES INC PHONE: 505 450 4388
 ADDRESS: P.O. BOX 1245 FAX: 505 293 3580
 CITY: Albuquerque NORTH BROOK STATE IL ZIP 60065 E-MAIL: _____
 Proprietary interest in site: DEVELOPER List all owners: see attached list

DESCRIPTION OF REQUEST: FINAL SIGN OFF OF EPC APPROVED SITE PLAN FOR SUBDIVISION

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. LOTS 1P1 to 28P1 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: The Bluffs at Encantado
 Existing Zoning: SU-1/RT Proposed zoning: NO MRGCD Map No N/A
 Zone Atlas page(s): K23/L23 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project 1004496
05EPC01805, 06EPC00138, 06DRB667-671, 08EPC-40083, AC-08-24

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 28 No. of proposed lots: 28 Total site area (acres): 3.07
 LOCATION OF PROPERTY BY STREETS: On or Near: AVITAL DRIVE NE
 Between: SKYLINE RD and ENCANTADO RD

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

SIGNATURE William Kraemer DATE March 27, 2012
 (Print Name) WILLIAM KRAEMER Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB - 70109</u>	<u>SPS</u>	_____	\$ <u>5</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>April 4, 2012</u>				Total
				\$ <u>20.00</u>

[Signature] 3-27-12
 Staff signature & Date

Project # 1004496

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

WILLIAM KRAEMER
Applicant name (print)
William Kraemer 3/27/12
Applicant signature / date



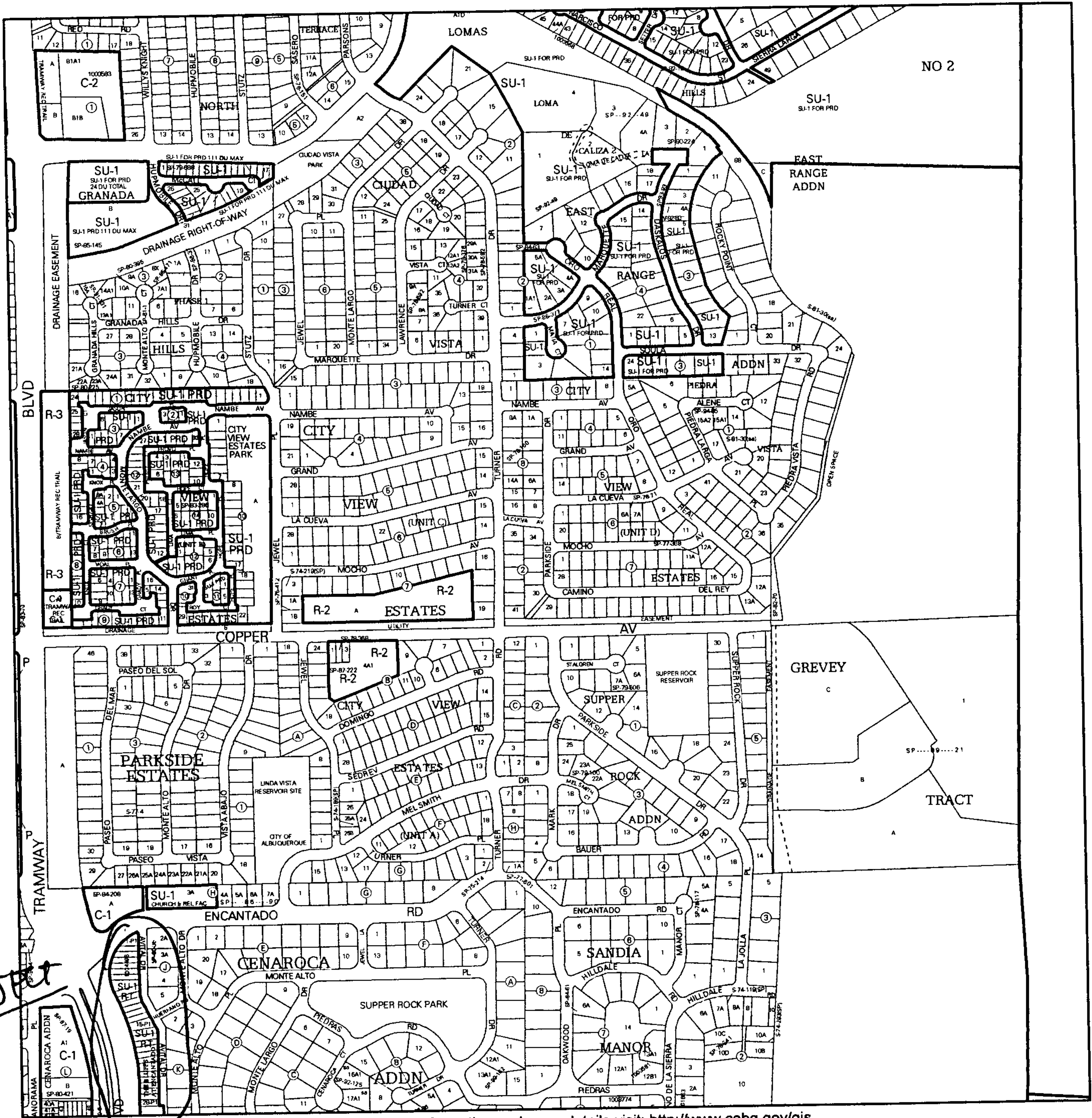
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12DRB - 70109

V. [Signature] 3-27-12
Planner signature / date
Project # 1004496

LIST OF OWNERSHIP

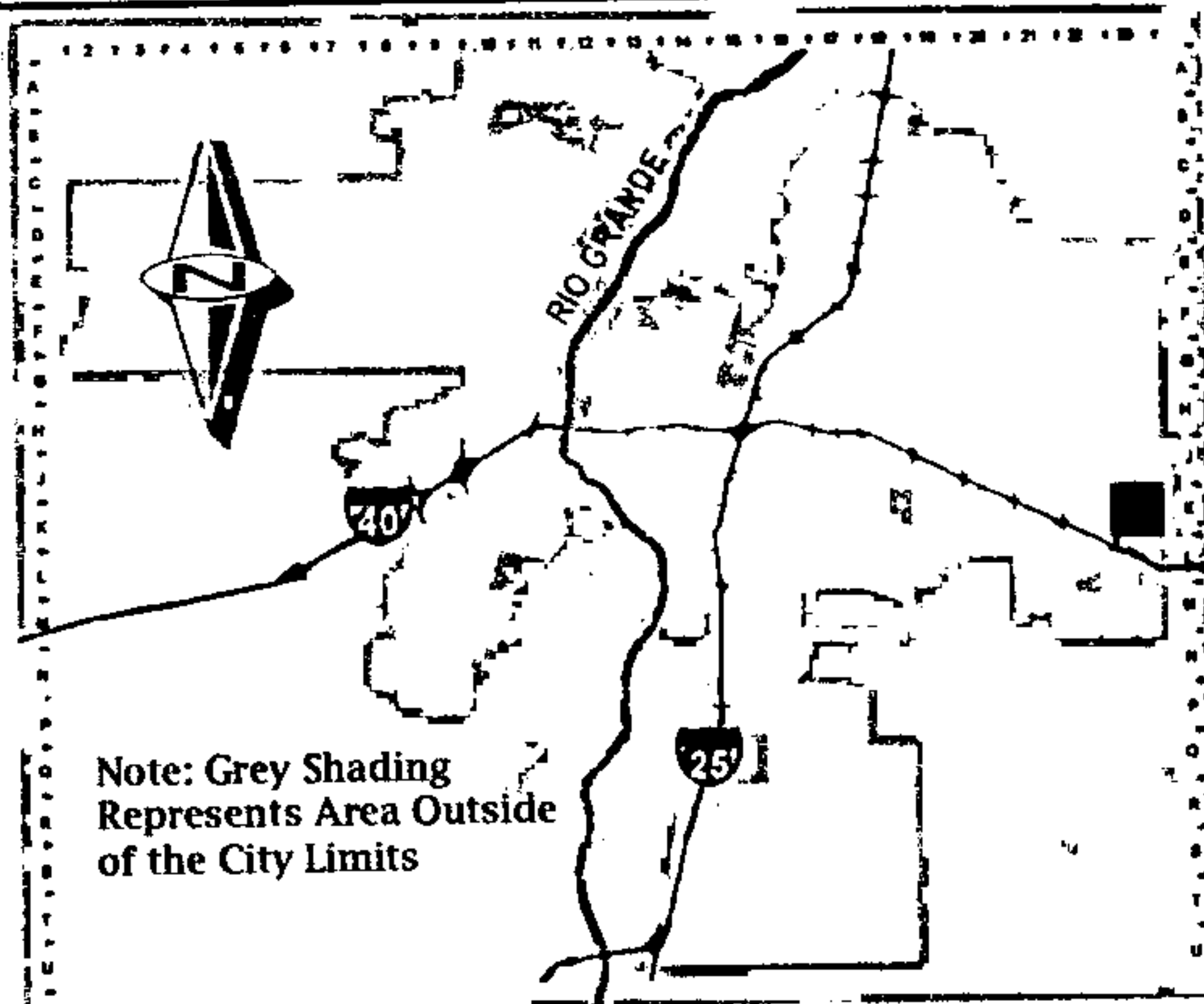
V	LOT	1 P1	ARNOLD SIMONSEN
V	LOT	2 P1	ARNOLD SIMONSEN
B	LOT	3 P1	CAROLINE LOWE
B	LOT	4 P1	JOHN HUTZ
B	LOT	5 P1	SUSAN DAVIS
B	LOT	6 P1	MICHAEL ALTAMIRANO
B	LOT	7-P1	JAMES MCCOLLOUGH
B	LOT	8-P1	ARNOLD SIMONSEN
B	LOT	9-P1	VALERIE SWEARINGEN
B	LOT	10-P1	VALERIE SWEARINGEN
B	LOT	11-P1	ARNOLD SIMONSEN
B	LOT	12-P1	ARNOLD SIMONSEN
V	LOT	13-P1	ARNOLD SIMONSEN
B	LOT	14-P1	ARNOLD SIMONSEN
B	LOT	15-P1	JOE R. HAHN
B	LOT	16-P1	CHASE BANK - DRAKE LEWISTON IN FORE CLOSURE
B	LOT	17-P1	WARREN PRUE
B	LOT	18 P1	ANNE PEREA PENA
B	LOT	19 P1	LORINDA CARBAJAL
V	LOT	20 P1	JOE R. HAHN
B	LOT	21 P1	EDWARD F. CASS
V	LOTS	22-P1 to	JOE R. HAHN
V		28-P1	



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



Map amended through: 1/24/2011



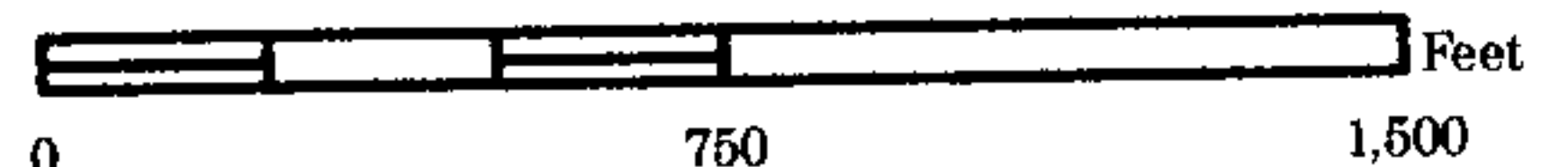
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-23-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



GARCIA/KRAEMER&ASSOCIATES

600 First St. NW, Suite 211
Albuquerque, NM 87102
(505) 242 5566
(505) 242 9028

March 26, 2012

Jack Cloud, Chair
DRB
City of Albuquerque

RE: Project 1004496, Bluffs @ Encantado
DRB Sign off, Site Plan for Subdivision
08EPC-40083; AC-08-24

Dear Mr. Cloud:

The purpose of this letter is to seek DRB approval of the amended site plan for subdivision that was approved in September 2008 as upheld and modified by the City Council through the LUHO in January 2009. This letter explains how the conditions of approval have been addressed.

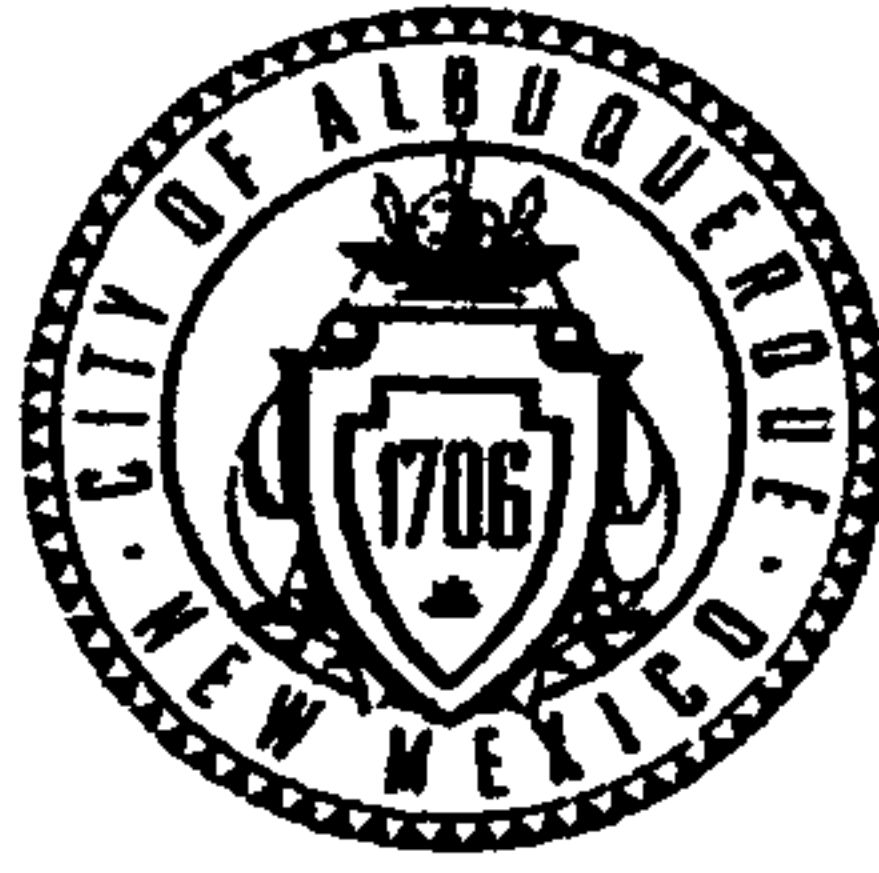
Sheets 1 and 2 of the site plan was modified by:

1. Updating descriptions of the EPC and City Council actions. Copies of those decisions attached.
2. Avital Drive indentified as per condition 3.
3. Note from condition 4 added to lower left corner of sheet 1.
4. The text of the design regulations on sheet 2 are modified to reflect the terms of the EPC and LUHO/City Council decision.

We regret that DRB sign off was not pursued expeditiously after EPC and City Council approval of the amended site plan. The property is now in diverse ownership. The infrastructure is in place except for sidewalks. A substantial number of dwellings have been permitted and constructed since 2008 and disputes have been resolved.

Sincerely,


WILLIAM L. KRAEMER



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 19, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1004496*
08EPC-40083 AMEND SITE DEVELOPMENT
PLAN - SUBDVN

AC-08-24

Tramway Associates
P.O. Box 1245
Northbrook, IL 60065

LEGAL DESCRIPTION: for all or a portion of
lots 1-P1 TO 28-P1, THE BLUFFS AT
ENCANTADO zoned SU-1/RT located on
TRAMWAY BLVD NE BETWEEN SKYLINE
RD NE AND ENCANTADO RD NE containing
approximately 3.07 acres. (K-13 / L-23) Randall
Falkner, Staff Planner

On September 18, 2008 the Environmental Planning Commission voted to approve Project 1004496/08EPC 40083, an amendment to a site development plan for subdivision, for Lots 1-P1 to 28-P1, The Bluffs at Encantado, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This proposal is a request to amend an approved site development plan for subdivision for a 3.07 acre property located on Tramway Boulevard NE between Skyline Road and Encantado Road. The site is located on Lots 1-P1 to 28-P1, the Bluffs at Encantado.
2. The subject site is within the area designated Established Urban by the Comprehensive Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
 - a. Policy II.B.5a – The location of the request would allow a full range of urban land uses, as the development would neighbor C-1 and R-1 zones, and single family, office, commercial, manufacturing, and vacant land uses.
 - b. Policy II.B.5d – The amendment to the site development plan for subdivision would respect existing neighborhood values and natural environmental conditions. The request has modified the building envelopes which will increase sightlines through the project and improve drainage. The request has also decreased the minimum dwelling size from 2,000 square feet to 1,600 square feet, which results in more open space for each dwelling unit.

**OFFICIAL NOTICE OF DECISION
SEPTEMBER 18, 2008
PROJECT #1004496
PAGE 2 OF 3**

- c. Policy II.B.5e – The property is immediately adjacent to existing urban facilities and services. The subject site will provide infill development for vacant lots.
 - d. Policy II.B.5f – The request amends the site development plan by decreasing the dwelling size from 2,000 sf to 1,600 sf. This allows for larger open areas for each home. The townhomes are oriented towards a multi-use trail that is located immediately west of the development that runs up and down Tramway Boulevard.
4. There is no known opposition from the Supper Rock Neighborhood Association.
 5. After publication of the staff report, a letter from Lillian Homes, Inc. was received that opposed the changes being made to the site development plan for subdivision.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Avital Drive shall be identified on the amended site development plan for subdivision.
4. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. If applicable, the Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.

