

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004526

AGENDA ITEM NO: 13

SUBJECT:

Preliminary Plat **EXT**

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

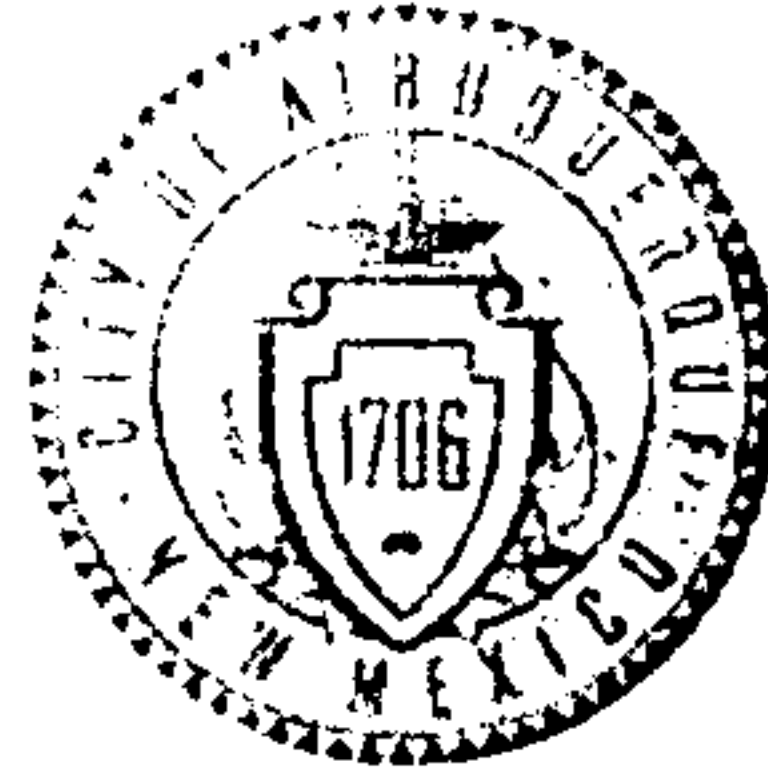
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

DATE: January 30, 2008



**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, April 2, 2008, beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1002112

08DRB-70122 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVMENTS

TIERRA WEST LLC agent(s) for SOLID GOLD CLASSIC LLC request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) 21, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 MIXED USES, located on the southeast corner of PASEO DEL NORTE NE AND WYOMING BLVD NE containing approximately 6.4332 acre(s). (D-19)

Project# 1003916

08DRB-70123 VACATION OF PUBLIC
EASEMENT
08DRB-70124 SIDEWALK WAIVER
08DRB-70125 MINOR - TEMP DEFR SWDK
CONST
08DRB-70126 MAJOR - PRELIMINARY
PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18)

Project# 1004526

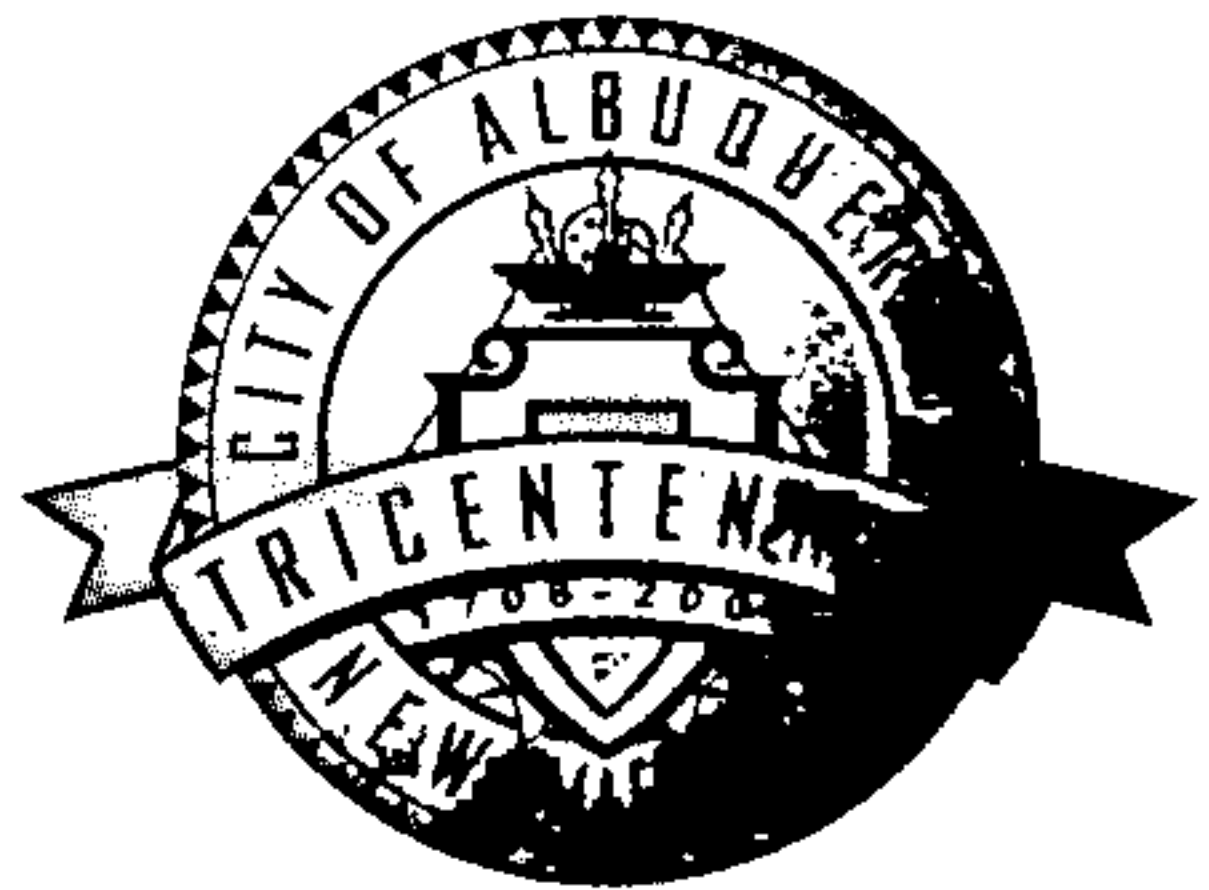
08DRB-70093 VACATION OF PUBLIC
RIGHT OF WAY
08DRB-70106 BULK LAND VARIANCE
08DRB-70107 MAJOR - PRELIMINARY
PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for RIO GRANDE BROKERAGE request(s) vacation of 75th ST SW north of SAGE RD SW and portions of the Amole Del Norte Diversion Channel/ SAGE RD, and the above action(s) for all or a portion of Tracts 399 and 400, **TOWN OF ATRISCO GRANT, Unit No. 3**, zoned RD/ R-1, located on the north side of SAGE RD SW BETWEEN THE AMOLE DEL NORTE DIVERSION CHANNEL AND OLD COORS BLVD RD SW containing approximately 6.3718 acre(s).