OFFICIAL NOTICE OF DECISION
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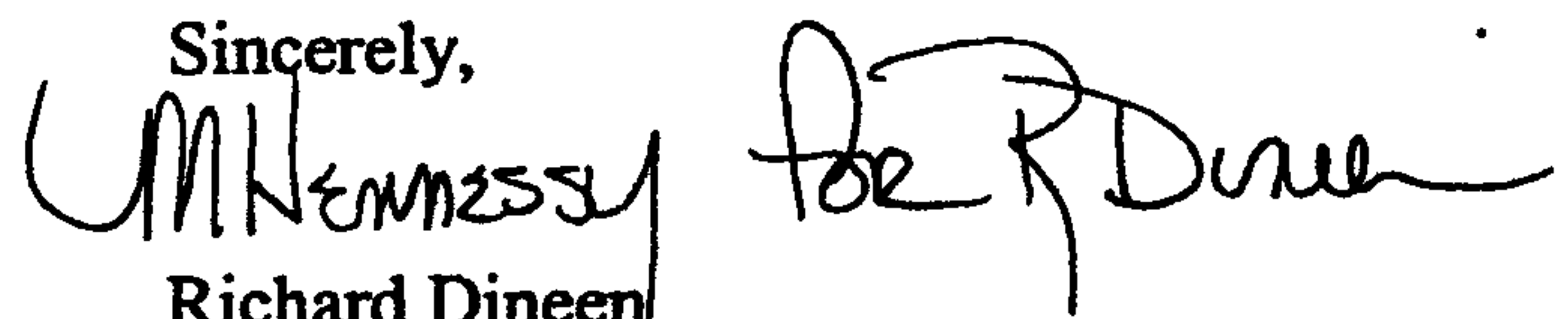
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Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen
Planning Director

RD/RF/ac

cc: Garcia/Kraemer & Assoc., 200 Lomas NW, Suite 1111, Albuquerque, NM 87102
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**Official Notice of Decision
City of Albuquerque
City Council**

January 5, 2009

AC-08-24 Mr. Drake LeMaster Appeals the Environmental Planning Commission's Approval of a Request to Amend an Approved Site Development Plan for Subdivision for a 3.07 Acre Property Located on Tramway Boulevard NE Between Skyline Road and Encantado Road, for Lots 1-P1 to 28-P1, the Bluffs at Encantado

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On January 5, 2009, by a vote of 8 FOR and 0 AGAINST, the City Council voted to accept the recommendation of the LUHO and deny the appeal.

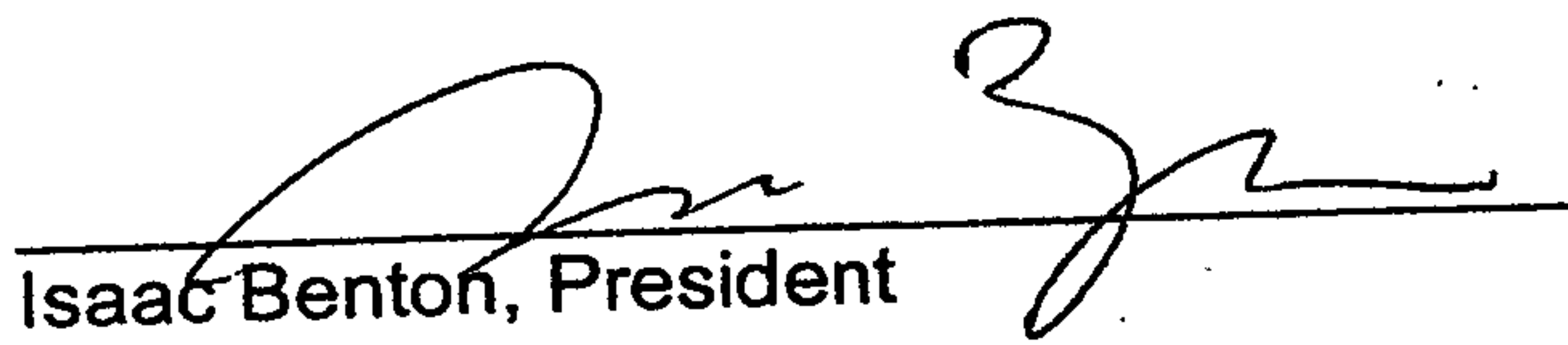
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Attachments

1. Land Use Hearing Officer's Recommendation
2. Action Summary from the January 5, 2009 City Council meeting

Appeal of Final Decision

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Isaac Benton, President
City Council

Date: 1/12/09

Received by: 
City Clerk's Office

Date: 1/13/09

LAND USE HEARING OFFICER'S RECOMMENDATION

APPEAL NO. AC-08-24
08epc-40083
Project No. 1004496

DRAKE LEMASTER, Appellant,
WILLIAM KRAEMER, Agent for TRAMWAY ASSOCIATES, INC., Party Opponent.

I. PROCEDURAL BACKGROUND

1
2
3 This is an appeal of a decision of the Environmental Planning Commission (EPC) approving
4 an amendment to an approved site plan for a subdivision. On September 18, the EPC, in its public
5 hearing, granted William Kraemer's request to reduce the minimum dwelling size (town homes) in
6 a portion of the approved subdivision from 2,000 square feet to 1,600 square feet. The EPC also
7 allowed Kraemer to modify the configuration of the dwelling units on 14 lots, and modify the
8 dwelling design, to accommodate the change in dwelling size.

9
10 The original site plan was approved in 2006 and includes 28 town home style dwelling units.
11 The entire subdivision is zoned SU-1 for R-T and is located on Tramway Boulevard between Skyline
12 Road and Encantado Road. The September, 2008, site plan amendments approved by the EPC only
13 affects 14 of 28 units on a 3.07 acre portion of the larger subdivision.

14
15 Appellant, Drake LeMaster owns a residential dwelling unit adjacent to the subdivision.
16 Appellant timely appealed the decision of the EPC on October 8, 2008. The Appeal hearing was
17 held on November 21, 2008. At the hearing, the parties were allowed to supplement the record
18 with additional evidence.

II. ISSUES PRESENTED BY APPELLANTS

19
20
21
22 Appellant presents several issues in his appeal. He first contends that the City Planning Staff
23 and the EPC failed to acknowledge the presence of the neighborhood opposition to any amendments
24 to the site plan.¹ Next, Appellant claims that the neighbors received inadequate notice to the EPC
25 hearing regarding the site plan amendments. In this regard, Appellant alleges that the required
26 "yellow signs" were not properly posted in and around the physical site of the subdivision. Thirdly,
27

¹ The City Planning Staff Report to the EPC, dated September 18, 2008 stated that there was no opposition to the request. In addition, in the Official Notification of Decision, dated September 19, 2008, the EPC made a finding that "[t]here is no known opposition from the Supper Rock Neighborhood Association."

1 Appellant believes that, in approving the amendments to the site plan, the EPC violated Policy II.B.5
2 d and e, of the City's Comprehensive Plan. These policies require that the intensity and design of
3 new development must "respect neighborhood values" and it must ensure the 'integrity of existing
4 neighborhoods.'" Finally, Appellant takes the position alleging that downsizing dwelling units
5 requires a zone change.
6
7

8 III. STANDARD OF REVIEW

9
10 A review of an appeal is a whole record review to determine if there is error:

- 11 1. In applying adopted city plans, policies, and ordinances in arriving at the decision;
- 12 2. In the appealed action or decision, including its stated facts;
- 13 3. In acting arbitrary, capriciously or manifestly abusive of discretion.

14
15 The decision and record must be supported by a preponderance of the evidence to be upheld.
16 The Land Use Hearing Officer may not substitute his judgment for that of the reviewing Body
17 below. The Land Use Hearing Officer's opinion is advisory to the City Council. The Land Use
18 Hearing Officer may recommend that the Council "grant, in whole or in part, an appeal, deny, in
19 whole or in part, an appeal, or remand an appeal for reconsideration if the remand is necessary to
20 clarify or supplement the record, or if the remand would expeditiously dispose of the matter."²
21
22

23 IV. DISCUSSION

24 1. Issues Related to Notice

25
26
27 Appellant contends that there were no yellow signs posted on and around the affected
28 physical site of the subdivision notifying the public of the request to amend the site plan and of the
29 EPC hearing. In support of his contention, he proffered testimony of two neighbors and their
30 affidavits stating the same. William Kraemer testified that he himself posted the yellow signs after
31 signing a sign agreement with the City Planning Staff.
32
33

34
35 After hearing the testimony and arguments, and reading affidavits, I find that the yellow
36 notice signs were posted, but were removed at some point in time after they were posted. The signs
37 were not removed by Kraemer. Planning Staff testified that on occasion, these signs are vandalized
38 or stolen. As a result, the neighbors did not have the benefit of this type of notice. Yet, there was
39 substantial evidence in the record that the neighbors, through other means, received adequate notice
40 of the EPC hearing regarding the site plan. In addition, the EPC was made aware of the deficiency

² See Rules of the Land Use Hearing Officer adopted by the City Council, February 18, 2004. Bill No. F/S OC-04-6.

1 and elected not to defer the September 18, 2008 hearing. The EPC has the discretion over deferral.
2 I find no abuse in how they wielded that discretion.
3

4 I note for the City Council, that Appellant did not present any evidence that the required
5 notice to neighbors was not satisfied. He only demonstrated that the public did not have the benefit
6 of the sign posting on the affected site. This amounts to harmless error. If Appellant could have
7 shown that a neighbor who had a notice interest was not provided notice, then a remand for a new
8 hearing would be appropriate. That is not the case in this matter. The evidence reveals that those
9 neighbors, having a statutory notice interest under the Zoning Code, received notice by certified
10 mail, legal advertising in the newspaper, and had an opportunity to receive notice through the Supper
11 Rock Neighborhood Association (SRNA).³ In fact, the record shows that the neighbors who opposed
12 the amendments spoke out in opposition at the September 18, 2008, EPC hearing. And, although,
13 the Staff report incorrectly stated that there was no opposition to the request, the EPC heard and had
14 an opportunity to consider testimony from neighbors opposing the amendments.
15

16 Accordingly, I do not believe a remand is appropriate under these facts. And, although notice
17 is a cornerstone of due process, the preponderance of the evidence demonstrates that notice was
18 achieved and the neighbors had an opportunity to be heard. Thus, I find that Appellant's appeal on
19 the notice questions should be denied.
20

22 2. Issues Related to the Comprehensive Plan

23
24 Appellant also claims that the amendment, reducing the minimum dwelling size of the town
25 houses does not respect the existing neighborhood values. Respecting neighborhood values is a
26 requirement of the Comprehensive Plan. He also argues that the EPC should have found that the
27 dwelling size reduction and the design modification erodes the integrity of the existing
28 neighborhood. In support of these contentions, he suggests that the amendments will negatively
29 affect property values, and social and cultural values in the neighborhood.
30

31 Appellant's contentions are based in entirely unsupported speculation and opinion. The EPC
32 had a different opinion on the subject. Appellant has not proffered any factual evidence to support
33 these allegations or that the EPC erred in concluding otherwise. Conversely, Phillip Lindborg, a
34 developer experienced in appraising property values, testified that "the developments by both
35 homebuilders are helping the home values in that area, which is important to me, as a person and as
36 a homebuilder."⁴
37

³ Notably, the SRNA was given the opportunity to hold a City sponsored facilitated meeting, but the SRNA officials turned down the request and instead gave their consent to the proposed site plan amendments.

⁴ Transcript of LUHO Appeal hearing, Page 90, Lines 12-15.

1 The City's Staff Planner, who reviewed the amendments for the EPC, reported to the EPC
2 that the Comprehensive Plan, policies II.B.5.d and II.B.5.e are advanced through the amendments.
3 The EPC made a similar finding. I find no error in that finding. I also find no basis to set aside the
4 finding. The architectural design of the town houses and the lots were not altered by the
5 amendments. Moreover, the Staff planner reported, and the EPC found, that open space, drainage,
6 and site lines are increased as a result of the amendments. The EPC found that these facts were
7 positive factors that furthers the subject policies of the Comprehensive Plan. There is nothing in
8 the record suggesting that the EPC acted outside the scope of its authority and discretion, and
9 therefore, I find that these findings merit deference.

10
11 The Appellant has not demonstrated that the EPC abused its discretion, nor acted arbitrarily
12 nor erred in any way in its analysis of the facts of this case. I find that Appellant has not met his
13 burden in proving that the EPC erred.

14 15 16 3. Issues Regarding Zoning


17
18 Appellant next claims that the EPC erred when it approved the amendments to the site plan
19 on the basis that the amendments required an analysis of the zoning, a zone map amendment and/
20 or a zone change. Appellant is wrong. The City's Zoning Code specifically contemplates and
21 provides for site plan amendments through the EPC without any analysis of the zone amendment
22 issues Appellant raises in his appeal. As a matter of public policy, because of the potential of
23 changing market conditions, the City Council anticipates that site plans may be modified as time
24 passes. The language of Section 124-16-3-11(B) is such a recognition. It states:

25
26 "Site Development Plans, especially plans for unbuilt areas, are *often*
27 changed so that developers can better respond to changing market
28 conditions. *Amendment of Site Development Plans does not require*
29 *meeting the criteria which must be met to justify changing zones* or
30 changing written specifications imposed by Sector Development Plans or
31 by terms of approval of a zone such as SU-1. Site Development Plans are
32 expected to meet the requirements of adopted city policies and procedures.
33 (Emphasis added).

34
35
36 Notwithstanding, Appellant claims that because the minimum size of the dwelling units were
37 reduced from 2,000 square foot dwellings to 1,600 square foot dwellings, the applicant was required
38 to obtain a zone change. In furtherance of this position, Appellant points to Section 14-16-2-22, SU-
39 1 Special Use Zone. Specifically, he asserts that "[i]n reality, this is not an application for a Site
40 Plan Amendment - it is an application for a Zone Map Amendment to the SU-1 RT zone because this
41 application *de facto* amends the SU-1 RT special use zone that relied upon the recorded Site Plan
42 for subdivision..." Yet, Appellant has not shown how the uses and their amendments are not
43 appropriate for the R-T zone. Appellant's reliance on this section of the Code does not support his
44 theory.

1 I remind Appellant that the purpose of zone districts is to classify and segregate various land
2 uses. Town houses are a sub-category of residential land uses. The amendments do not alter the
3 land uses allowed in the R-T zone. The general rule is "[w]hen only a site development plan is
4 requested to be amended, the basic definition of the zone's land uses is not open to amendment,
5 whether in the original decision or on appeal." See Section 14-16-4-1(C)(12) of the Zoning Code.
6 Appellant has not shown that the basic definition of the zone's land uses has changed. The basic land
7 uses allowed in the R-T zone was never modified by the amendments or by the EPC in the approval
8 thereof. There is no dispute that the original site plan and zoning permissively allows town houses
9 and that town houses remain the dominant land uses under the amended version of the site plan.⁵ The
10 amendments do not violate any restrictions of the R-T zone.

11
12 I find no basis, in fact or in law, to grant Appellant's appeal on any of the issues presented
13 in his appeal. I therefore, respectfully recommend that the City Council deny this appeal in whole.
14
15
16

17
18 
19 _____
20 Steven M. Chavez, Esq.
21 Land Use Hearing Officer
22
23

December 4, 2008

⁵ Under the SU-1 zone for the subdivision, R-T is the approved zone. Town houses are amongst the permissive uses in the R-T zone. See Section 14-16-2-9(A)(2).

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1004496

On September 18, 2008, the Environmental Planning Commission approved Project #1004496/ 08EPC 40083, an amendment to a site development plan for subdivision, for all or a portion of Lots 1-P1 to 28-P1, The Bluffs at Encantado, located on Tramway Boulevard, between Skyline Road NE and Encantado Road NE, containing approximately 3.07 acres.

The applicant has satisfied all of the EPC conditions of approval.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

GARCIA/KRAEMER&ASSOCIATES

600 First St. NW, Suite 211
Albuquerque, NM 87102
(505) 242 5566
(505) 242 9028

March 26, 2012

Jack Cloud, Chair
DRB
City of Albuquerque

RE: Project 1004496, Bluffs @ Encantado
DRB Sign off, Site Plan for Subdivision
08EPC-40083; AC-08-24

Dear Mr. Cloud:

The purpose of this letter is to seek DRB approval of the amended site plan for subdivision that was approved in September 2008 as upheld and modified by the City Council through the LUHO in January 2009. This letter explains how the conditions of approval have been addressed.

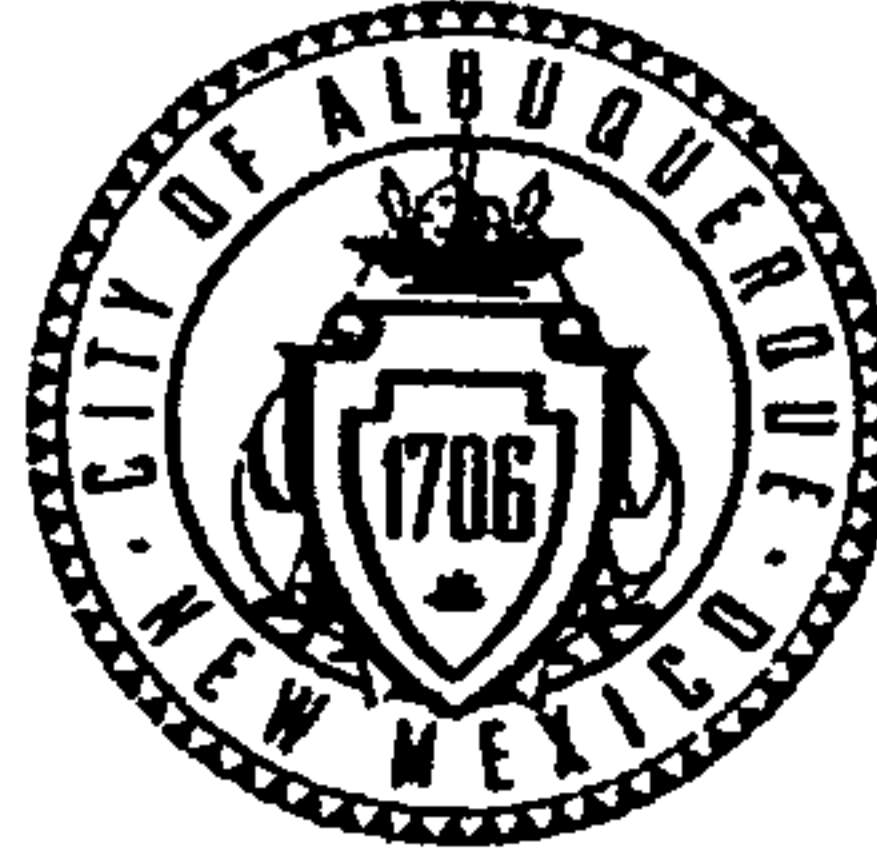
Sheets 1 and 2 of the site plan was modified by:

1. Updating descriptions of the EPC and City Council actions. Copies of those decisions attached.
2. Avital Drive indentified as per condition 3.
3. Note from condition 4 added to lower left corner of sheet 1.
4. The text of the design regulations on sheet 2 are modified to reflect the terms of the EPC and LUHO/City Council decision.

We regret that DRB sign off was not pursued expeditiously after EPC and City Council approval of the amended site plan. The property is now in diverse ownership. The infrastructure is in place except for sidewalks. A substantial number of dwellings have been permitted and constructed since 2008 and disputes have been resolved.

Sincerely,


WILLIAM L. KRAEMER



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 19, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1004496*
08EPC-40083 AMEND SITE DEVELOPMENT
PLAN - SUBDVN

AC-08-24

Tramway Associates
P.O. Box 1245
Northbrook, IL 60065

LEGAL DESCRIPTION: for all or a portion of
lots 1-P1 TO 28-P1, THE BLUFFS AT
ENCANTADO zoned SU-1/RT located on
TRAMWAY BLVD NE BETWEEN SKYLINE
RD NE AND ENCANTADO RD NE containing
approximately 3.07 acres. (K-13 / L-23) Randall
Falkner, Staff Planner

On September 18, 2008 the Environmental Planning Commission voted to approve Project 1004496/08EPC 40083, an amendment to a site development plan for subdivision, for Lots 1-P1 to 28-P1, The Bluffs at Encantado, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This proposal is a request to amend an approved site development plan for subdivision for a 3.07 acre property located on Tramway Boulevard NE between Skyline Road and Encantado Road. The site is located on Lots 1-P1 to 28-P1, the Bluffs at Encantado.
2. The subject site is within the area designated Established Urban by the Comprehensive Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
 - a. Policy II.B.5a – The location of the request would allow a full range of urban land uses, as the development would neighbor C-1 and R-1 zones, and single family, office, commercial, manufacturing, and vacant land uses.
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OFFICIAL NOTICE OF DECISION
SEPTEMBER 18, 2008
PROJECT #1004496
PAGE 2 OF 3

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 5. After publication of the staff report, a letter from Lillian Homes, Inc. was received that opposed the changes being made to the site development plan for subdivision.

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3. Avital Drive shall be identified on the amended site development plan for subdivision.
4. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
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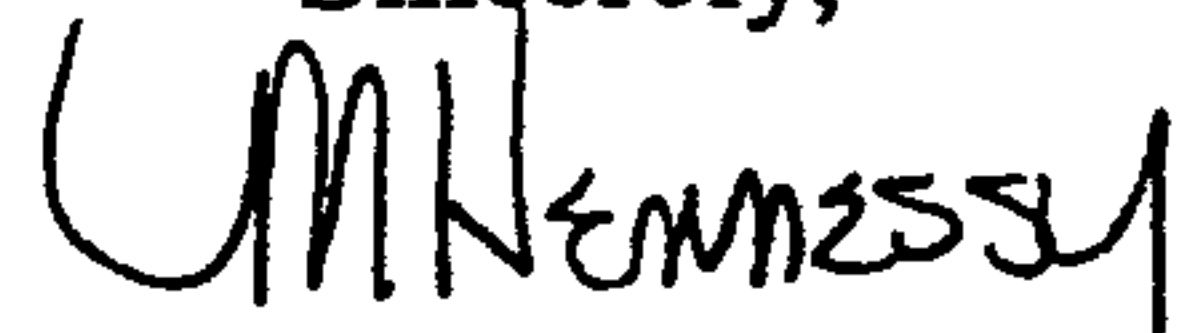
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Sincerely,



Richard Dineen
Planning Director



RD/RF/ac

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**Official Notice of Decision
City of Albuquerque
City Council**

January 5, 2009

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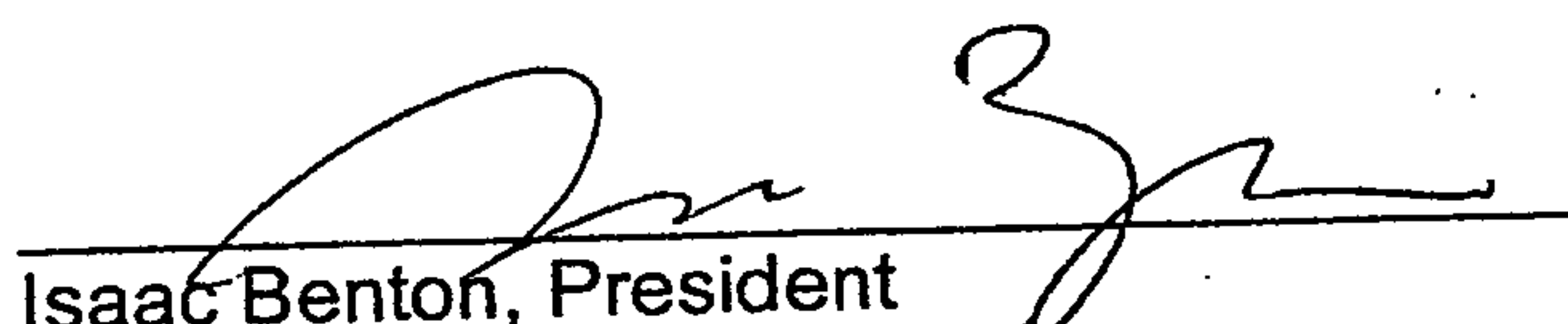
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Isaac Benton, President
City Council

Date: 1/12/09

Received by: 
City Clerk's Office

Date: 1/13/09

LAND USE HEARING OFFICER'S RECOMMENDATION

APPEAL NO. AC-08-24
08epc-40083
Project No. 1004496

DRAKE LEMASTER, Appellant,
WILLIAM KRAEMER, Agent for TRAMWAY ASSOCIATES, INC., Party Opponent.

I. PROCEDURAL BACKGROUND

1
2
3 This is an appeal of a decision of the Environmental Planning Commission (EPC) approving
4 an amendment to an approved site plan for a subdivision. On September 18, the EPC, in its public
5 hearing, granted William Kraemer's request to reduce the minimum dwelling size (town homes) in
6 a portion of the approved subdivision from 2,000 square feet to 1,600 square feet. The EPC also
7 allowed Kraemer to modify the configuration of the dwelling units on 14 lots, and modify the
8 dwelling design, to accommodate the change in dwelling size.

9
10 The original site plan was approved in 2006 and includes 28 town home style dwelling units.
11 The entire subdivision is zoned SU-1 for R-T and is located on Tramway Boulevard between Skyline
12 Road and Encantado Road. The September, 2008, site plan amendments approved by the EPC only
13 affects 14 of 28 units on a 3.07 acre portion of the larger subdivision.

14
15 Appellant, Drake LeMaster owns a residential dwelling unit adjacent to the subdivision.
16 Appellant timely appealed the decision of the EPC on October 8, 2008. The Appeal hearing was
17 held on November 21, 2008. At the hearing, the parties were allowed to supplement the record
18 with additional evidence.

II. ISSUES PRESENTED BY APPELLANTS

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20
21
22 Appellant presents several issues in his appeal. He first contends that the City Planning Staff
23 and the EPC failed to acknowledge the presence of the neighborhood opposition to any amendments
24 to the site plan.¹ Next, Appellant claims that the neighbors received inadequate notice to the EPC
25 hearing regarding the site plan amendments. In this regard, Appellant alleges that the required
26 "yellow signs" were not properly posted in and around the physical site of the subdivision. Thirdly,
27

¹ The City Planning Staff Report to the EPC, dated September 18, 2008 stated that there was no opposition to the request. In addition, in the Official Notification of Decision, dated September 19, 2008, the EPC made a finding that "[t]here is no known opposition from the Supper Rock Neighborhood Association."

1 Appellant believes that, in approving the amendments to the site plan, the EPC violated Policy II.B.5
2 d and e, of the City's Comprehensive Plan. These policies require that the intensity and design of
3 new development must "respect neighborhood values" and it must ensure the 'integrity of existing
4 neighborhoods.'" Finally, Appellant takes the position alleging that downsizing dwelling units
5 requires a zone change.
6
7

8 III. STANDARD OF REVIEW 9

10 A review of an appeal is a whole record review to determine if there is error:

- 11 1. In applying adopted city plans, policies, and ordinances in arriving at the decision;
- 12 2. In the appealed action or decision, including its stated facts;
- 13 3. In acting arbitrary, capriciously or manifestly abusive of discretion.
14

15
16 The decision and record must be supported by a preponderance of the evidence to be upheld.
17 The Land Use Hearing Officer may not substitute his judgment for that of the reviewing Body
18 below. The Land Use Hearing Officer's opinion is advisory to the City Council. The Land Use
19 Hearing Officer may recommend that the Council "grant, in whole or in part, an appeal, deny, in
20 whole or in part, an appeal, or remand an appeal for reconsideration if the remand is necessary to
21 clarify or supplement the record, or if the remand would expeditiously dispose of the matter."²
22
23

24 IV. DISCUSSION 25

26 1. Issues Related to Notice 27

28
29 Appellant contends that there were no yellow signs posted on and around the affected
30 physical site of the subdivision notifying the public of the request to amend the site plan and of the
31 EPC hearing. In support of his contention, he proffered testimony of two neighbors and their
32 affidavits stating the same. William Kraemer testified that he himself posted the yellow signs after
33 signing a sign agreement with the City Planning Staff.
34

35 After hearing the testimony and arguments, and reading affidavits, I find that the yellow
36 notice signs were posted, but were removed at some point in time after they were posted. The signs
37 were not removed by Kraemer. Planning Staff testified that on occasion, these signs are vandalized
38 or stolen. As a result, the neighbors did not have the benefit of this type of notice. Yet, there was
39 substantial evidence in the record that the neighbors, through other means, received adequate notice
40 of the EPC hearing regarding the site plan. In addition, the EPC was made aware of the deficiency

² See Rules of the Land Use Hearing Officer adopted by the City Council, February 18, 2004. Bill No. F/S OC-04-6.

1 and elected not to defer the September 18, 2008 hearing. The EPC has the discretion over deferral.
2 I find no abuse in how they wielded that discretion.

3
4 I note for the City Council, that Appellant did not present any evidence that the required
5 notice to neighbors was not satisfied. He only demonstrated that the public did not have the benefit
6 of the sign posting on the affected site. This amounts to harmless error. If Appellant could have
7 shown that a neighbor who had a notice interest was not provided notice, then a remand for a new
8 hearing would be appropriate. That is not the case in this matter. The evidence reveals that those
9 neighbors, having a statutory notice interest under the Zoning Code, received notice by certified
10 mail, legal advertising in the newspaper, and had an opportunity to receive notice through the Supper
11 Rock Neighborhood Association (SRNA).³ In fact, the record shows that the neighbors who opposed
12 the amendments spoke out in opposition at the September 18, 2008, EPC hearing. And, although,
13 the Staff report incorrectly stated that there was no opposition to the request, the EPC heard and had
14 an opportunity to consider testimony from neighbors opposing the amendments.

15
16 Accordingly, I do not believe a remand is appropriate under these facts. And, although notice
17 is a cornerstone of due process, the preponderance of the evidence demonstrates that notice was
18 achieved and the neighbors had an opportunity to be heard. Thus, I find that Appellant's appeal on
19 the notice questions should be denied.

22 2. Issues Related to the Comprehensive Plan

23
24 Appellant also claims that the amendment, reducing the minimum dwelling size of the town
25 houses does not respect the existing neighborhood values. Respecting neighborhood values is a
26 requirement of the Comprehensive Plan. He also argues that the EPC should have found that the
27 dwelling size reduction and the design modification erodes the integrity of the existing
28 neighborhood. In support of these contentions, he suggests that the amendments will negatively
29 affect property values, and social and cultural values in the neighborhood.

30
31 Appellant's contentions are based in entirely unsupported speculation and opinion. The EPC
32 had a different opinion on the subject. Appellant has not proffered any factual evidence to support
33 these allegations or that the EPC erred in concluding otherwise. Conversely, Phillip Lindborg, a
34 developer experienced in appraising property values, testified that "the developments by both
35 homebuilders are helping the home values in that area, which is important to me, as a person and as
36 a homebuilder."⁴

³ Notably, the SRNA was given the opportunity to hold a City sponsored facilitated meeting, but the SRNA officials turned down the request and instead gave their consent to the proposed site plan amendments.

⁴ Transcript of LUHO Appeal hearing, Page 90, Lines 12-15.

1 The City's Staff Planner, who reviewed the amendments for the EPC, reported to the EPC
2 that the Comprehensive Plan, policies II.B.5.d and II.B.5.e are advanced through the amendments.
3 The EPC made a similar finding. I find no error in that finding. I also find no basis to set aside the
4 finding. The architectural design of the town houses and the lots were not altered by the
5 amendments. Moreover, the Staff planner reported, and the EPC found, that open space, drainage,
6 and site lines are increased as a result of the amendments. The EPC found that these facts were
7 positive factors that furthers the subject policies of the Comprehensive Plan. There is nothing in
8 the record suggesting that the EPC acted outside the scope of its authority and discretion, and
9 therefore, I find that these findings merit deference.

10
11 The Appellant has not demonstrated that the EPC abused its discretion, nor acted arbitrarily
12 nor erred in any way in its analysis of the facts of this case. I find that Appellant has not met his
13 burden in proving that the EPC erred.

14 15 16 3. Issues Regarding Zoning

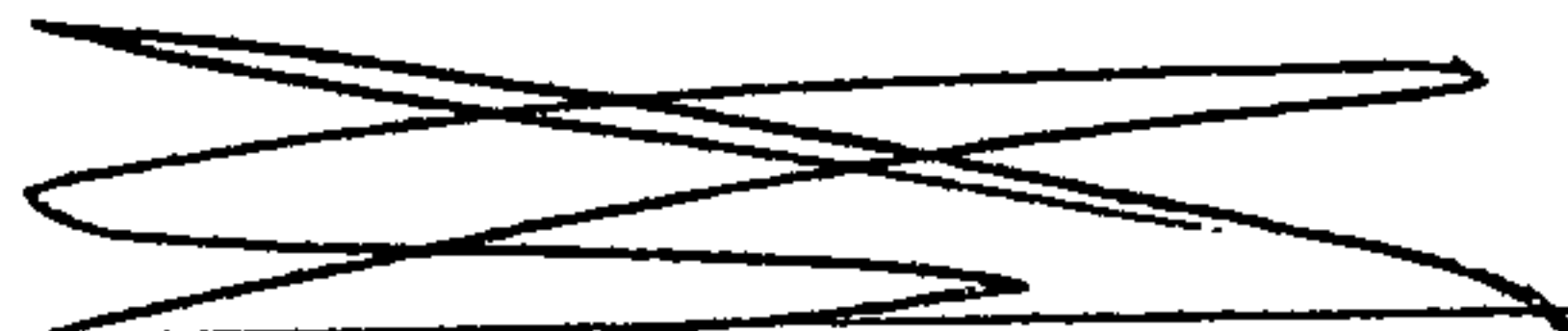
17
18 Appellant next claims that the EPC erred when it approved the amendments to the site plan
19 on the basis that the amendments required an analysis of the zoning, a zone map amendment and/
20 or a zone change. Appellant is wrong. The City's Zoning Code specifically contemplates and
21 provides for site plan amendments through the EPC without any analysis of the zone amendment
22 issues Appellant raises in his appeal. As a matter of public policy, because of the potential of
23 changing market conditions, the City Council anticipates that site plans may be modified as time
24 passes. The language of Section 124-16-3-11(B) is such a recognition. It states:

25
26 "Site Development Plans, especially plans for unbuilt areas, are *often*
27 changed so that developers can better respond to changing market
28 conditions. *Amendment of Site Development Plans does not require*
29 *meeting the criteria which must be met to justify changing zones* or
30 changing written specifications imposed by Sector Development Plans or
31 by terms of approval of a zone such as SU-1. Site Development Plans are
32 expected to meet the requirements of adopted city policies and procedures.
33 (Emphasis added).

34
35
36 Notwithstanding, Appellant claims that because the minimum size of the dwelling units were
37 reduced from 2,000 square foot dwellings to 1,600 square foot dwellings, the applicant was required
38 to obtain a zone change. In furtherance of this position, Appellant points to Section 14-16-2-22, SU-
39 1 Special Use Zone. Specifically, he asserts that "[i]n reality, this is not an application for a Site
40 Plan Amendment - it is an application for a Zone Map Amendment to the SU-1 RT zone because this
41 application *de facto* amends the SU-1 RT special use zone that relied upon the recorded Site Plan
42 for subdivision...." Yet, Appellant has not shown how the uses and their amendments are not
43 appropriate for the R-T zone. Appellant's reliance on this section of the Code does not support his
44 theory.

1 I remind Appellant that the purpose of zone districts is to classify and segregate various land
2 uses. Town houses are a sub-category of residential land uses. The amendments do not alter the
3 land uses allowed in the R-T zone. The general rule is "[w]hen only a site development plan is
4 requested to be amended, the basic definition of the zone's land uses is not open to amendment,
5 whether in the original decision or on appeal." See Section 14-16-4-1(C)(12) of the Zoning Code.
6 Appellant has not shown that the basic definition of the zone's land uses has changed. The basic land
7 uses allowed in the R-T zone was never modified by the amendments or by the EPC in the approval
8 thereof. There is no dispute that the original site plan and zoning permissively allows town houses
9 and that town houses remain the dominant land uses under the amended version of the site plan.⁵ The
10 amendments do not violate any restrictions of the R-T zone.