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

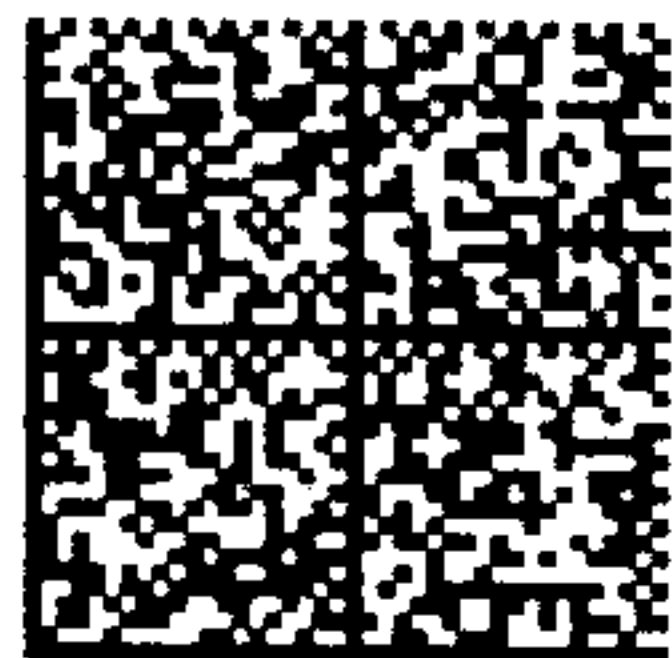

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 17, 2008.



Planning Department

CITY OF ALBUQUERQUE



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OR CURRENT RESIDENT
101005642700840910
GONZALEZ YOSLAN
1301 OJO FELIZ ST SW
ALBUQUERQUE NM 87121

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NIXIE 871 CC 1 70 04/02/08

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 87103129393 *0968-06168-14-35

DRB

871293129393



CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004526

AGENDA ITEM NO: 6

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

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

DATE: January 23, 2008

#13

4526

DXF Electronic Approval Form

DRB Project Case #: 1004526

Subdivision Name: TOWN OF ATRISCO GRANT UNIT 3 TRACTS 399A & 400A

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 1/7/2008

Hard Copy Received: 1/7/2008

Coordinate System: Ground rotated to NMSP Grid

 Approved

01-07-08
Date

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

AGIS Use Only

Copied fc 4526 to agiscov on 1/7/2008 Contact person notified on 1/7/2008



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 2, 2008

Project# 1004526

08DRB-70093 VACATION OF PUBLIC RIGHT OF WAY
08DRB-70106 BULK LAND VARIANCE
08DRB-70107 MAJOR - PRELIMINARY PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for RIO GRANDE BROKERAGE request(s) vacation of 75th ST SW north of SAGE RD SW and portions of the Amole Del Norte Diversion Channel/ SAGE RD, and the above action(s) for all or a portion of Tracts 399 and 400, **TOWN OF ATRISCO GRANT, Unit No. 3**, zoned RD/ R-1, located on the north side of SAGE RD SW BETWEEN THE AMOLE DEL NORTE DIVERSION CHANNEL AND OLD COORS BLVD RD SW containing approximately 6.3718 acre(s).

At the April 2, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

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

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

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the 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 Bulk Land Variance was approved. The Preliminary Plat was approved with delegation to Planning to record.

If you wish to appeal this decision, you must do so by April 17, 2008 in the manner described below.

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

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

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

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

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

A handwritten signature in cursive script that reads "Jack Cloud".

Jack Cloud, AICP, DRB Chair

Cc: Precision Surveys Inc. – 8500-A Jefferson NE – Albuquerque, NM 87113
Cc: Rio Grande Brokerage – 2324 Isleta Blvd SW – Albuquerque, NM 87105



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 2, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City
Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co. WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY
PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER
08DRB-70138 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) [Deferred from 2/27/08, 3/12/08, 3/26/08]. **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

- ~~**2. Project# 1004526**~~
08DRB-70093 VACATION OF PUBLIC
RIGHT OF WAY
08DRB-70106 BULK LAND VARIANCE
08DRB-70107 MAJOR - PRELIMINARY
PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for RIO GRANDE BROKERAGE request(s) vacation of 75th ST SW north of SAGE RD SW and portions of the Amole Del Norte Diversion Channel/ SAGE RD, and the above action(s) for all or a portion of Tracts 399 and 400, **TOWN OF ATRISCO GRANT, Unit No. 3**, zoned RD/ R-1, located on the north side of SAGE RD SW BETWEEN THE AMOLE DEL NORTE DIVERSION CHANNEL AND OLD COORS BLVD RD SW containing approximately 6.3718 acre(s). **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. THE PRILIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO PLANNING TO RECORD.**

3. **Project# 1003916**
08DRB-70123 VACATION OF PUBLIC EASEMENT
08DRB-70124 SIDEWALK WAIVER
08DRB-70125 MINOR - TEMP DEFR SWDK CONST
08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

08DRB-70152 EPC APPROVED SDP FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

4. **Project# 1002112**
08DRB-70122 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVMENTS

TIERRA WEST LLC agent(s) for SOLID GOLD CLASSIC LLC request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) 21, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 MIXED USES, located on the southeast corner of PASEO DEL NORTE NE AND WYOMING BLVD NE containing approximately 6.4332 acre(s). (D-19) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

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

5 **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [*Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08 & 3/26/08 .*] **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

6. **Project# 1006865**
08DRB-70117 EPC APPROVED SDP FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR DR NE containing approximately 15.701 acre(s). (G-16) [*Deferred from 3/12/08 & 3/26/08*] **WITHDRAWN FROM AGENDA.**

7. **Project# 1002270**
08DRB-70151 EPC APPROVED SDP
FOR BUILD PERMIT
- TOM LUCERO ARCHITECT agent(s) for MANNY AKA request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 52, **TERRANCE ADDITION** zoned SU-2 FOR CMU, located on CENTRAL AVE SE BETWEEN ASH SE AND MAPLE SE containing approximately .49 acre(s). (L-15) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**
8. **Project# 1004677**
08DRB-70101 EPC APPROVED SDP
FOR SUBDIVISION
- C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION,** zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) [*Deferred from 3/5/08 & 3/19/08*] **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**
- 08DRB-70143 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for COUNTRY CLUB PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, 131, 132, 133-A-1, 133-A-2, 133-B, 134 & 135-A , 134 & 135-a, **LANDS OF ALBUQUERQUE LITTLE THEATER TBK COUNTRY CLUB PLAZA** zoned SU-2/SU-1 FOR MIXED USE, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW containing approximately 4.7322 acre(s). (J-13) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1006989**
08DRB-70150 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately .9994 acre(s). (C-18) **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

10. **Project# 1000351**
08DRB-70149 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CARTESIAN SURVEYS INC agent(s) for JEFFERY JESIONOWSKI request(s) the above action(s) for all or a portion of Lot(s) 4-A-1, **LANDS OF ZIA TRADING COMPANY** zoned SU-1 FOR I-P, located on OSUNA RD BETWEEN 2ND ST AND EDITH BLVD containing approximately 1.8199 acre(s). (E-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR CLOSE OUT AND ACCEPTANCE OF PROJECT # 657082 FOR WATERLINE RELOCATION, AND TO PLANNING TO REVISE EASEMTN NOTES, AND A COPY OF HE RECORDED PLAT.**
11. **Project# 1007189**
08DRB-70148 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for JOSEPH MILLER request(s) the above action(s) for all or a portion of Lot(s) 1-18, Block(s) 4, **SPRINGER TRANSFER COMPANY'S ADDITION Unit(s) 1**, zoned SU-2 M-1, located on KINLEY AVE NE BETWEEN ARNO ST NE AND FRANCISCAN ST NE containing approximately 1.956 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

12. **Project# 1007188**
08DRB-70145 SKETCH PLAT REVIEW
AND COMMENT
- SURVEYS SOUTHWEST LTD agent(s) for JOHN GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) 30-A, 30-B, 29-B, zoned RA-2, located on CANDELARIA RD NW BETWEEN RIO GRANDE NW AND MANCHESTER PL NW containing approximately .5203 acre(s). (G-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. **Other Matters:** Text Amendments 14-12-10 ROA 1994, the Appeals Section of the Lanmarks and Urban Conservation Ordinance.
14-16-4-4, the Appeal Section of the Zoning Code.
(Project # 1001620 Case # 08EPC-40009)

Proposed changes were discussed and do not effect any DRB procedure with regard to the appeal process. There were no comments on the matter.