11
12 I find no basis, in fact or in law, to grant Appellant's appeal on any of the issues presented
13 in his appeal. I therefore, respectfully recommend that the City Council deny this appeal in whole.
14
15
16

17
18 
19 _____
20 Steven M. Chavez, Esq.
21 Land Use Hearing Officer
22
23

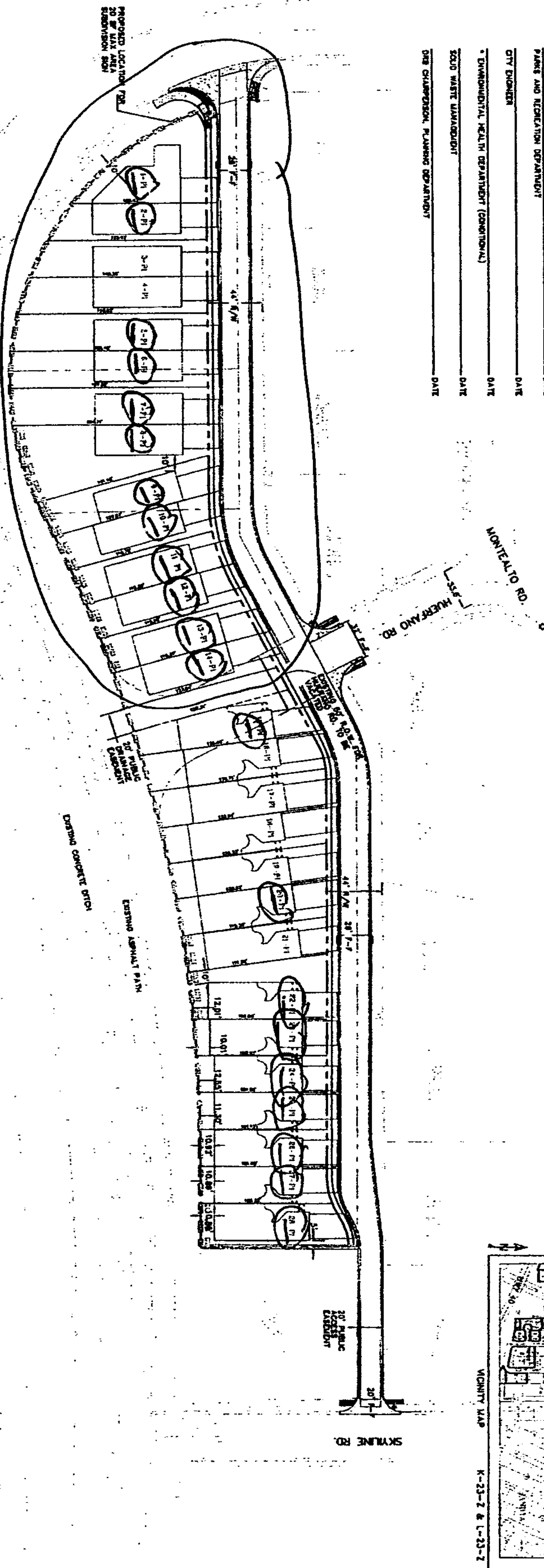
December 4, 2008

⁵ Under the SU-1 zone for the subdivision, R-T is the approved zone. Town houses are amongst the permissive uses in the R-T zone. See Section 14-16-2-9(A)(2).

1004496 SU4/RT

PROJECT NUMBER: 1004496
 APPLICATION NUMBER: 0875-00138
 THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED [DATE] AND THE PUBLIC AND COMMUNITY COMMENTS IN THE OFFICIAL NOTIFICATION OF DECISION DATED [DATE].
 IS AN INFRASTRUCTURE LIST REQUIREMENT (YES / NO) IF YES, THEN A SET OF APPROVED DEC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WHICH PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC INFRASTRUCTURE.

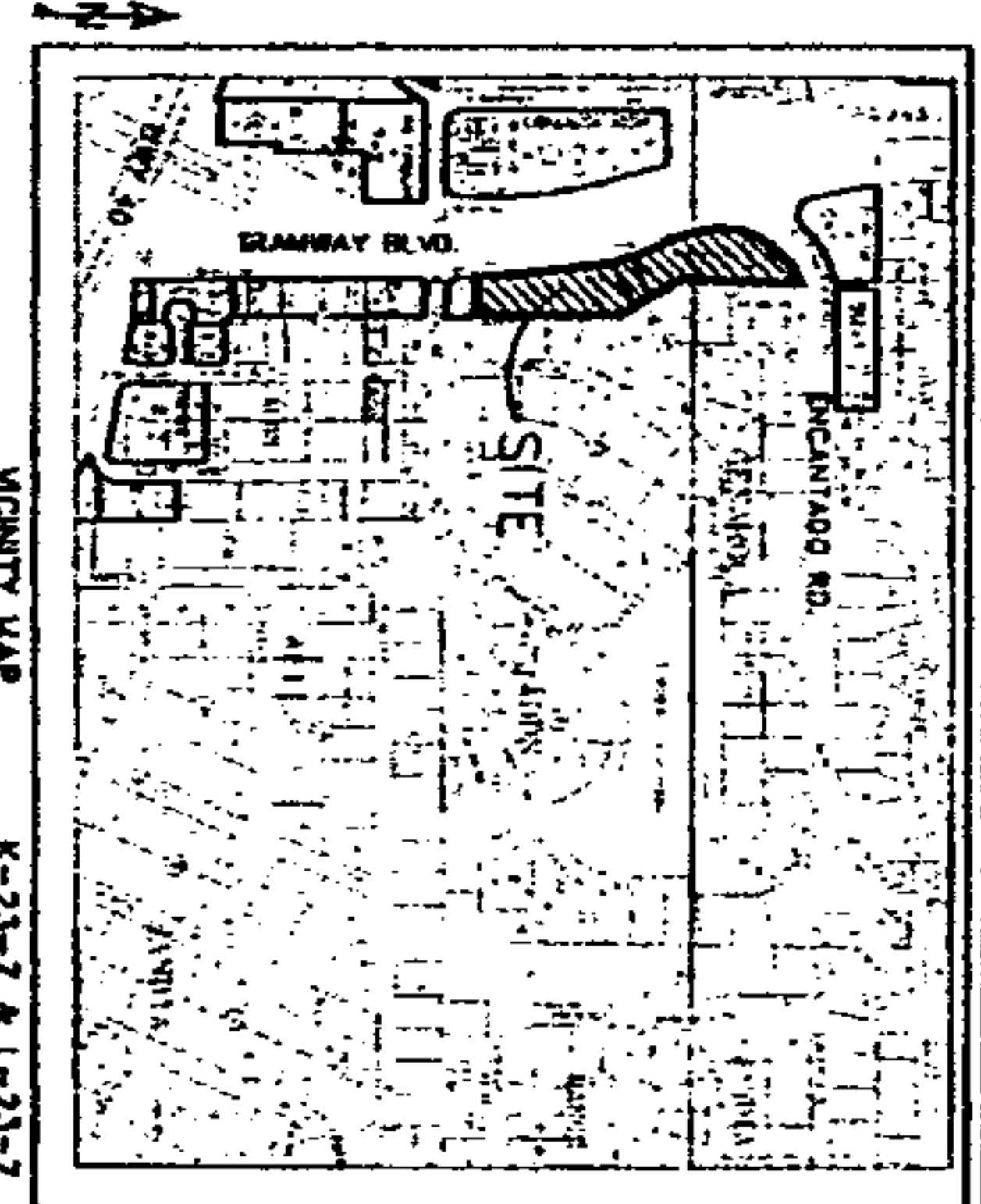
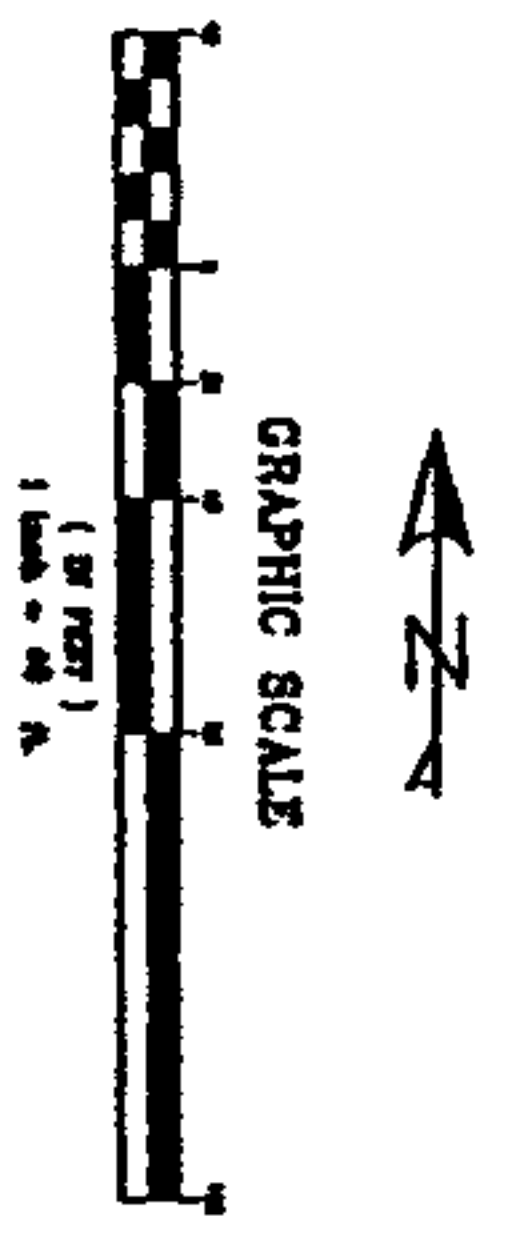
PLANNING ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 WATER UTILITY DEPARTMENT _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 CITY ENGINEER _____ DATE _____
 * ENVIRONMENTAL HEALTH DEPARTMENT (OPTIONAL) _____ DATE _____
 SOLID WASTE MANAGEMENT _____ DATE _____
 DBS CHAMPAGNE PLANNING DEPARTMENT _____ DATE _____



D - needs further extension

LEGEND
 --- PAVEMENT WALL LOCATION
 --- DECORATIVE WALL LOCATION
NOTE
 EXISTING OFF-PREMISE SIGNS MUST BE REMOVED.

ACREAGE
 0.412 ACRES FOR R.O.W.
 2.840 ACRES FOR PROPERTY
 3.252 ACRES TOTAL PROPERTY
USABLE OPEN SPACE
 TOTAL OPEN SPACE 43,649 SF
 # OF UNITS 28
 AVERAGE OPEN SPACE PER UNIT 1,560 SF



Thompson Engineering
 CONSULTANTS, INC.
 10000 N. CENTRAL EXPRESSWAY, SUITE 1000
 DALLAS, TEXAS 75243
 PHONE: (214) 343-1111
 FAX: (214) 343-1111
 WWW.THOPE.COM

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 TRANSPORTATION DEVELOPMENT
 SITE PLAN FOR SUBDIVISION
 BLUFFS AT ENCANTADO
 CITY ENGINEER APPROVAL

DESIGN REVIEW COMMITTEE

CITY Project No. _____ Zone Map No. K & L-23-2 Sheet 1 of 2

NO.	DATE	REMARKS	BY
DESIGN			
DESIGNED BY	DBT	DATE	
DRAWN BY	DBH	DATE	
CHECKED BY	DBT	DATE	

ENGINEER'S SEAL

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

BENCH MARK	

AS BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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)
- L A 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 2nd 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): GARCIA / KRAEMER & ASSOC PHONE: 242 5566
 ADDRESS: 600 FIRST STREET NW #211 FAX: 242 9028
 CITY: ALBUQ STATE NM ZIP 87102 E-MAIL: bilykoman@hotmail.com

APPLICANT: TRAMWAY Associates Inc PHONE: 505 450 4388
 ADDRESS: P.O. Box ~~XXXX~~ 5139 FAX: 505 293 3580
 CITY: ~~Northbrook~~ Buffalo Grove STATE IL ZIP 60089 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: JOE R HAHN 4402 Canyon Ct Alb NM 87111

DESCRIPTION OF REQUEST: Extension of SIA for temporary deferral of sidewalks on 21 of 28 original lots

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. 28PI, 15PI, 20PI, 22PI, 23PI, 24PI, 25PI, 26PI, 27PI, 1PI, 2PI, 5PI, 6PI, 7PI, 8PI, 9PI, 10PI, 11PI, 12PI, 13PI, 14PI Block: _____ Unit: _____
 Subdiv/Addn/TBKA: BLUFFS @ ENCANTADO
 Existing Zoning: SU-1 for RT Proposed zoning: SU1 for RT MRGCD Map No N/A
 Zone Atlas page(s): K23 + L23 UPC Code: see attached

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project # 1004496
06 DRB 0671, 06 DRB 0670, 08 EPC 40083, 08 AA 10124

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 28 No. of proposed lots: 21 Total area of site (acres): 3.07
 LOCATION OF PROPERTY BY STREETS: On or Near: AVITAL
 Between: SKYLINE Rd and ENCANTADO RD

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

SIGNATURE William Kramer DATE 11/09/2010
 (Print) WILLIAM KRAEMER Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB - 70319</u>	<u>ESIA</u>		<u>\$50.00</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				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>November 17, 2010</u>			Total <u>\$70.00</u>

[Signature] 11-9-10 Project # 1004496
 Planner signature / date

Form revised 4/07

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
24 copies
- Application for Minor Plat on FORM S-3, including those submittal requirements.
 - 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)** **6 copies**
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - 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.

WILLIAM KRAEMER
Applicant name (print)

William Kraemer 11/9/10
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
10022B - 70319