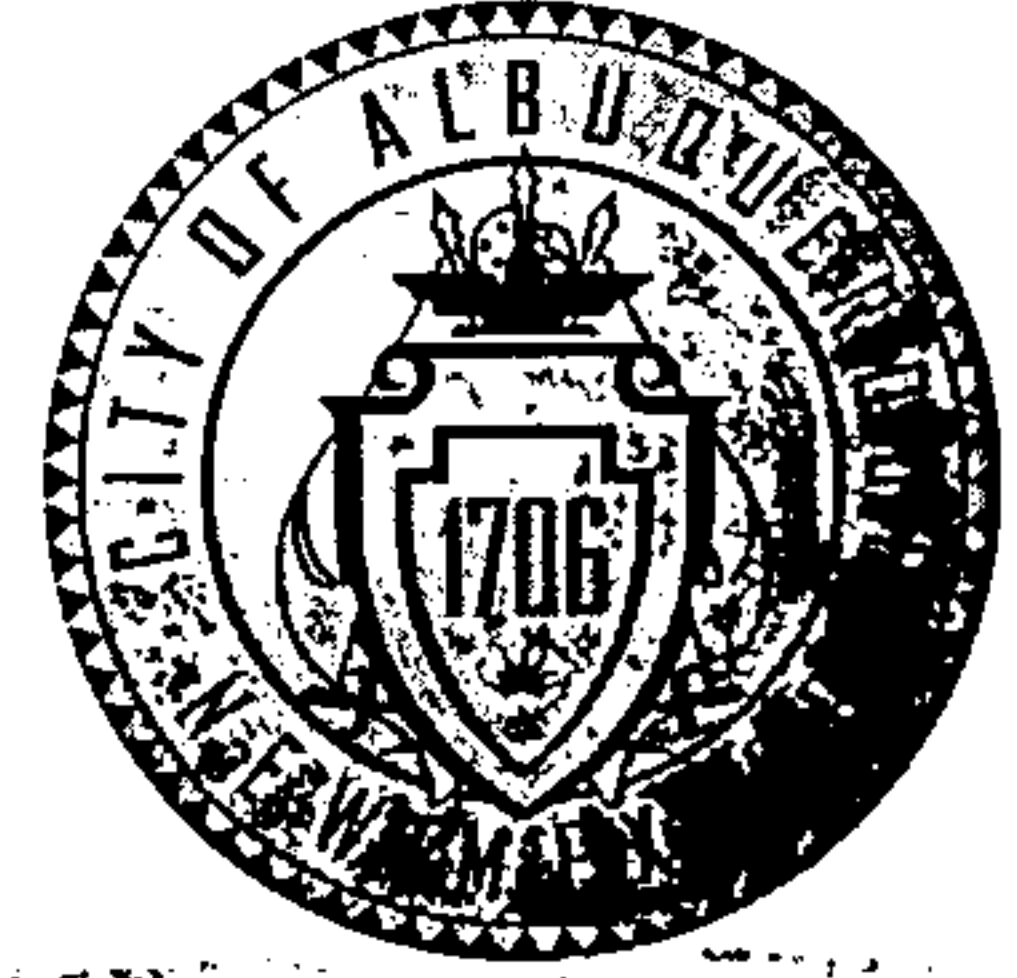
ADJOURNED: 10:05

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004526 AGENDA# 2 DATE: 4/2/08

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
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12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004526

AGENDA ITEM NO: 2

SUBJECT:

Bulk Land Variance
Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

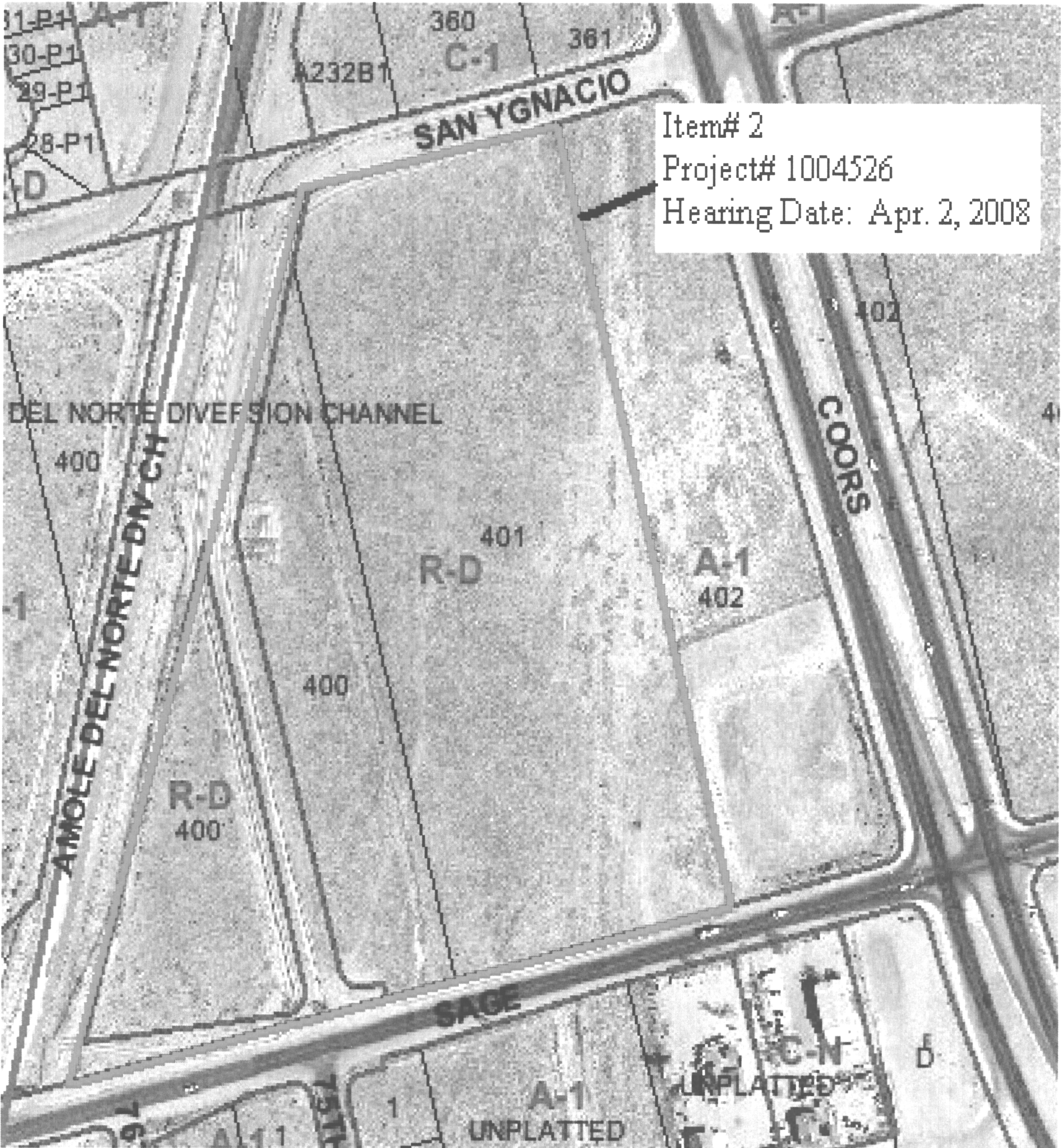
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

DATE: April 2, 2008.