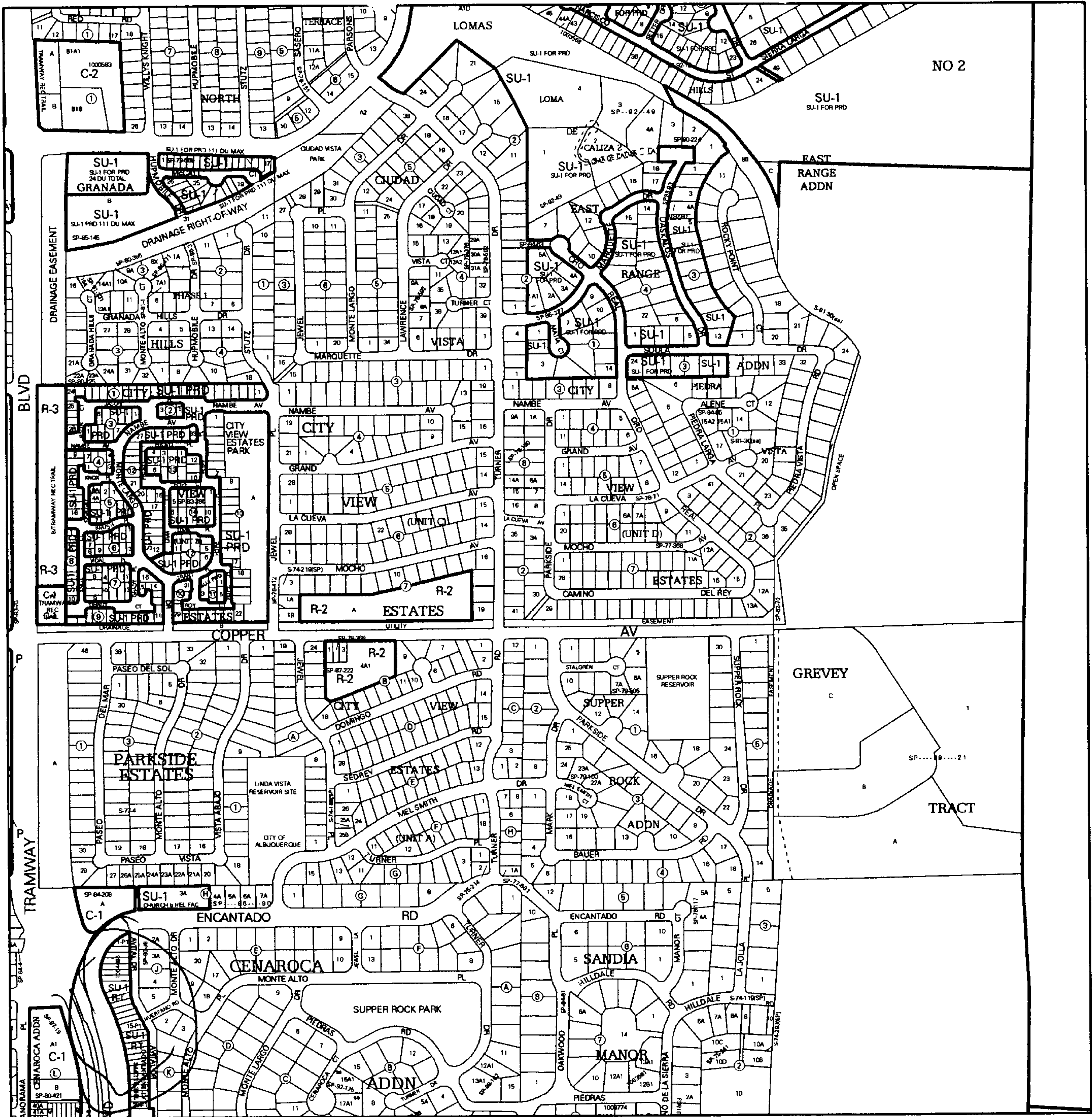
Form revised 4/07

V. [Signature] 11-9-10
Planner signature / date

Project # 1004496

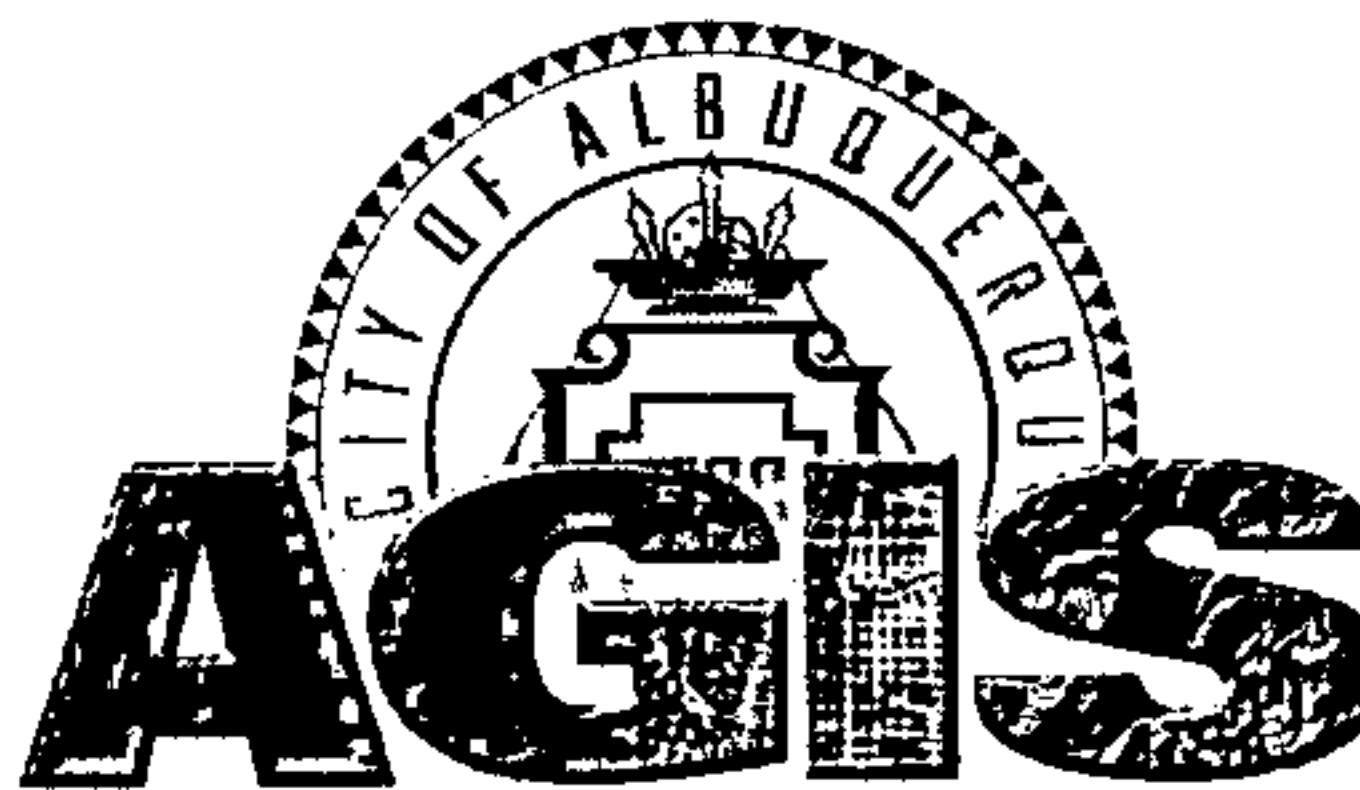
Bluffs at Encantado UPC numbers

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102305703407232007
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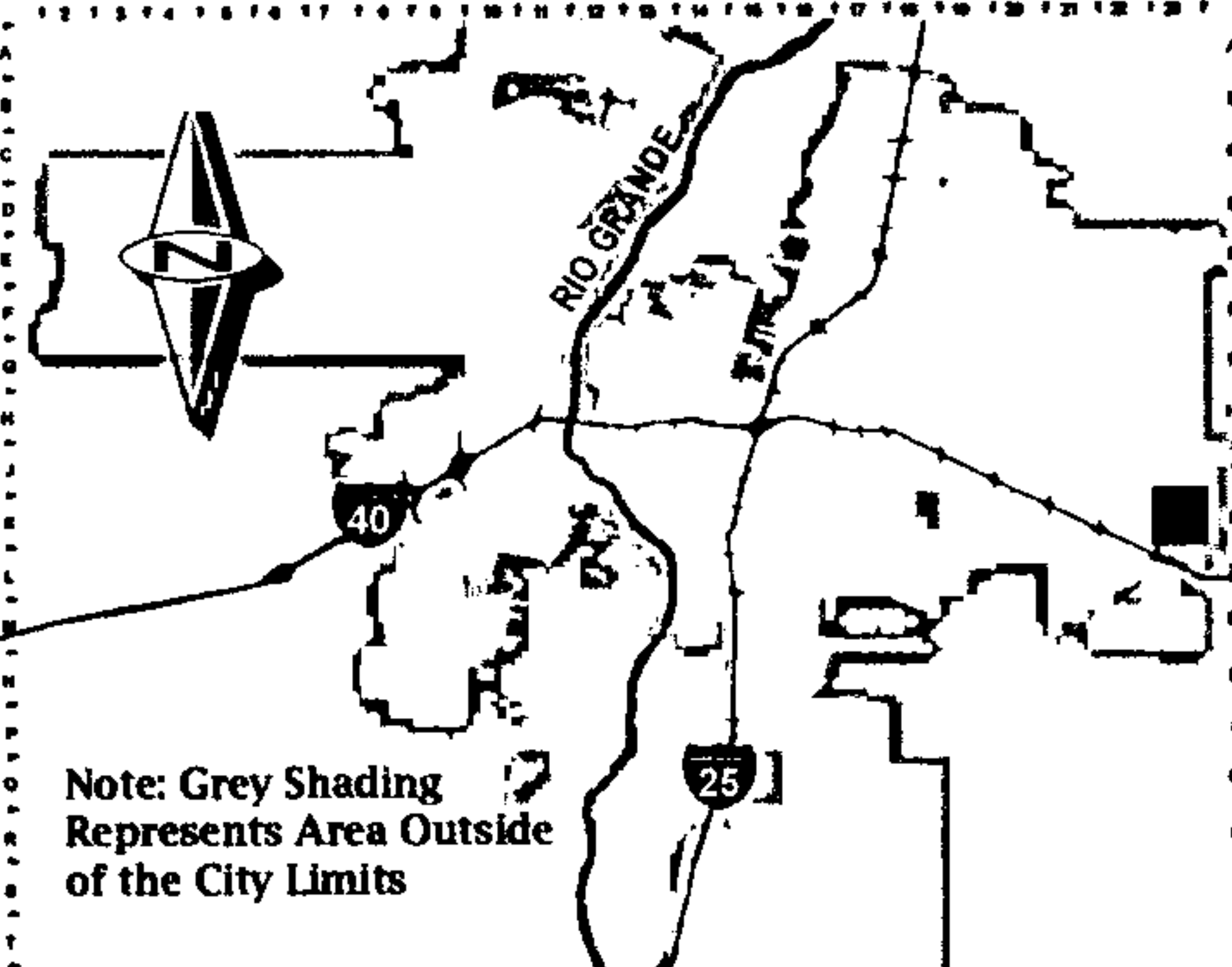


For more current information and more details visit: <http://www.cabq.gov/gis>

SUBJECT



Map amended through: 2/4/2010

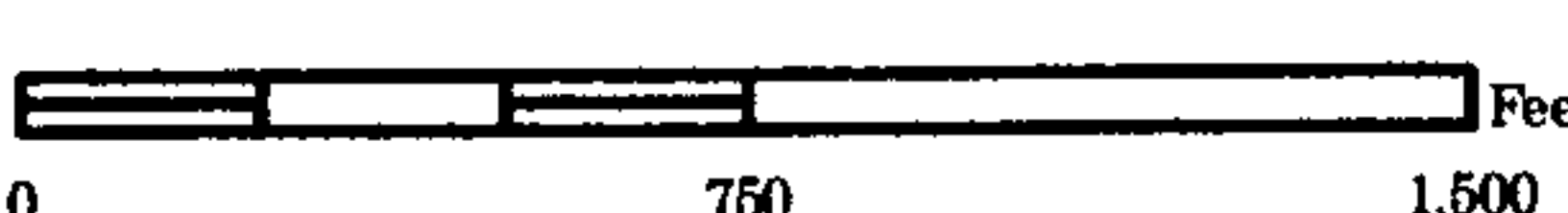


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-23-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

GARCIA/KRAEMER&ASSOCIATES

600 First St. NW, Suite 211
Albuquerque, NM 87102
(505) 242 5566
(505) 242 9028

November 8, 2010

Jack Cloud, Chair
DRB
City of Albuquerque

RE: Extension of SIA for
Temporary Deferral of Sidewalk Construction
Bluffs @ Encantado

Dear Mr. Cloud:

The purpose of this letter is to explain and justify this request. The original sidewalk deferral for this subdivision and Final Plat were approved 2006.

The developer and builders have diligently pursued the build out of this subdivision. All of the other infrastructure has been built and is in place. There are 28 lots in the subdivision but only seven of the dwellings have been constructed. Unforeseen market conditions have delayed the buildout of homes in this development and city wide.

We have been notified of the upcoming deadline for construction of all remaining sidewalks and the City's intent to call the financial guaranty. We are filing this request in order to be allowed to enter into an additional extension agreement to allow for the orderly completion of the development.

Sincerely,


WILLIAM L. KRAEMER

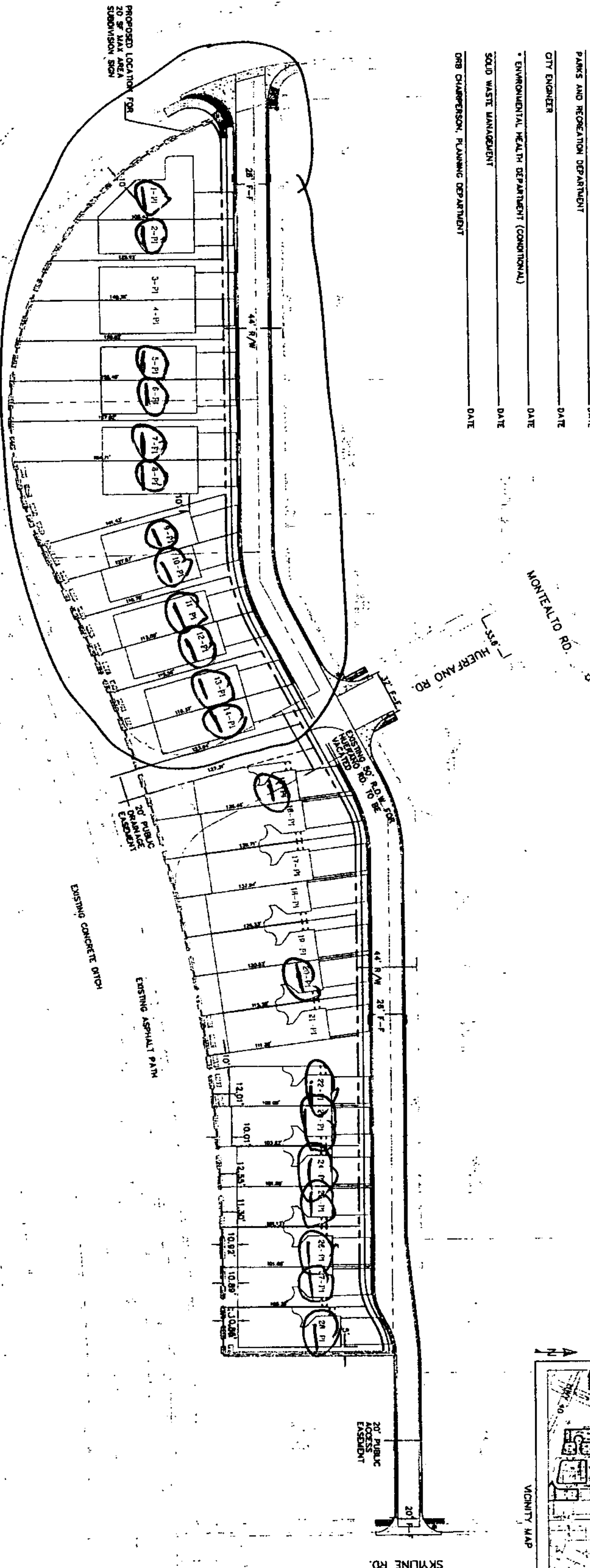
PROJECT NUMBER: 1004498
 APPLICATION NUMBER: 0827C-00138

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN APPROPRIATE LIST REQUIRED? (YES) (NO) IF YES, THEN A SET OF APPROVED DEC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 WATER UTILITY DEPARTMENT _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 CITY ENGINEER _____ DATE _____

* ENVIRONMENTAL HEALTH DEPARTMENT (COMMERCIAL) _____ DATE _____
 SOLID WASTE MANAGEMENT _____ DATE _____
 DRG CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



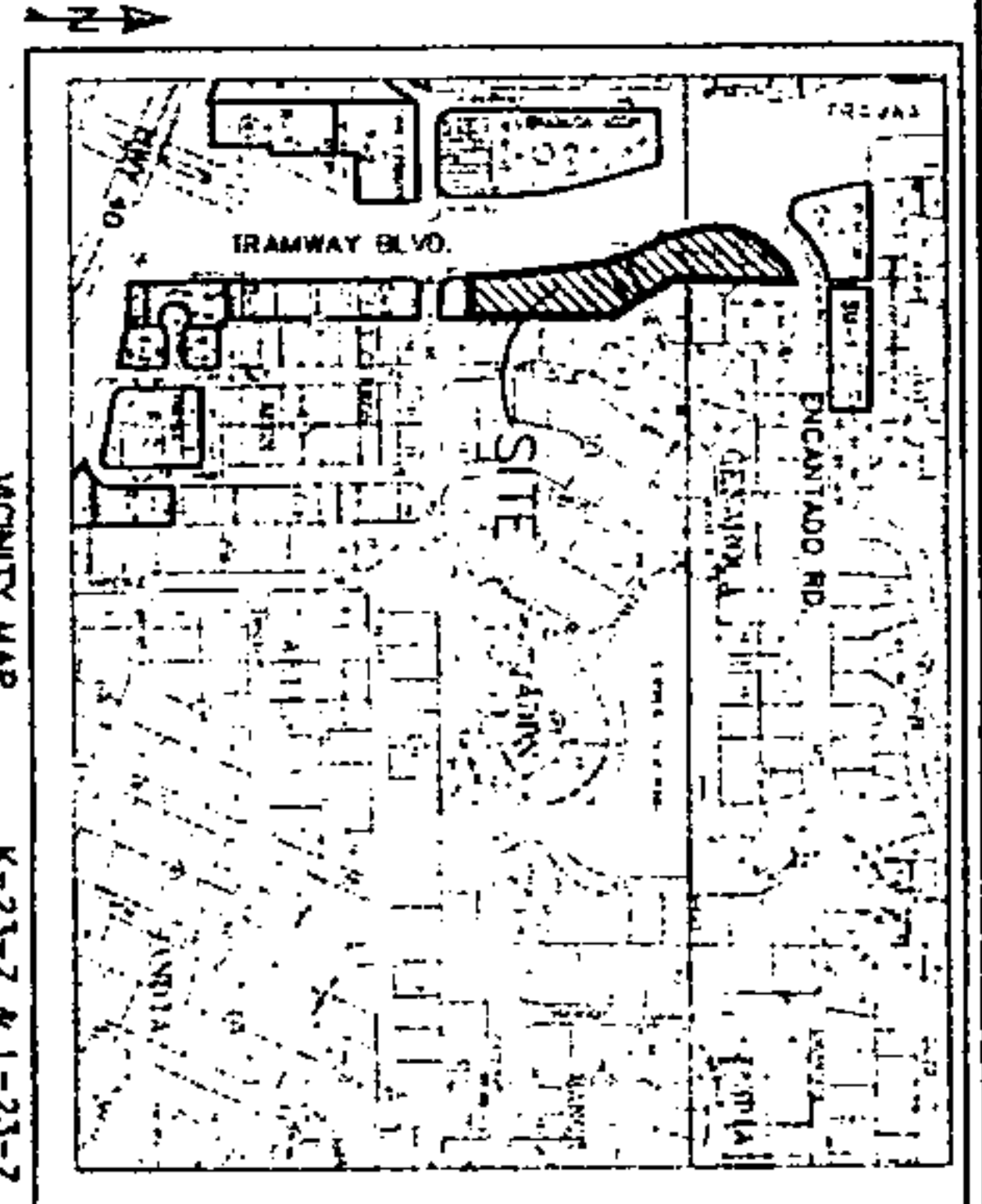
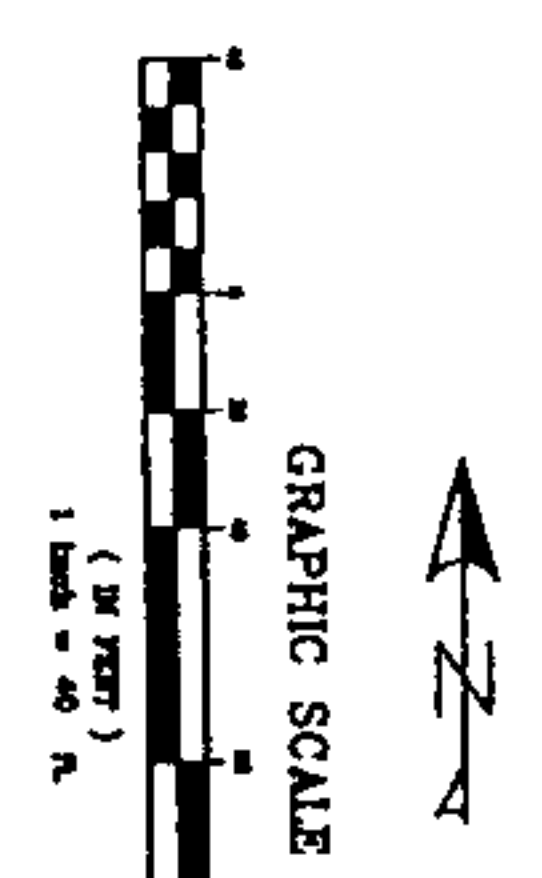
Needs further extension

LEGEND
 — PERMETER WALL LOCATION
 - - - DECORATIVE WALL LOCATION

NOTE
 EXISTING OFF-PREMISE SIGNS MUST BE REMOVED.

ACREAGE
 0.412 ACRES FOR R.O.W.
 2.880 ACRES FOR PROPERTY
 3.092 ACRES TOTAL PROPERTY

USEABLE OPEN SPACE
 TOTAL OPEN SPACE 43,668 SF
 # OF UNITS 28
 AVERAGE OPEN SPACE PER UNIT 1,560 SF



THOMPSON ENGINEERING CONSULTANTS, INC.
 4010095 271 2178
 4800 RIVERWAY, WAXAHACHIE, TX 75119
 409 852-2178

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 TRANSPORTATION DEVELOPMENT
 SITE PLAN FOR SUBDIVISION
 BLUFFS AT ENCANTADO

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

City Project No. **K & L-23-2** Zone Map No. **K & L-23-2** Sheet **1** of **2**

ENGINEER'S SEAL		SURVEY INFORMATION			BENCH MARK		AS BUILT INFORMATION	
		FIELD NOTES					CONTRACTOR	
NO.	DATE	BY	DATE			WORK	DATE	
						STAKED BY	DATE	
						RETRACTED BY	DATE	
						FIELD	DATE	
						RETRACTED BY	DATE	
						COMPLETED BY	DATE	
						MICRO-FILM INFORMATION		
						RECORDED BY	DATE	
						NO		

NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGNED BY DBT	DATE
		DRAWN BY DEN	DATE
		CHECKED BY DBT	DATE

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

10/03/2008 Issued By: PLNSDH

Permit Number: 2008 030 027

Category Code 950

Application Number: 08CC-30027, Appeals Of Aa, Sdp, Zma, Lucc And Boa

Address:

Location Description:

Project Number: 1004498

Applicant
Drake Lemasters

Agent / Contact
Josh Skarsgard

451 Avital Rd
NM
228-9495

8220 San Pedro Ne #500
Albuquerque NM 87113
262-2323

Application Fees

441018/4971000	Public Notification	\$50.00
441006/4971000	CC Actions	\$55.00

TOTAL: \$105.00

City Of Albuquerque
Treasury Division

10/3/2008 4:58PM LOC: ANNX
WS# 007 TRAN# 0066
RECEIPT# 00104871-00104871
PERMIT# 2008030027 TRSLJS
Trans Amt \$105.00
Conflict Manag. Fee \$50.00
CC Actions \$55.00
CK \$105.00
CHANGE \$0.00

Thank You

4496

DXF Electronic Approval Form

DRB Project Case #: 1004496

Subdivision Name: BLUFFS AT ENCANTADO

Surveyor: WILL PLOTNER JR

Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 11/20/2006

Hard Copy Received: 11/20/2006

Coordinate System: NMSP Grid (NAD 27)



Approved

11.21.2006

Date

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

AGIS Use Only

Copied fc **4496** to agiscov on **11/21/2006** Contact person notified on **11/21/2006**

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Dragonfly Development, Inc. ("Developer") effective as of this 22 day of November, 2006, and pertains to the subdivision commonly known as The Bluffs @ Encantado, and more particularly described as Lot 7, Block K; Lots 1A, 1B, 1C, Block J; Cenaroca Addition (DRB 1004496)

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- units" with the number of units filled in.]

Lots 1-28, The Bluffs @ Encantado

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:



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6564661
Page: 1 of 3
11/28/2006 08:26A
Bk-A127 Pg-6607

- If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

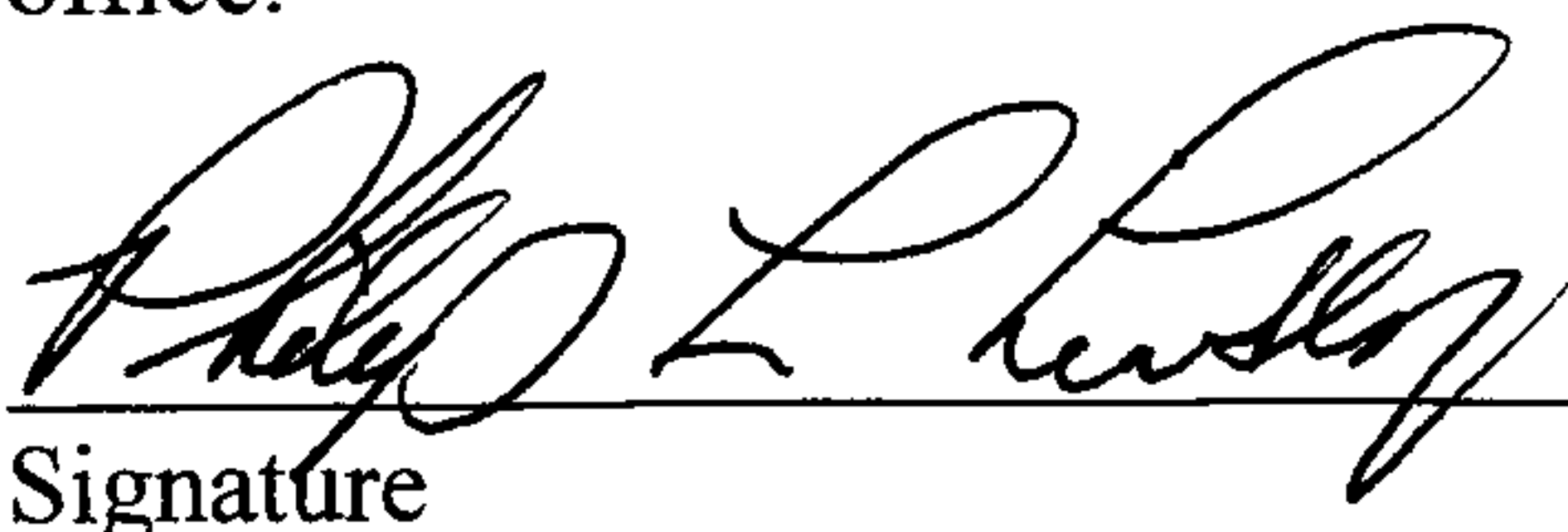
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

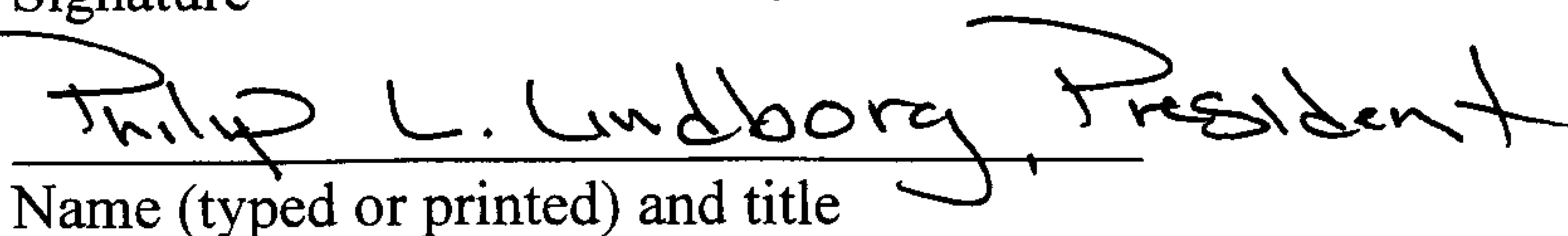
5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

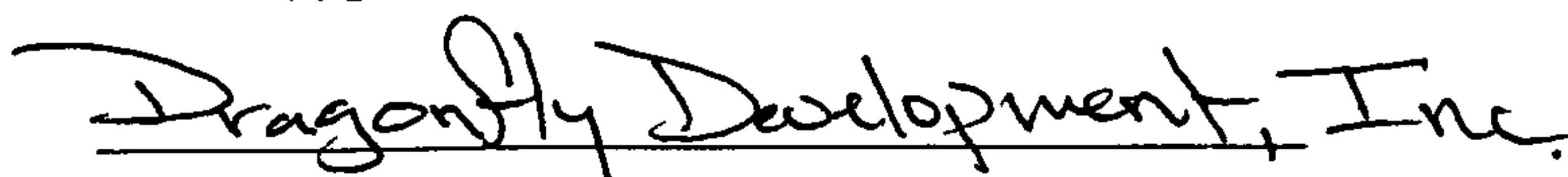
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.


Signature



2006177097
6564661
Page: 2 of 3
11/28/2006 08:26A
Bk-A127 Pg-6607


Name (typed or printed) and title



Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/22/06, by Philip L. Lindborg as President of Dragonfly Development, Inc., a corporation. New Mexico



OFFICIAL SEAL
H.E. VEITCH
NOTARY PUBLIC-STATE OF NEW MEXICO
COMMISSION EXPIRES 8-10-07

[Signature]

Notary Public

My commission expires: _____

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

BRAD WINTER Exec Dir Facilities
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/27/06, by Brad Winter as Executive Director 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.

[Signature]

Notary Public

My commission expires: 1/21/08



Mary Herrera

Bern. Co. AGRE

R 13.00

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6584861
Page: 3 of 3
11/28/2006 08:26A
Bk-A127 Pg-6607

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

PAID RECEIPT

APPLICANT NAME DRAGONFLY DEVELOPMENT INC
AGENT THOMPSON ENGINEERING CONSULTANTS INC
ADDRESS PO BOX 105760
PROJECT & APP # 1004496/06DRB-01666
PROJECT NAME CENAROCA ADDITION

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 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

\$ 20.00 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

11/28/2006 11:07AM LOC: ANN
X
RECEIPT# 00072267 US# 007 TRANSH 0020
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|--------------------------|--------------------------|---|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| D | <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: Dragonfly Development, Inc. PHONE: 291-0353
 ADDRESS: 12809 Donette Court NE FAX: 293-3580
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Thompson Engineering Consultants, Inc. PHONE: 271-2199
 ADDRESS: P.O. Box 65760 FAX: 830-9248
 CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: _____

DESCRIPTION OF REQUEST: Final Plat

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

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

Lot or Tract No. Lot 1; Lots 1A, 1B & 1C Block: K; J Unit: _____
 Subdiv. / Addn. Cenaroca Addition TBK De Bluff Co Encantado
 Current Zoning: SU-1/RT Proposed zoning: _____
 Zone Atlas page(s): K23 & L23 No. of existing lots: 4 No. of proposed lots: 28
 Total area of site (acres): 3.07 Density if applicable: dwellings per gross acre: 9 dwellings per net acre: 11
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 102305706003030210, 102305705008130502 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 102305705307030507, 102305704909630506 Tramway Blvd NE
 Between: Skyline Road NE and Encantado Road NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004496

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

SIGNATURE David B Thompson DATE 11-28-06
 (Print) David B Thompson _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>06 DRB</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<u>0666</u>	<u>CMF</u>		<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>12/06/2006</u>			Total <u>\$ 20.00</u>

Sandy Handley 11/28/06

Project # 1004496

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

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

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

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

David B Thompson
Applicant name (print)

David B Thompson 11-28-06
Applicant signature / date

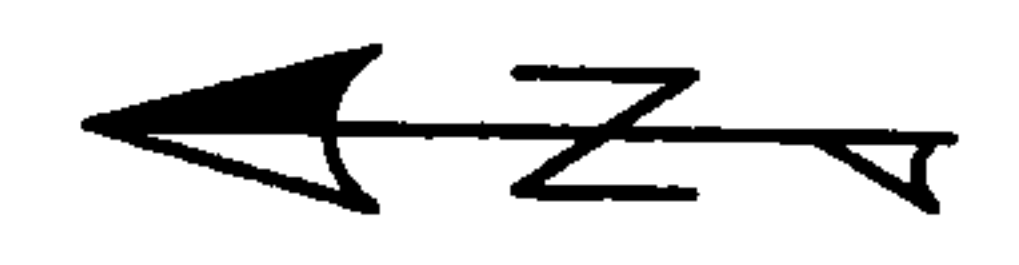
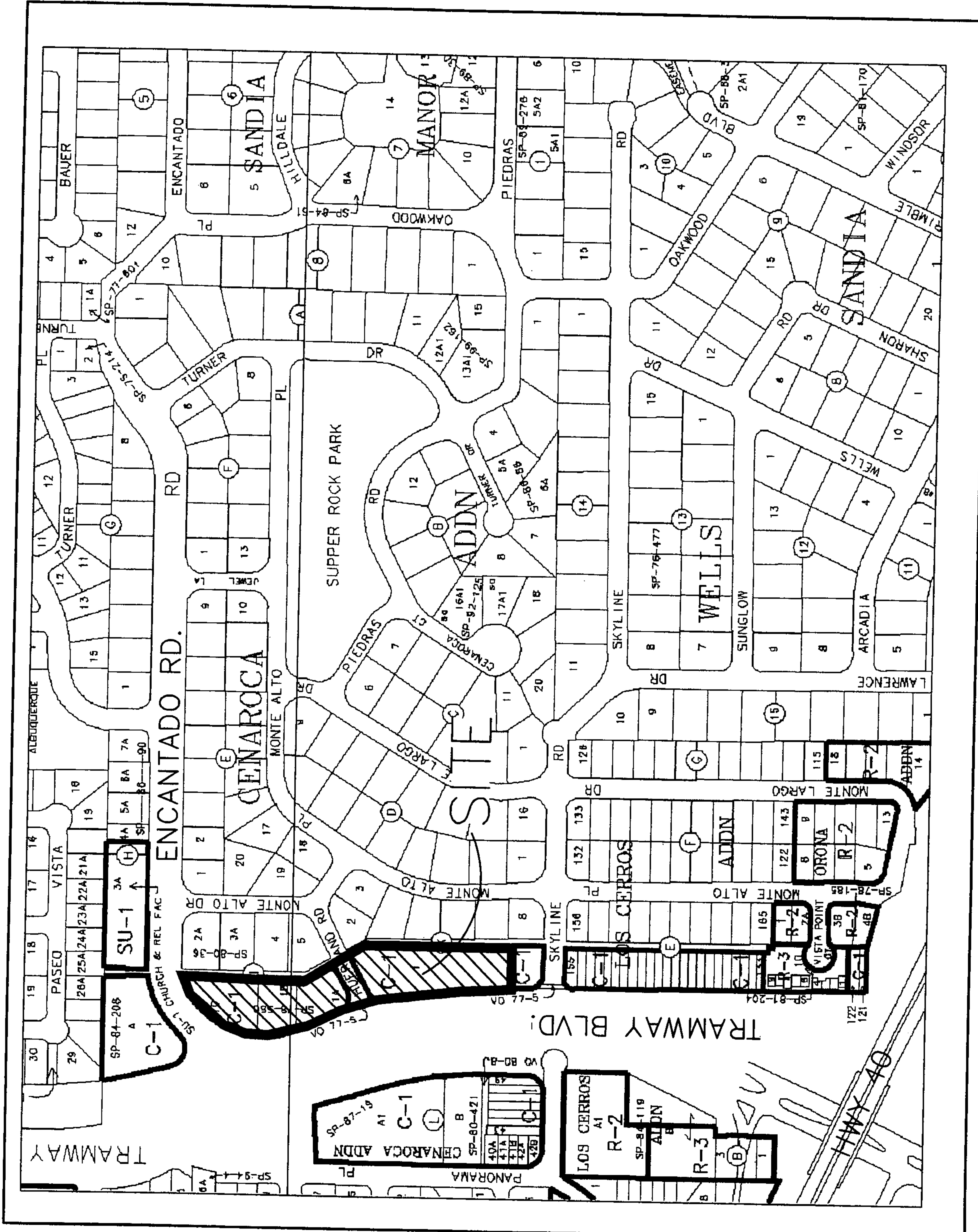


Form revised 8/04, 1/05, 10/05 & NOV 06

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
060213 - 016666

Sandy Handberg 11/28/06
Planner signature / date

Project # 1004496



VICINITY MAP

K-23-Z & L-23-Z

No. of Lots: 28
Nearest Major Streets
Tramway + Encantado

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 16th day of November, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Dragonfly Development, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 12809 Donette Court NE, Albuq, NM 87112 and whose telephone number is _____, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1A, 1B, and 1C, Block J; Lot 1, Block K; Ceniza Subdivision, recorded on December 22, 1954 in the records of the Bernalillo County Clerk at Book D1, pages 131 through 131 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Dragonfly Development, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as The Bluffs at Encantado describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 2nd day of August 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 790281.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

 2006173796
6561360
Page: 1 of 6
11/17/2006 11:06A
Bk-A127 Pg-3319
Mary Herrera Bern. Co. AGRE R 19.00

of Lots: 28
Nearest Major Streets
Tramway & Encantado

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 790201

THIS AGREEMENT is made this 16th day of November, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Dragonfly Development, Inc. ("Developer"), whose address is 12809 Donette Court NE, Albany, NM 87112 and whose telephone number is 291-0353, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): New Mexico Corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Lots 1A, 1B, 1C, Block J; Lot 1, Block K; Cenaroca Subdivision (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:): The Bluffs at Encantado; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by August 2nd, 2008 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.



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Web Search



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Addresses

Calendar

Notepad

[Mail For Mobile](#) - [Mail Upgrades](#) - [Options](#)

Check Mail

Compose

Search Mail

Search the Web

Folders [Add - Edit]

Inbox
Draft
Sent
Bulk [Empty]
Trash [Empty]

Search Shortcuts

- My Photos
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Delete

Reply

Forward

Spam

Move...

This message is not flagged. [[Flag Message](#) - [Mark as Unread](#)] [Printable View](#)

From: WPlotnerjr@aol.com [View Contact Details](#) [Add Mobile Alert](#)
Date: Tue, 21 Nov 2006 13:58:52 EST
Subject: Fwd: Project No. 1004496---APPROVAL FROM AGIS
To: tecnm@yahoo.com

In a message dated 11/21/2006 8:23:36 AM Mountain Standard Time, dmzamora@cabq.gov writes:

The .dxf file for Project No. 1004496 (The Bluffs At Encantado) has been approved.

David Zamora
 GIS Coordinator
 City of Albuquerque
 Planning Dept. - AGIS
 505-924-3929 phone
 505-924-3812 fax
dmzamora@cabq.gov

Forwarded Message [[Download File](#) | [Save to Yahoo! Briefcase](#)]

Subject: Project No. 1004496
Date: Tue, 21 Nov 2006 08:22:52 -0700
From: "Zamora, David M." <dmzamora@cabq.gov>
To: "Plotner, Will" <wplotnerjr@aol.com>

HTML Attachment [[Scan and Save to Computer](#) | [Save to Yahoo! Briefcase](#)]

The .dxf file for Project No. 1004496 (The Bluffs At Encantado) has been approved.