Item# 2
Project# 1004526
Hearing Date: Apr. 2, 2008

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

Meeting Date: April 2., 2008
Zone Atlas Page: L-10
Notification Radius: 100 Ft.

Project# 1004526
App#08DRB-70106
08DRB-70107

Cross Reference and Location: SAGE RD SW BETWEEN SAN IGNACIO SW
AND SAGE SW

Applicant: RIO GRANDE BROKERAGE
2324 ISLETA BLVD SW
ALBUQUERQUE, NM 87105

Agent: PRECISION SURVEYS INC
8500-A JEFFERSON NE
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: MARCH 28, 2008
Signature: ERIN TREMLIN



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)
- 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): Precision Survey, Inc PHONE: 856-5700
 ADDRESS: 8500-A Jefferson NE FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

APPLICANT: Rio Grande Brokerage PHONE: 450-8030
 ADDRESS: 2324 Isleta Blvd. SW FAX: 836-8624
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: inc@p.rgb@comcast.net
 Proprietary interest in site: Agent List all owners: Loreta Chavez

DESCRIPTION OF REQUEST: Bulk land Variance & Preliminary Plat

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

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

Lot or Tract No. Tract 400 # 399/TBKA 400A Block: _____ Unit: 3
 Subdiv/Addn/TBKA: Town of Atrisco Grant
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No N/A
 Zone Atlas page(s): L-10 UPC Code: 101005647210040524

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004526

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 6.2718
 LOCATION OF PROPERTY BY STREETS: On or Near: Sage Road S.W.
 Between: San Ignacio SW and Sage S.W.
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Lisa Parish DATE 2-27-08
 (Print) LISA Parish Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>DRB - 70106</u>	<u>BLV</u>	<u>5(2)</u>	<u>\$ 145.00</u>
<u>DRB - 70107</u>	<u>PP</u>		<u>\$ 580.00</u>
			\$
			\$
			\$
			\$
			Total
			<u>\$ 725.00</u>

Hearing date April 2, 2008

Andrew Sauer 2-28-08
 Planner signature / date

Project # 1004526

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

Lisa Parish
 Applicant name (print)
Lisa Parish 2-28-08
 Applicant signature / date



Form revised October 2007

Andrew Smax 2/28/08
 Planner signature / date
 Project # 1004526

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08 DRB - 70106

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST AT E	OW NE R ZIP CO DE	PR OP ERT Y CL AS S	TA X DIS TR ICT	LEGAL
1	101005 641906 440510	BARRAZA MANUEL & MARTHA P	3620 SAN YGNACIO SW	ALBU QUE RQU E	N M	871 21	V	X1 A	NLY PORTION OF TRACT 397- B CORRECTED REPLAT LANDS OF HENRY G C HAVEZ (AKA P OR TR 397 ATRISCO GRANT UNIT # 3) CONT 2.191 A C M/L
2	101105 605503 330507	MONTOYA CASPER L & SIRILIA B	PO BOX 12 725	ALBU QUE RQU E	N M	871 95 072 5	R	X1 A	THE WEST PORTION OF TR D LANDS OF WEST ERN HEIGHTS MOBILE VIL LAGE INC CONT 4.7 013 AC M/L
3	101005 644717 840624	ALBUQUERQUE EX CAVATORS INC	7201 ISLE TA SW	ALBU QUE RQU E	N M	871 05	V	A1 A	TR B PLAT OF TRACTS A & B LANDS OF HECTO R ROJO BEING A REPLAT OF TRACT 357 UNIT 3 ATRISCO GRANT CONT 2.5000 AC
4	101005 643807 740512	CRUZ JOE M & ANN ETTE	3616 SAN YGNACIO SW	ALBU QUE RQU E	N M	871 21	R	X1 A	NLY PORTION OF TRACT 398- B CORRECTED REPLAT LANDS OF HENRY G C HAVEZ (AKA P OR TR 398 ATRISCO GRANT UNIT # 3) CONT 1.70 AC M/L
5	101005 649302 540303	COLUCCI ONORIO & VIRGINIA M	3305 TEN NESSEE NE	ALBU QUE RQU E	N M	871 10	V	X1 A	* 002 008SOUTHWESTERN SKIES ADD
6	101005 642909 240508	VILLEGAS MARK R & ARACELY	PO BOX 72 764	ALBU QUE RQU E	N M	871 95	V	X1 A	TR 398A REDIVISION PLAT OF TRACTS 397A & 398A TOWN OF ATRISCO O GRANT UNIT # 3 CON T 0.8342 AC M/L
7	101005 650106 540511	MARQUEZ ANASTA CIO JR	916 ALTA VISTA CT SW	ALBU QUE RQU E	N M	871 05 330 2	V	A1 A	SE'LY PORT OF TR 400 ATRISCO GRANT UNIT #3 CONT 2.8707 AC +/-
8	101005 648307 840522	MARQUEZ ANASTA CIO JR ETUX ETAL	916 ALTA VISTA CT SW	ALBU QUE RQU E	N M	871 05 330 2	V	A1 A	SW'LY PORT OF TR 400 ATRISCO GRANT UNIT #3 CONT 2.1000 AC +/-
9	101105 602413 630402	BACA IGNACIO E JR	2455 ISLE TA BLVD S W	ALBU QUE RQU E	N M	871 05	V	X1 A	THE NLY POR OF THE W POR OF TR 402 TOWN OF ATRISCO GRANT UNI T 3 CONT 3.3057 AC M/L
10	101005 644811 240509	CRUZ JOE & ANNET TE	3616 SAN YGNACIO SW	ALBU QUE RQU E	N M	871 21	V	X1 A	NORTHERLY PORTION OF TR 399 ATRISCO GR ANT UNIT #3 CONT 3.587 AC M/L
11	101005 643000 440909	GRIEGO MICHELLE A	1305 OJO FELIZ ST SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 90 PLAT OF VISTA MANZANO UNIT 2 CONT .1086 AC
12	101005 642700 840910	GONZALEZ YOSLAN	1301 OJO FELIZ ST SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 91 PLAT OF VISTA MANZANO UNIT 2 CONT .1062 AC
13	101005 644400 840803	LARA DANIEL A & TI NA	1302 OJO FELIZ ST SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 93 PLAT OF VISTA MANZANO UNIT 2 CONT .0914 AC
14	101005 647616 940630	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03 129 3	V	A1 A	S'LY PORT OF TR 358 TOWN OF ATRISCO GRA NT UNIT 3 (AKA PARCEL A-2- 31 AMOLE DEL NORTE DIVERSON CHANNEL R/ W) CONT 1.0050 AC
15	101005 648919 440625	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU	N M	871 03 129	V	X1 A	PARCEL A-2-32- A PLAT OF TR 359A AND PARCEL A-2-32-B- 1 TOWN O F ATRISCO GRANT UNIT NO 3 PARC