David Zamora

4

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

PAID RECEIPT

APPLICANT NAME _____

AGENT GARCIA / KRAEMER & ASSOC

ADDRESS _____

PROJECT & APP # 1004496 / 06DRB 00667, 00668, 00669, 00671, 00670

PROJECT NAME THE BLUFFS @ ENCANTADO

\$ _____ 441032/3424000 Conflict Management Fee

\$ 110.00 441006/4983000 DRB Actions DEFERRAL FEE

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

\$ _____ 441018/4971000 Public Notification

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

\$ 110.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

6/21/2006 9:34AM LOC: ANXX
RECEIPT# 00059970 USH 002 TRANS# 0004
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$110.00
J24 Misc \$110.00
VI \$110.00
CHANGE \$0.00
Thank You

6/09/06

Pete Ballis

- too many homes
- lower property values
- noise traffic

B. Kraemer

Supper Book Neighborhood Assoc approved

Current DRC
Project Number: _____

Figure 12

Date Submitted: 6-14-06
 Date Site Plan Approved: 06/21/06
 Date Preliminary Plat Approved: 06/21/06
 Date Preliminary Plat Expires: 06/21/07
 DRB Project No.: 1004496
 DRB Application No.: 06-00667

ORIGINAL

INFRASTRUCTURE LIST
(Rev. 9-20-05)

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE BLUFFS AT ENCANTADO SUBDIVISION
 PROPOSED NAME OF PLAT AND/OR ~~SITE DEVELOPMENT PLAN~~
 LOT 1, BLOCK K, LOTS 1A, 1B, 1C, BLOCK J, CENAROCA ADDITION
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
			Paving						
		26' wide	Residential Paving w/curb and gutter, 4' sidewalk west side*	Avital Drive	Encantado Road	20' Public Alley	/	/	/
		20' wide	Residential Paving w/curb And gutter	20' Public Alley	Lot 28	Skyline Road	/	/	/
			Utilities						
		8"	Sanitary Sewer Line	Avital Drive	Encantado Road	Skyline Road	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P. E.	
		Utilities Cont.							
		6"	Water Line	Avital Drive	Encantado Road	Skyline Road	/	/	/
		6"	Water Line	Huerfano Road	Avital Drive	Monte Alto Drive	/	/	/
		Drainage							
		24"	RCP	Lot 14- 20' Drainage Easement	Avital Drive	Tramway Channel	/	/	/
							/	/	/

NOTES

If the site is located in a floodplain, then financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements

- 1) Paving Items include *Residential sidewalks to be deferred, ADA ramps, and signage per DRC
- 2) Grading and Drainage Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
- 5) Sanitary Sewer Lines include manholes and services
- 6) Perimeter walls per DRB approved perimeter wall design
- 7) Wall certification from registered engineer required prior to release of financial guarantees

ORIGINAL

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David B. Thompson
NAME (print)

[Signature] 6/21/06
DRB CHAIR Date

[Signature] 6/21/06
PARKS & GENERAL SERVICES Recreation Date

Thompson Engineering Consultants, Inc.
FIRM

[Signature] 6-21-06
TRANSPORTATION DEVELOPMENT Date

AMAFCA Date

[Signature] 6-14-06
SIGNATURE Date

[Signature] 6/21/06
UTILITY DEVELOPMENT Date

Date

[Signature] 6/21/06
CITY ENGINEER Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- 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)
- L A APPEAL / PROTEST of...**
- D** 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: Tramway Associates, Inc. PHONE: 505-450-4388
 ADDRESS: PO Box 1245 FAX: 505-293-3580
 CITY: Northbrook STATE IL ZIP 60065 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Garcia/Kraemer & Associates PHONE: 242-5566
 ADDRESS: 200 Lomas NW, Suite 1111 FAX: 242-9028
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary Plat Review, Vacation of Public ROW + Easement, Site Plan for Subdivision, Sidewalk Waiver + Deferral

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

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

Lot or Tract No. Lot 1; lots 1A, 1B, & 1C Block: K & J Unit: _____
 Subdiv. / Addn. Cenaroca Addition TBK BLUFFS @ ENCANTADO
 Current Zoning: SU-1/RT Proposed zoning: _____
 Zone Atlas page(s): K-23 & L-23 No. of existing lots: 4 No. of proposed lots: 28
 Total area of site (acres): 3.07 Density if applicable: dwellings per gross acre: 9 dwellings per net acre: 11
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 102 305 706 003 030 210, 102 305 705 008 130 502 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Tramway Blvd NE
 Between: Skyline Road NE and Encantado Road NE

CASE HISTORY: Stephanie Humsky EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 1004496
05 EPC 01805, 06 EPC 00138

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

SIGNATURE William Kraemer DATE 5-12-06
 (Print) William Kraemer _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers <u>06DRB - 00667</u> <u>06DRB - 00668</u> <u>06DRB - 00669</u> <u>06DRB - 00670</u> <u>06DRB - 00671</u> Hearing date <u>6-7-06</u>	Action <u>PP</u> <u>UPW</u> <u>UPF</u> <u>SW</u> <u>SPS</u> <u>ADV</u> <u>CMF</u>	S.F. <u>S(2)</u> <u>V</u> <u>V</u> <u>V</u> <u>PLS</u>	Fees <u>\$ 1175.00</u> <u>\$ 300.00</u> <u>\$ 45.00</u> <u>\$ 0.50</u> <u>\$ 0.00</u> Total <u>75.00</u> <u>\$ 1415.00</u>
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Vis 5/12/06 Project # 1004496

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
 - 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
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed** Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - 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
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the 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.

William Kraemer Applicant name (print)
William 2 Kraemer 5/12/06 Applicant signature / date



Form revised 11/04 and JUNE 05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06DRB - _____ - 00667

Vin Solis 5/12/06
 Planner signature / date
Project # 1004476

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (Public Hearing Case)**
- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - 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. "color"
 - 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.

WILLIAM KRAEMER
Applicant name (print)

William Kramer
Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
- 06DRB - _____ - 00668
- 06DRB - _____ - 00669
- 06DRB - _____ - 00670

Kris 5/7/06
Planner signature / date

Project # 1004494

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

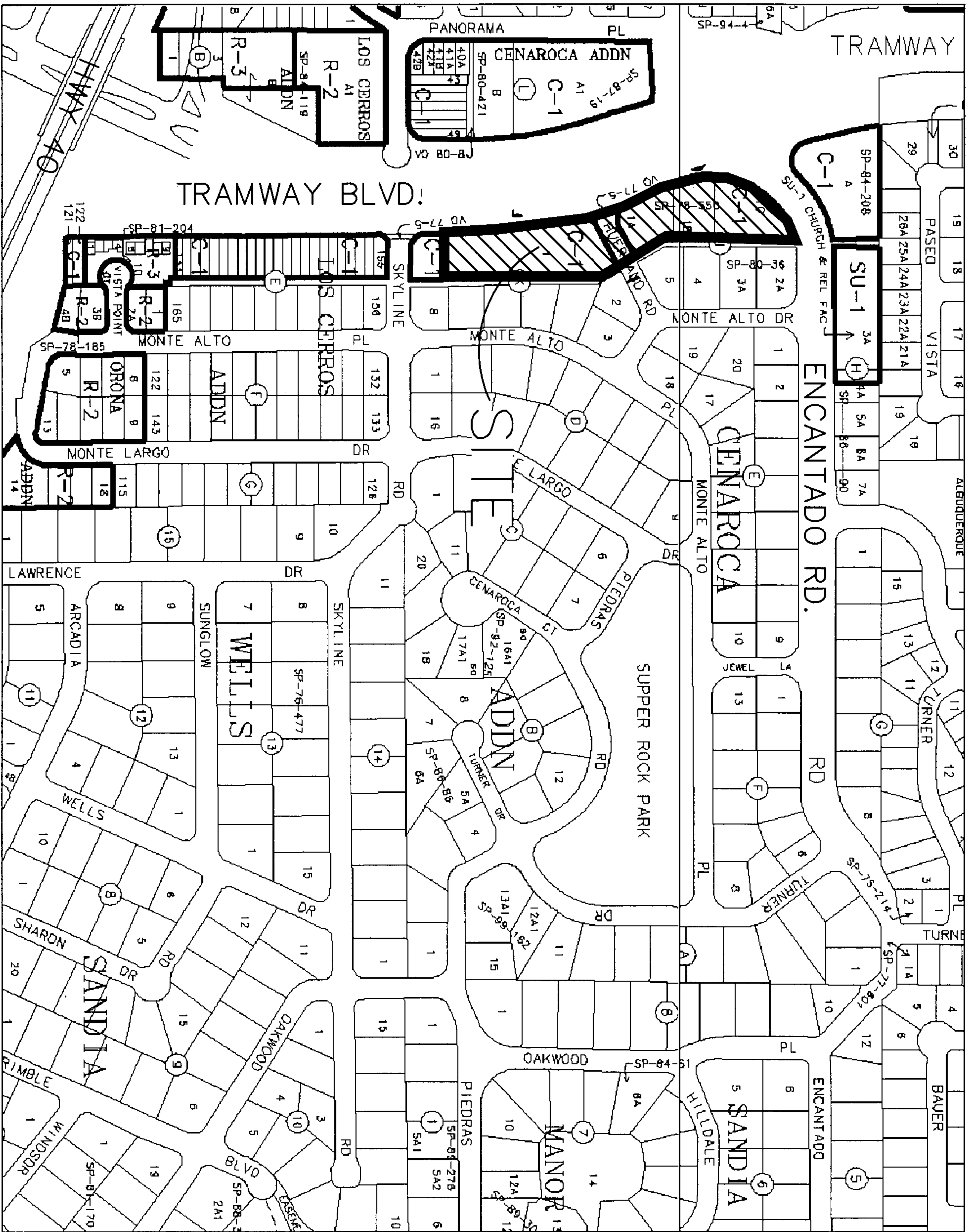
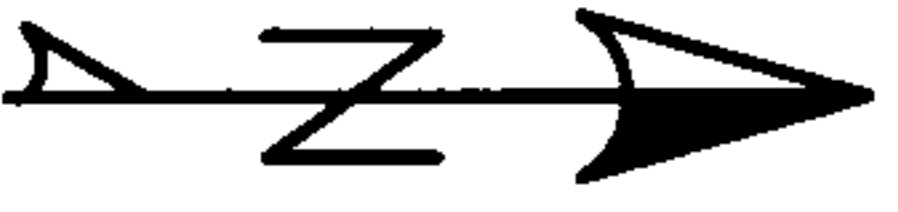
William Kraemer Applicant name (print)
William Kraemer 5/12/06
 Applicant signature / date



Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06DRB - _____ - 00671

Lin Sis 5/12/06
 Planner signature / date
Project # 1004496



VICINITY MAP

K-23-Z & L-23-Z

May 12, 2006

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF PRELIMINARY PLAT, VACATION OF PUBLIC ROW & EASEMENT, SITE PLAN FOR SUBDIVISION, SIDEWALK WAIVER, AND SIDEWALK DEFERRAL FOR THE BLUFFS AT ENCANTADO SUBDIVISION (DRB 1004496)

Dear Ms. Matson:

Enclosed please find an application and all required enclosures for Preliminary Plat, Vacation of Public ROW, Site Plan for Subdivision, Sidewalk Waiver, and Sidewalk Deferral submittal for the Bluffs at Encantado Subdivision. The proposed subdivision will have 28 town home residential lots. The property is currently zoned SU-1/RT.

We are requesting the vacation of public right-of-way of Huerfano Road from Avital Drive to the west property boundary. Huerfano is a dead-end street that provides access to the existing lots that will be subdivided with this plat. All lots in the proposed subdivision will access Avital Drive. Therefore, Huerfano Road will no longer be needed to provide access. The vacation of public easement is for PNM overhead facilities that they will be relocating. The Site Plan for Subdivision was heard at the EPC. The EPC delegated final sign-off to the DRB to ensure that the conditions imposed have been satisfied.

The submittal also includes a request for waiver of sidewalks and deferral of sidewalks within the subdivision. We are requesting a waiver of sidewalks on the east side of Avital Drive since it is single loaded with all lots located on the west side of the street. The sidewalk construction deferral will consist of all sidewalks within the subdivision at the front of the lots. The deferral is requested so that the sidewalks are not damaged during the construction of the individual homes.

If you should have any questions, please call me at 271-2199.

Sincerely,



David B. Thompson, P.E.

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

May 12, 2006

Sheran Matson, Chair
DRB City of Albuquerque

Re: Project# 1004496, 06EPC-00138
EPC conditions of approval

Dear Ms Matson,

The purpose of this letter is to detail compliance with the conditions of approval imposed by the EPC in the above referenced case.

Condition 1 is met by this submittal

Condition 2 was met on May 11, 2006 when Dave Thompson and I met with Staff Planner, Stephanie Shumsky to review the DRB site plan submittal point by point. Ms Shumsky stated that she would communicate directly with DRB staff regarding compliance with conditions.

Conditions 3, 4, 6, 12 and 14 have all been met by revisions to the Design Guidelines on Sheet 2 of the Site Plan for Subdivision.

Conditions 5 and 15 are being met by the submittal of a preliminary plat request and vacation requests submitted contemporaneously with this request.

Conditions 6, 7, 8, 9, and 11 are met in the form of notes on the site plan for subdivision.

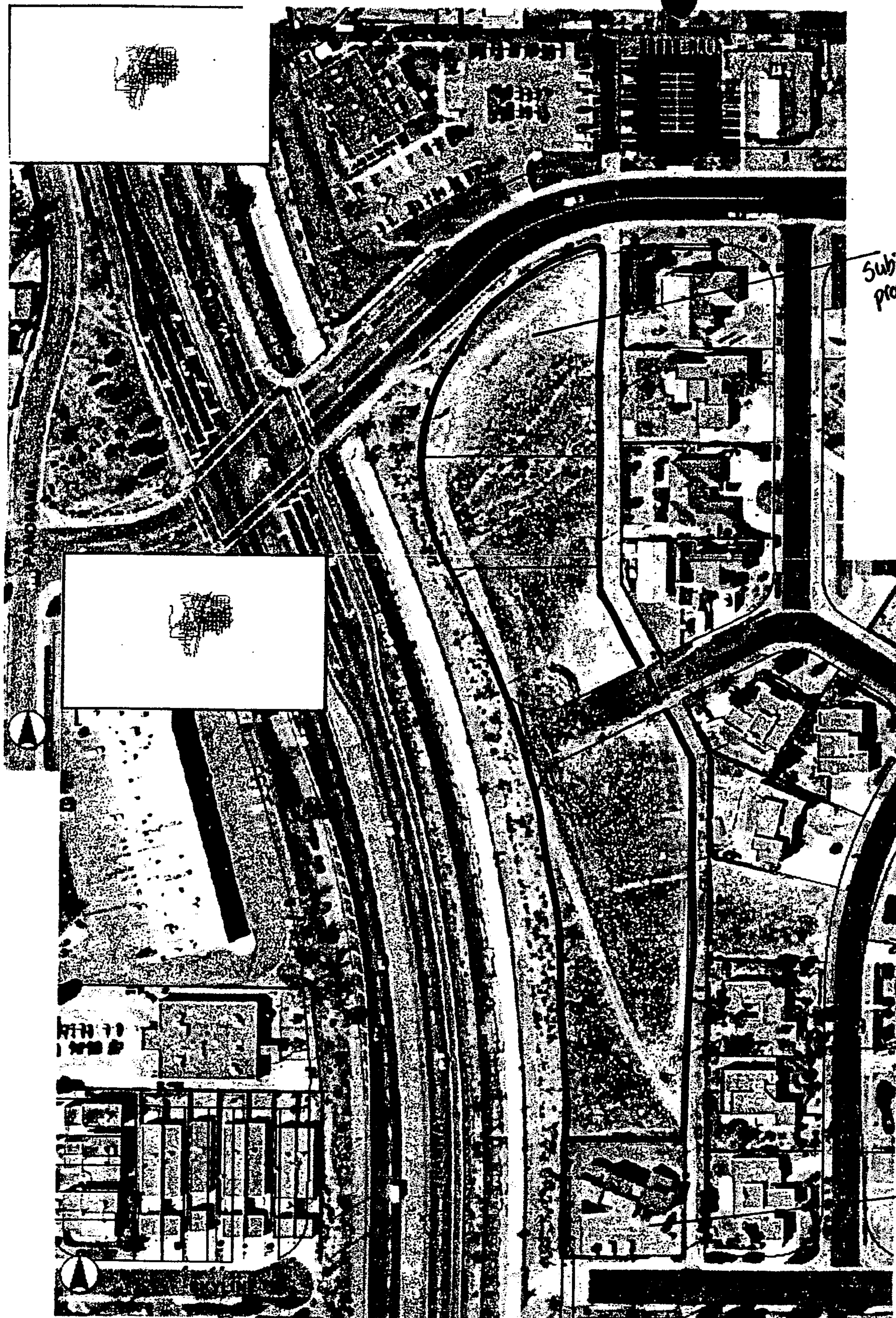
Condition 10 is met by the attachment of Exhibit A to this letter.

Condition 13 is being met on the site plan for subdivision and will be verified by a meeting with Tony Lloyd.

Thank you for your consideration. Please contact me with any questions.

Sincerely,


William L Kraemer



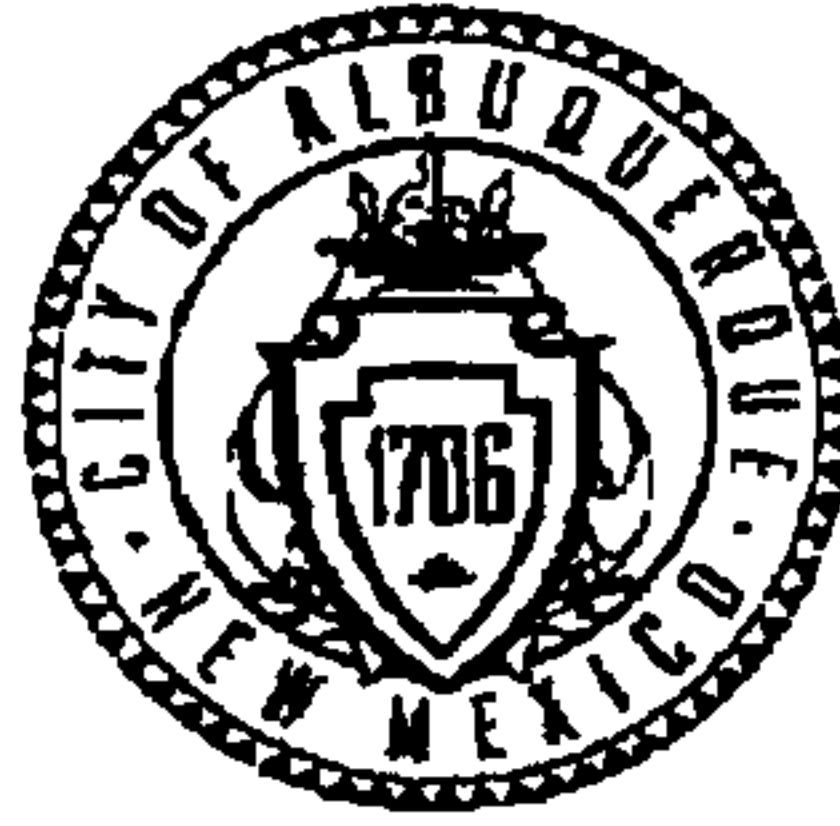
Subject property.

office

↑
North

<http://oneview.cabq.gov/website/newgen/MapFrame.htm>

- Aerial map from AGIS website showing building footprint of the office building to the south and the residential properties to the east of the subject property.



City of Albuquerque
Planning Department
Development Review Division
OF DECISION
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: March 17, 2006

OFFICIAL NOTIFICATION

FILE: **Project # 1004496***
06EPC-00138 EPC Site
Development Plan-Subdivision

Tramway Assoc., Inc.
P.O. Box 1245
Northbrook, IL 60065

LEGAL DESCRIPTION: for all or a portion of Lot 1, Block K and Lots 1A, 1B & 1C, Block J, **Cenaroca Addition**, zoned SU-1 for RT, located on TRAMWAY BLVD. NE, between SKYLINE NE and ENCANTADO NE, containing approximately 4 acre(s). (K-23) Stephanie Shumsky, Staff Planner

On March 16, 2006 the Environmental Planning Commission voted to approve Project 1004496/06EPC-00136, a site development plan for subdivision, for Lot 1, Block K (excluding the southerly 125') and Lot(s) 1A, 1B and 1C, Block J, Cenaroca Addition, conditionally Zoned SU-1 R-T, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of a site development plan for subdivision for an approximately 4-acre site, zoned SU-1 R-T, located on Tramway Boulevard NW between Skyline Road NE and Encantado Road NE. The request is to construct 28 town house units.
2. The request furthers several Comprehensive Plan goals and policies:

- a. The Established Urban Area goal and policies a and d are furthered because the proposed townhouses will contribute to the variety of housing and land uses in the far Northeast Heights. The adjacent Supper Rock Neighborhood Association supports the proposed development intensity and the product design will respect and complement the existing residential and commercial uses that surround it.
- b. The Noise goal and policy a are partially furthered because the perimeter wall will serve to provide some buffering from the noise generated by traffic on Tramway Boulevard. In addition, an approximately 85' wide natural buffer, bike/pedestrian trail, and drainage ditch area exists along the west property line and will also act as a buffer.
- c. The Transportation and Transit goal and policies a and b are furthered because the proposed development can be considered moderate/higher density and higher density development is called for adjacent to Express Transit Corridors. The subject site is in close proximity to commercial services and is adjacent to a walking/bicycle trail, which provides connection to the City's transit system at several locations. The proposed development lies within the recommended parameters of development adjacent to an Express/Enhanced Transit Corridor (as provided in policy a).
- d. The Housing goal is furthered because the proposed development will contribute to the variety of housing options available within the City and the architecture of the town homes is complementary to the surrounding residential area.

3. With modifications to the site plan, as recommended in the conditions of approval, the request will be in compliance with Zoning Code requirements.

4. Several off premise signs exist on the subject site. These must be removed as a condition of approval.

5. In an email dated 2/23/06, Planning staff alerted the applicant that additional information was needed for a complete review of the request. In a letter dated 2/24/06, the applicant provided supplemental information, which addressed staff's concerns. Several conditions of approval will ensure that the required information is on the site plan submittal prior to DRB review.

a. The applicant submitted evidence of the conveyance of the southerly 125 feet of block K by Warranty Deed. The applicant will replat the subject site to exclude the southerly 125 feet of Block K.

a. The existing 20' alleyway will be widened to 24' and thus made into a public street. Several landowners use the alley to access the rear of their property. When the street is built, the applicant will provide curb cuts, if appropriate, for adjacent landowners to use for rear access, as stated in the supplemental letter dated 2/24/06.

- b. Planning staff requested either a note on the site plan that described the site's topography or the provision of a grading plan. In the supplemental information provided by the applicant on 2/24/06, a grading plan was provided that shows detail about the site's elevation and slope.
6. The Embudo Canyon and Supper Rock Neighborhood Associations as well as property owners within 100' of the subject site were notified of this request. There is neighborhood support for this project. There is no known neighborhood or other opposition to this request.
7. The zoning for the subject site will be SU-1 for R-T uses.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals. The submission to DRB for the site plan for subdivision shall include a grading and drainage plan.
2. The applicant shall meet with the staff planner to ensure that all EPC conditions of approval are met prior to application submittal to the DRB.
3. The Environmental Planning Commission delegates authority for the site development plan for building permit to building permit.
4. The applicant shall provide high quality garage doors in order to alleviate the impact of the garage dominated street face. Appropriate garage doors could include solid wood, wood with windows and/or metal with windows, painted to match the building exterior. The intent is to minimize the effect of the garage dominated streetscape. A minimum of 3 separate types of garages shall be used. Garage types shall be varied from lot to lot.
5. The southerly 125 feet of Lot 1, Block K is not included with this request. The subject site must be replatted to show it as a separate lot.
6. A minimum of one tree and a minimum of 75% live low water use groundcover is required in the small landscaped area. In the courtyard area flagstone, brick, tile or planted material or a combination thereof may be used.

7. The existing off premises signs located on the subject site must be removed.
8. Each unit is required to provide a minimum of 550 square feet of Useable Open Space as per 14-16-2-9-(G)(2). The site plan shall indicate the amount of Useable Open Space provided.
9. There shall be 10 foot rear setback minimum, varying front setbacks are allowed provided the twenty foot driveway length is provided for.
10. The site plan shall show the building footprints of adjacent uses within 20' of the subject site, as provided in the applicant's supplemental information, Exhibit A.
11. The site plan shall show the height of the interior courtyard wall as 8'.
12. The architectural design standards shall be modified to describe the style as "Tuscan in the Southwest", and include the more descriptive statement about the Tuscan elements and the Southwest elements, as indicated in the applicant's supplemental letter dated 2/24/06.
13. Conditions of Approval from the City Engineer, Municipal Development, Water Authority, and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. 20' public access easement will need to be wide enough to accommodate a 20' face-to-face pavement section or COA typical 20' alley section.
 - c. Site plan shall comply and be designed per DPM Standards.
 - d. Platting must be a concurrent DRB action.
 - e. Applicant must request an availability statement.
14. Condition of Approval from the Solid Waste Management Department, Refuse Division: "Approved on condition, will have storage area for residential automated carts, not visible from street or located inside garage".
15. The applicant shall obtain a vacation of Huerfano.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 31, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS

FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

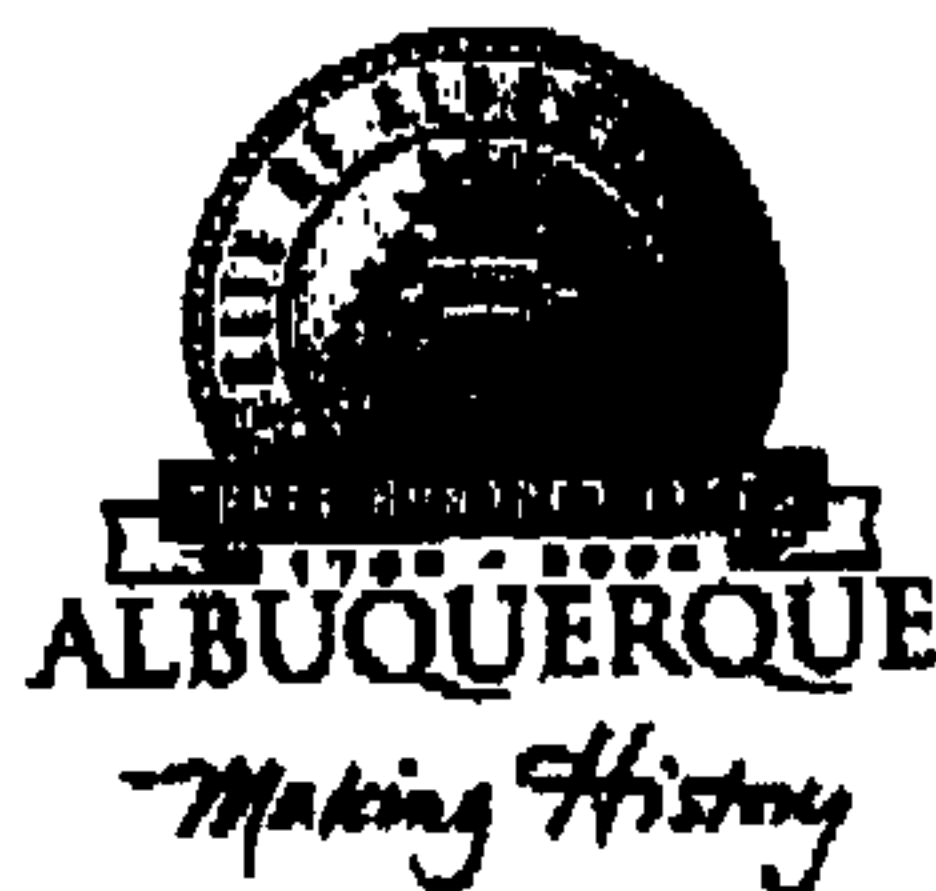
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

**Richard Dineen
Planning Director**

RD/SS/ac

**cc: Garcia Kraemer & Assoc., 200 Lomas NW, Suite 1111, Albuquerque, NM 87102
Wayne Aspholm, Embudo Canyon NA, 1552 Monte Largo NE, Albuquerque, NM 87112
Sally Uebecklacker, Embudo Canyon NA, 13205 Bellamah Ave. NE, Albuquerque, NM 87112
Carol O'Keefe, Supper Rock NA, 600 Vista Abajo Dr. NE, Albuquerque, NM 87123
Kathleen Schindler-Wright, Supper Rock, 407 Monte Largo Dr. NE**



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: 5-4-06

TO CONTACT NAME: DAVID THOMPSON
 COMPANY/AGENCY: Thompson Engineering Consultants, Inc
 ADDRESS/ZIP: P.O. Box 65760 Albuquerque, NM 87193
 PHONE/FAX #: 271-2199 830-9248

Thank you for your inquiry of 5-4-06 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 1A, 1B & 1C Block J a portion of Block K of Cenaroca Subdivision zone map page(s) K-23 & L-23.

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

Supper Rock
 Neighborhood Association
 Contacts: CAROL O'Keefe
600 Vista Abajo Dr 87123
296-9075
Kathleen Schindler-Wright
407 Monte Largo Dr. 87123
275-2710

Neighborhood Association
 Contacts: _____

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,

 OFFICE OF NEIGHBORHOOD COORDINATION

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

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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

(specify)

CONTACT NAME: David Thompson
COMPANY NAME: Thompson Engineering Consultants, Inc
ADDRESS: P.O. Box 65760 Albuquerque, NM
ZIP CODE: 87193
PHONE: (505) 271-2199 CELL: (505) 959-6933
FAX: (505) 830-9298

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS Lots 1A, 1B + 1C, Block J
A portion of Lot 2, Block K, Cenaroca Subdivision
(LEGAL DESCRIPTION)

LOCATED ON Huertano Road
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN Encantado Road AND
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

Skyline Road
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (L-23 + L-23).
PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED
(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected 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: 5/1/06 Time Entered: 10:10 ONC Rep. Initials: ONC

December 16, 2005

Planning Department
City of Albuquerque

Re: letter of authorization
Tracts 1A, 1B & 1C, Block J and Lot 1, Block K, Casaroca Addition

To Whom It May Concern:

Tranway Associates Inc. and/or Arnold Simonsen are the fee owners of the above referenced parcels.

This letter hereby authorizes the firm of GARCIA/KRAEMER & ASSOCIATES to act as our agent and represent our interests in connection with a zone change application from C-1 to RT and a request to VACATE public right of way (Huerfano.) This Authorization extends to any appeals, or amendments to site development plans that may be required to develop this property.

The contract purchasers shall be responsible and pay for professional services and fees in connection with this and other applications.

Sincerely,



Tranway Associates Inc.
PO Box 1245
Northbrook Illinois, 60065

Arnold Simonsen
(can be reached at same address)

THOMPSON Engineering Consultants, Inc.

May 11, 2006

Ms. Kathleen Schindler-Wright
Supper Rock Neighborhood Association
407 Monte Largo Drive NE
Albuquerque, NM 87123

**RE: THE BLUFFS AT ENCANTADO SUBDIVISION
PRELIMINARY PLAT AND VACATION OF HUERFANO RIGHT-OF-WAY
LOT 1, BLOCK K AND LOTS 1A, 1B, & 1C, BLOCK J,
CENAROCA ADDITION**

Dear Ms. Schindler-Wright:

We are writing to you on behalf of our client, Tramway Associates, Inc. Our client seeks to develop a 28 lot town home subdivision. The location of the site is between Encantado Road and Skyline Road just east of Tramway Boulevard (please refer to enclosed vicinity map). As part of this request, we are requesting to vacate a portion of Huerfano Road. This project is a continuation of the previous Zone Map Amendment and Site Development Plan case that was heard at the Environmental Planning Commission earlier this year. The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 7, 2006.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE

May 11, 2006

Ms. Carol O'Keefe
Supper Rock Neighborhood Association
600 Vista Abajo Drive NE
Albuquerque, NM 87123

**RE: THE BLUFFS AT ENCANTADO SUBDIVISION
PRELIMINARY PLAT AND VACATION OF HUERFANO RIGHT-OF-WAY
LOT 1, BLOCK K AND LOTS 1A, 1B, & 1C, BLOCK J,
CENAROCA ADDITION**

Dear Ms. O'Keefe:

We are writing to you on behalf of our client, Tramway Associates, Inc. Our client seeks to develop a 28 lot town home subdivision. The location of the site is between Encantado Road and Skyline Road just east of Tramway Boulevard (please refer to enclosed vicinity map). As part of this request, we are requesting to vacate a portion of Huerfano Road. This project is a continuation of the previous Zone Map Amendment and Site Development Plan case that was heard at the Environmental Planning Commission earlier this year. The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 7, 2006.

If you should have any questions please call me at 271-2199.

Sincerely,



David B. Thompson, PE

7003 2260 0007 2297 4535

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE, NM 87123

Postage	\$ 3.39	
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To: *Ms. Kathleen Schindler-Wright*
 Street, Apt. No., or PO Box No.: *407 Monte Largo Drive NE*
 City, State, ZIP+4: *Albuquerque, NM 87123*

PS Form 3800, June 2002 See Reverse for Instructions

7003 2260 0007 2297 4535

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

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ALBUQUERQUE, NM 87123

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To: *Ms. Carol O'Keefe*
 Street, Apt. No., or PO Box No.: *600 Vista Abajo Drive NE*
 City, State, ZIP+4: *Albuquerque, NM 87123*

PS Form 3800, June 2002 See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: TRAMWAY ASSOC DATE OF REQUEST: 02/02/06 ZONE ATLAS PAGE(S): K-23

CURRENT:

ZONING SU-1 For RT

PARCEL SIZE (AC/SQ. FT.) 3+ acres

LEGAL DESCRIPTION: Lot 1 Block K

LOT OR TRACT # LOT 1A, 1B, 1C BLOCK # BLOCK J

SUBDIVISION NAME CENTROCA

REQUESTED CITY ACTION(S):

ANNEXATION []	SECTOR PLAN []	SITE DEVELOPMENT PLAN:
COMP. PLAN []	ZONE CHANGE []	A) SUBDIVISION <input checked="" type="checkbox"/> BUILDING PERMIT []
AMENDMENT []	CONDITIONAL USE []	B) BUILD'G PURPOSES [] ACCESS PERMIT []
		C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 28 TOWNHOUSES
BUILDING SIZE: _____ (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE William J. Khan DATE 02/02/06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

Tony Lyd
TRAFFIC ENGINEER

2-2-06
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

William Khan
APPLICANT

2-2-06
DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME The Bluffs at Encantado

AGIS MAP # K-23+L-23

LEGAL DESCRIPTION LOTS 1A, 1B, + 1C, BLOCK K; and a portion of LOT 1, BLOCK K, CENAROCA SUBDIVISION

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 5-5-06 [date].

[Signature]
Applicant / Agent

5-10-06
Date

[Signature]
Hydrology Division Representative

5/10/06
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 5-5-06 [date].

[Signature]
Applicant / Agent

5-10-06
Date

#60505 [Signature]
Utilities Division Representative

5-10-06
Date

DRB# _____

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

PAID RECEIPT

APPLICANT NAME TRAMWAY Assoc.
AGENT GARCIA / KRAMMER & ASSOC
ADDRESS _____
PROJECT & APP # 1004496 (06) DRB-00667, 00668, 00669, 0070, 0071
PROJECT NAME BLUFFS @ ENCHANTADO

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 1520.00 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

\$ 1615.00 TOTAL AMOUNT DUE

DUPLICATE
City Of Albuquerque
Treasury Division

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

5/12/2006 10:47AM LOC: ANN
RECEIPT# 00060410 WSH 006 TRANSH 0019
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt \$1,615.00
J24 Misc \$20.00
CK \$1,565.00
CK \$50.00
CHANGE \$0.00

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

5/12/2006 10:46AM LOC: ANN
RECEIPT# 00060408 WSH 006 TRANSH 0019
Account 441018 Fund 0110
Activity 4971000 TRSCXG
Trans Amt \$1,615.00
J24 Misc

5/12/2006 10:46AM LOC: ANN
RECEIPT# 00060408 WSH 006 TRANSH 0019
Account 441006 Fund 0110
Activity 4971000 TRSCXG
Trans Amt \$1,615.00
J24 Misc

\$75.00
Thank You

\$1,520.00
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 MAY 23, 2006 To JUNE 7, 2006

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.

William J Kraem
(Applicant or Agent)

5/12/06
(Date)

I issued 3 signs for this application, 5/12/06
(Date)

Xi Sis
(Staff Member)

DRB PROJECT NUMBER: 100 4496