				E		3			ELS A-2-32-A AND A-2-32-C AMOLE DEL NORTE DIVERSION CHANNEL R/W CONT 1.9376 AC M/L OR 84,4
16	101005 640400 340903	LOPEZ ALBERTO T	7223 EMB ARCADER A DR SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 84 PLAT OF VISTA MANZANO UNIT 2 CONT .0920 AC
17	101005 639208 140506	TORRES RICHARD L & BRYAN C JANKO WSKI	3610 SAN IGNACIO SW	ALBU QUE RQU E	N M	871 21	V	X1 A	TRACT 396 EXCEPT SLY 13' ATRISCO GRANT CONT 4.94 AC M/L
18	101005 652511 340513	CLEARBROOK INVE STMENTS INC	8901 ADA MS ST NE SUITE A	ALBU QUE RQU E	N M	871 13	V	A1 A	TR 401 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W CONT 9.9804 AC
19	101005 650903 040408	COLUCCI ONORIO & VIRGINIA M	3305 TEN NESSEE S T NE	ALBU QUE RQU E	N M	871 10	V	X1 A	* 002 007SOUTHWESTERN SKIES ADD
20	101005 642000 740907	SANCHEZ DENISE A & RICHARD J	7205 EMB ARCADER A DR SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 88 PLAT OF VISTA MANZANO UNIT 2 CONT .1178 AC
21	101105 602905 430506	GABALDON PREME TIVO R JR	6566 SAG E RD SW	ALBU QUE RQU E	N M	871 05	R	X1 A	TR IN SW1/4 SW1/4 SW1/4 SW1/4 SEC 26 T10N R2E CONT 2.000 AC M/L OR 87,120 SQ FT M/L
22	101005 646601 640207	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03 129 3	V	X1 A	* 002 009SOUTHWESTERN SKIES ADD
23	101005 637207 840505	TORRES SINESIO	404 WILS HIRE SW	ALBU QUE RQU E	N M	871 05	V	X1 A	TR 395 UNIT 3 ATRISCO GRANT EXC S ELY POR CONT 4.96096 AC
24	101005 650604 040407	COLUCCI ONORIO & VIRGINIA M	3305 TEN NESSEE S T NE	ALBU QUE RQU E	N M	871 10	V	X1 A	* 1 7 SOUTHWESTERN SKIES ADDN EXC NWLY POR
25	101005 650104 740406	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03 129 3	V	X1 A	NWLY POR OF LOT 1 BLK 7 SOUTHWESTERN SKIES ADDN
26	101005 647903 440305	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03 129 3	V	X1 A	* 006 008SOUTHWESTERN SKIES ADD
27	101005 642220 140609	MOYA JOSE F ETUX ETAL	11620 MA RQUETTE NE	ALBU QUE RQU E	N M	871 23	V	A1 A	TR 356 UNIT 3 ATRISCO GRANT CONT 5.0000 AC +/-
28	101005 650619 440613	TELCOCCI NORMA T & TORRES RICHAR D C & ROBERT L	5852 S E NSENADA ST	AUR ORA	C O	800 15 511 0	V	X1 A	SLY PORTION OF TRACT 360 ATRISCO GRANT UNIT 3 CONT 2.782 AC M/L
29	101005 651821 940614	TELCOCCI NORMA T & TORRES RICHAR D C & ROBERT L	5852 S E NSENADA ST	AUR ORA	C O	800 15 511 0	V	X1 A	TRACT 361 ATRISCO GRANT UNIT 3 EXC NWLY POR & EASTLY POR OUT TO R/W CONT 3.24 AC M/L
30	101005 644400 140801	AGUILAR CARLOS E MILIO JR	1306 OJO FELIZ ST SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 95 PLAT OF VISTA MANZANO UNIT 2 CONT .0966 AC
31	101105 603208 730401	COUNTY OF BERNA LILLO C/O COUNTY MANAGER	1 CIVIC P LAZA NW	ALBU QUE RQU	N M	871 02	V	X1 A	THE SLY POR OF THE W POR OF TR 402 TOWN OF ATRISCO GRANT UNI 3 CONT 85,247 SF M/L

				E					
3 2	101005 640000 240902	SERNA DOMIEANN	7227 EMB ARCADER A DR SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 83 PLAT OF VISTA MANZANO UNIT 2 CONT .0920 AC
3 3	101005 639500 140901	GUTIERREZ DARLE NE	7231 EMB ARCADER A DR SW	ALBU QUE RQU E	N M	871 12	R	A1 A	LOT 82 PLAT OF VISTA MANZANO UNIT 2 CONT .0919 AC
3 4	101005 642800 140908	MONTOYA JAIME M	1309 OJO FELIZ SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 89 PLAT OF VISTA MANZANO UNIT 2 CONT .0970 AC
3 5	101005 539152 412505	GAMEZ MANUEL	7235 EMB ARCADER A DR SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 81 PLAT OF VISTA MANZANO UNIT 2 CONT .0918 AC
3 6	101005 646303 040208	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03 129 3	V	X1 A	* 001 009SOUTHWESTERN SKIES ADD
3 7	101005 641200 540905	KAUFMAN & BROAD OF NEW MEXICO IN C	4921 ALE XANDER NE B	ALBU QUE RQU E	N M	871 09	R	A1 A	LOT 86 PLAT OF VISTA MANZANO UNIT 2 CONT .0869 AC
3 8	101005 644600 440802	GUTIERREZ RAMON R	1304 OJO FELIZ ST SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 94 PLAT OF VISTA MANZANO UNIT 2 CONT .1071 AC
3 9	101005 641600 640906	JARAMILLO BERT L	7209 EMB ARCADER A DR SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 87 PLAT OF VISTA MANZANO UNIT 2 CONT .0861 AC
4 0	101005 649917 040631	BACA PATRICK J & MARIE M	1218 RIV ERVIEW D R NW	ALBU QUE RQU E	N M	871 05	V	X1 A	PARCEL A-2-32-B- 1 PLAT OF TR 359A AND PARCEL A-2-32-B- 1 TOWN OF ATRISCO GRANT UNIT NO 3 PARC EL A-2-32-A AND A-2-32- C AMO LE DEL NORTE DIVERSION CHANNEL R/ W CONT 0.6976 AC M/L OR 30,
4 1	101005 649003 740304	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03 129 3	V	X1 A	* 001 008SOUTHWESTERN SKIES ADD
4 2	101005 640800 440904	ABEYTA ANTHONY GILBERT	7219 EMB ARCADER A SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 85 PLAT OF VISTA MANZANO UNIT 2 CONT .0883 AC
4 3	101005 646313 340520	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03 129 3	V	X1 A	NWLY POR OF TR 400 ATRISCO GRANT UNIT # 3 CONT 1.6174 AC M/L
4 4	101005 644002 440805	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03	V	A1 A	REMAINING PART OF TR 418 CONT .1280 AC
4 5	101005 648202 340306	COLUCCI ONORIO & VIRGINIA M	3305 TEN NESSEE NE	ALBU QUE RQU E	N M	871 10	V	X1 A	* 005 008SOUTHWESTERN SKIES ADD
4 6	101005 638126 040517	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03 129 3	C	X1 A	ACCESS EASEMENT WITHIN S ELY PORTION T R 395 UNIT 3 ATRISCO G RANT
4 7	101005 644401 240804	MURAKAMI JEAN	1300 OJO FELIZ ST SW	ALBU QUE RQU E	N M	871 21	R	A1 A	LOT 92 PLAT OF VISTA MANZANO UNIT 2 CONT .0944 AC

				E					
48	101005 544950 510107	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03 129 3	V	A1 A	POR OF TR 417 ATRISCO GRANT UNIT #3 & A T R OF LAND BOUNDED O F THE WEST & ADJ TO TR 417 CONT 2.3192 AC M/L
49	101105 601003 130505	COLUCCI ONORIO & VIRGINIA M	3305 TEN NESSEE NE	ALBU QUE RQU E	N M	871 10	V	X1 A	TR OF LAND IN SE1/4 SE1/4 SEC 27 & SW1/4 S W1/4 SEC 26 T10N R 2E CONT 4.92 AC M/L
50	101005 647210 040524	CITY OF ALBUQUER QUE	PO BOX 12 93	ALBU QUE RQU E	N M	871 03 129 3	V	A1 A	PORS OF TRS 396, 399, 400 & 401 ATRISCO GR ANT UNIT #3 & PORS OF TRS 397-B & 39- B CORRECTED REPL LANDS OF HENRY G CHA VEZ (POR OF AMOLE DEL NORTE DIVERSION CHANNEL) CONT 6.2000 AC

OR CURRENT RESIDENT
101005640800440904
ABEYTA ANTHONY GILBERT
7219 EMBARCADERA SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101105602413630402
BACA IGNACIO E JR
2455 ISLETA BLVD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101005652511340513
CLEARBROOK INVESTMENTS INC
8901 ADAMS ST NE SUITE A
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101105602905430506
GABALDON PREMATIVO R JR
6566 SAGE RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101005643000440909
GRIEGO MICHELLE A
1305 OJO FELIZ ST SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005641600640906
JARAMILLO BERT L
7209 EMBARCADERA DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005640400340903
LOPEZ ALBERTO T
7223 EMBARCADERA DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005642800140908
MONTTOYA JAIME M
1309 OJO FELIZ SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005642000740907
SANCHEZ DENISE A & RICHARD J
7205 EMBARCADERA DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005639208140506
TORRES RICHARD L & BRYAN C
JANKOWSKI
3610 SAN IGNACIO SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005644400140801
AGUILAR CARLOS EMILIO JR
1306 OJO FELIZ ST SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005649917040631
BACA PATRICK J & MARIE M
1218 RIVERVIEW DR NW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101005649302540303
COLUCCI ONORIO & VIRGINIA M
3305 TENNESSEE NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101005539152412505
GAMEZ MANUEL
7235 EMBARCADERA DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005639500140901
GUTIERREZ DARLENE
7231 EMBARCADERA DR SW
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT
101005641200540905
KAUFMAN & BROAD OF NEW
MEXICO INC
4921 ALEXANDER NE B
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101005650106540511
MARQUEZ ANASTACIO JR
916 ALTA VISTA CT SW
ALBUQUERQUE, NM 87105 3302

OR CURRENT RESIDENT
101005642220140609
MOYA JOSE F ETUX ETAL
11620 MARQUETTE NE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
101005640000240902
SERNA DOMIEANN
7227 EMBARCADERA DR SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005637207840505
TORRES SINESIO
404 WILSHIRE SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101005644717840624
ALBUQUERQUE EXCAVATORS INC
7201 ISLETA SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101005641906440510
BARRAZA MANUEL & MARTHA P
3620 SAN YGNACIO SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005644811240509
CRUZ JOE & ANNETTE
3616 SAN YGNACIO SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005642700840910
GONZALEZ YOSLAN
1301 OJO FELIZ ST SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005644600440802
GUTIERREZ RAMON R
1304 OJO FELIZ ST SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005644400840803
LARA DANIEL A & TINA
1302 OJO FELIZ ST SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101105605503330507
MONTTOYA CASPER L & SIRILIA B
PO BOX 12725
ALBUQUERQUE, NM 87195 0725

OR CURRENT RESIDENT
101005644401240804
MURAKAMI JEAN
1300 OJO FELIZ ST SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101005650619440613
TELCOCCI NORMA T & TORRES
RICHARD C & ROBERT L
5852 S ENSENADA ST
AURORA, CO 80015 5110

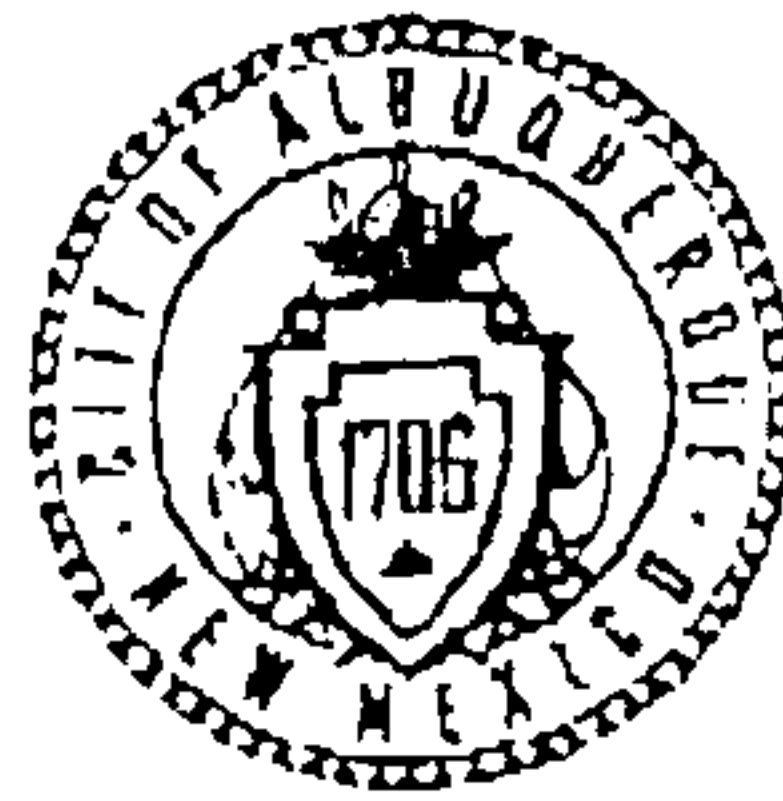
OR CURRENT RESIDENT
101005642909240508
VILLEGAS MARK R & ARACELY
PO BOX 72764
ALBUQUERQUE, NM 87195

Project# 1004526
PRECISION SURVEYS INC
8500-A JEFFERSON NE
ALBUQUERQUE, NM 87113

Project# 1004526
RIO GRANDE BROKERAGE
2324 ISLETA BLVD NW
ALBUQUERQUE, NM 87105

Project# 1004526
NORMAN MASON
Stinson Tower NA
7427 VIA TRANQUILO SW
ALBUQUERQUE, NM 87121

Project# 1004526
VICTOR WYANT
Stinson Tower NA
612 COTTONTAIL SW
ALBUQUERQUE, NM 87121



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: February 21, 2008

TO CONTACT NAME: Lisa Parish
 COMPANY/AGENCY: Precision Surveys Inc.
 ADDRESS/ZIP: 8500-A Jefferson NE 87113
 PHONE/FAX #: 856-5700 / 856-7900

Thank you for your inquiry of February 21, 2008 (Date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract 400.0, Tracts Allocated from Town of Atrisco Grant, Unit 3 located Sage Rd SW between Amole del Norte Diversion channel and 7.5th Street SW
 zone map page(s) L-10

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

Stinson Tower NA
 Neighborhood or Homeowner Association
 Contacts: Norman Mason
7427 Via Tranquilo SW 87121
836-9671 (L)
Vic For Wyant
612 Cotton Tail SW 87121
239-8856 (h)

Neighborhood or Homeowner Association
 Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations

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 for each Neighborhood and/or Homeowner Associations need to be notified.

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Tract 400-A, Town of Atresco Grant, Unit 3

AGIS MAP # L-10

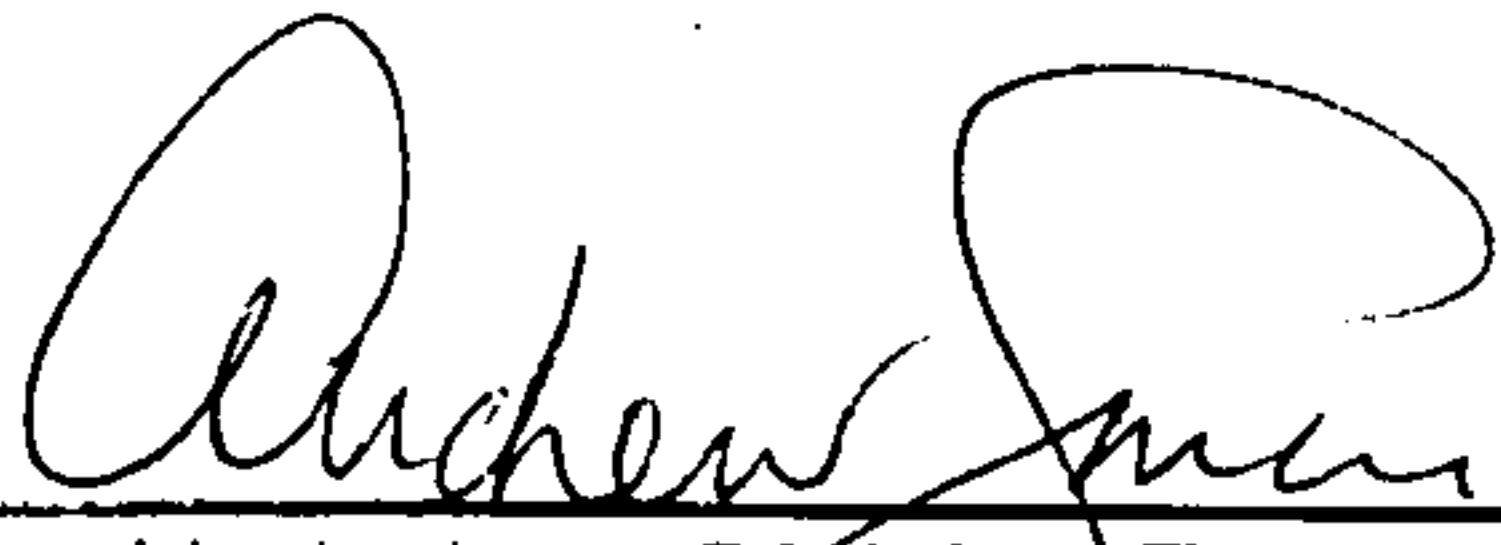
LEGAL DESCRIPTIONS: Tract 400, Town of Atresco Grant
Unit 3

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 _____ (date).


Applicant/Agent

2-28-08
Date


Hydrology Division Representative

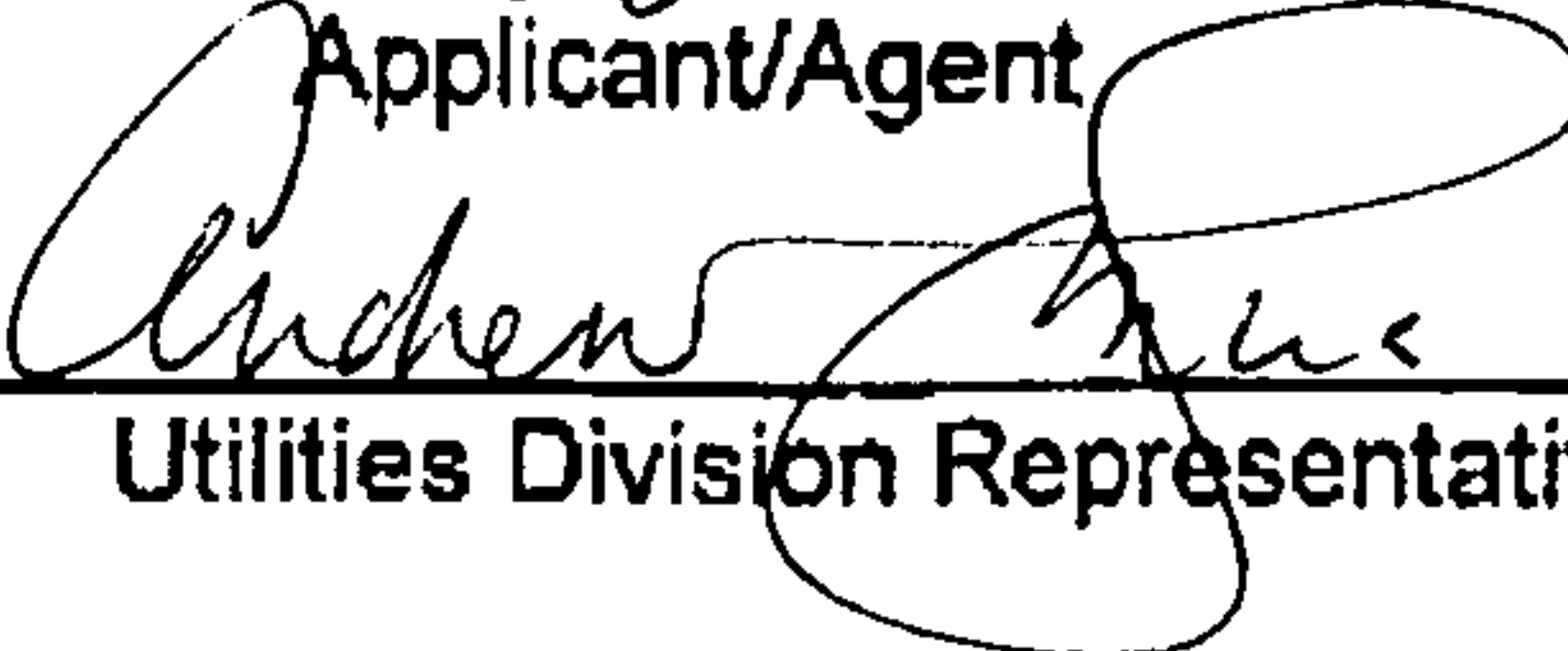
2-28-08
Date

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 _____ (date).


Applicant/Agent

2-28-08
Date


Utilities Division Representative

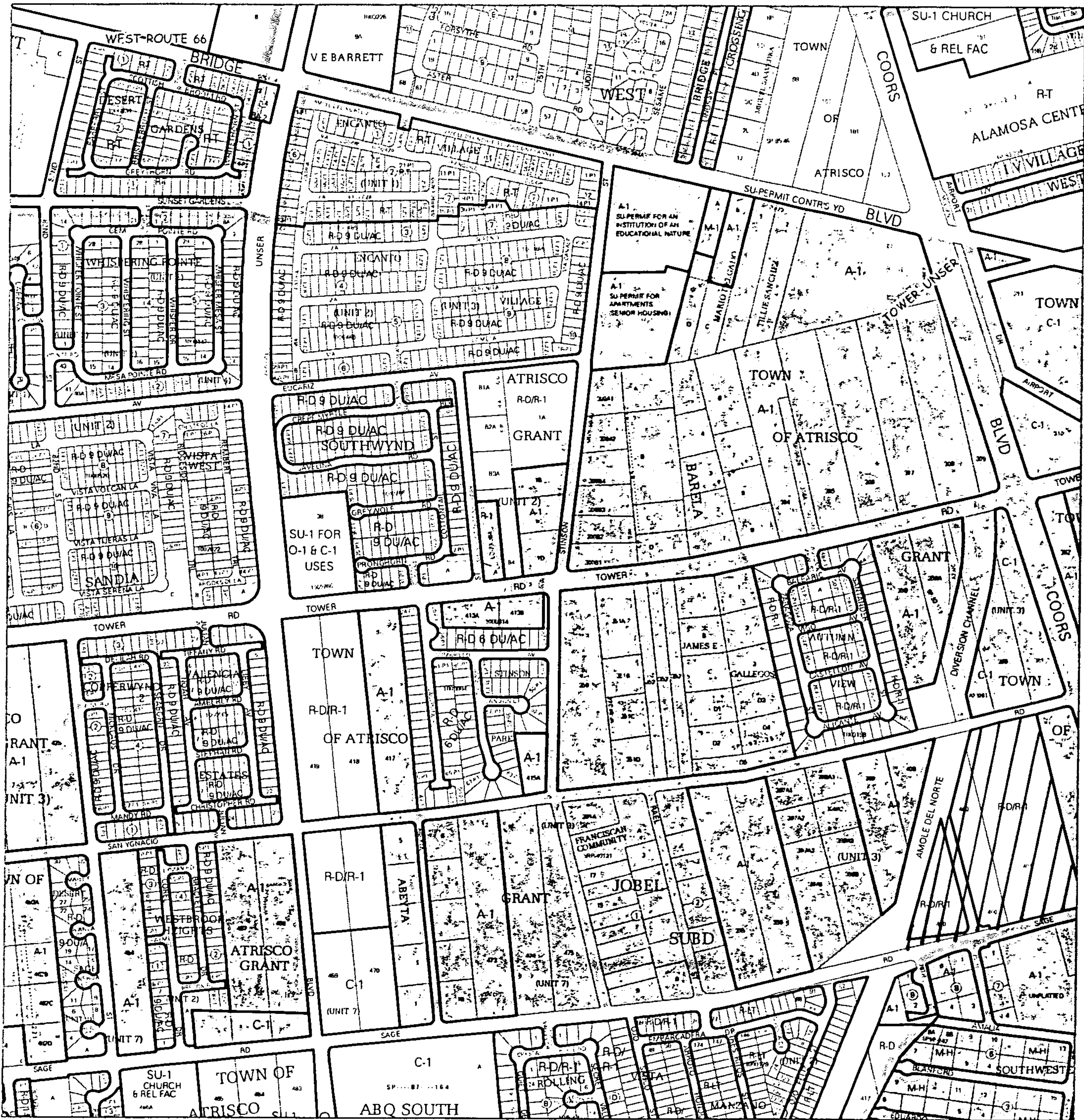
2-28-08
Date

PROJECT # 1004526


OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPI CLA
26	101005647903440305	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	V
27	101005642220140609	MOYA JOSE F ETUX ETAL	11620 MARQUETTE NE	ALBUQUERQUE	NM	87123	V
28	101005650619440613	TELCOCCI NORMA T & TORRES RICHARD C & ROBERT L	5852 S ENSENADA ST	AURORA	CO	80015 5110	V
29	101005651821940614	TELCOCCI NORMA T & TORRES RICHARD C & ROBERT L	5852 S ENSENADA ST	AURORA	CO	80015 5110	V
30	101005644400140801	AGUILAR CARLOS EMILIO JR	1306 OJO FELIZ ST SW	ALBUQUERQUE	NM	87121	R
31	101105603208730401	COUNTY OF BERNALILLO C/O COUNTY MANAGER	1 CIVIC PLAZA NW	ALBUQUERQUE	NM	87102	V
32	101005640000240902	SERNA DOMIEANN	7227 EMBARCADERA DR SW	ALBUQUERQUE	NM	87121	R
33	101005639500140901	GUTIERREZ DARLENE	7231 EMBARCADERA DR SW	ALBUQUERQUE	NM	87112	R
34	101005642800140908	MONTOYA JAIME M	1309 OJO FELIZ SW	ALBUQUERQUE	NM	87121	R
35	101005539152412505	GAMEZ MANUEL	7235 EMBARCADERA DR SW	ALBUQUERQUE	NM	87121	R
36	101005646303040208	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	V
37	101005641200540905	KAUFMAN & BROAD OF NEW MEXICO INC	4921 ALEXANDER NE B	ALBUQUERQUE	NM	87109	R
38	101005644600440802	GUTIERREZ RAMON R	1304 OJO FELIZ ST SW	ALBUQUERQUE	NM	87121	R
39	101005641600640906	JARAMILLO BERT L	7209 EMBARCADERA DR SW	ALBUQUERQUE	NM	87121	R
40	101005649917040631	BACA PATRICK J & MARIE M	1218 RIVERVIEW DR NW	ALBUQUERQUE	NM	87105	V
41	101005649003740304	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	V
42	101005640800440904	ABEYTA ANTHONY GILBERT	7219 EMBARCADERA SW	ALBUQUERQUE	NM	87121	R
43	101005646313340520	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	V
44	101005644002440805	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V
45	101005648202340306	COLUCCI ONORIO & VIRGINIA M	3305 TENNESSEE NE	ALBUQUERQUE	NM	87110	V
46	101005638126040517	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	C
47	101005644401240804	MURAKAMI JEAN	1300 OJO FELIZ ST SW	ALBUQUERQUE	NM	87121	R
48	101005544950510107	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	V
49	101105601003130505	COLUCCI ONORIO & VIRGINIA M	3305 TENNESSEE NE	ALBUQUERQUE	NM	87110	V
50	101005647210040524	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	V

[Previous 25 Records](#)[Zoom to these records](#)

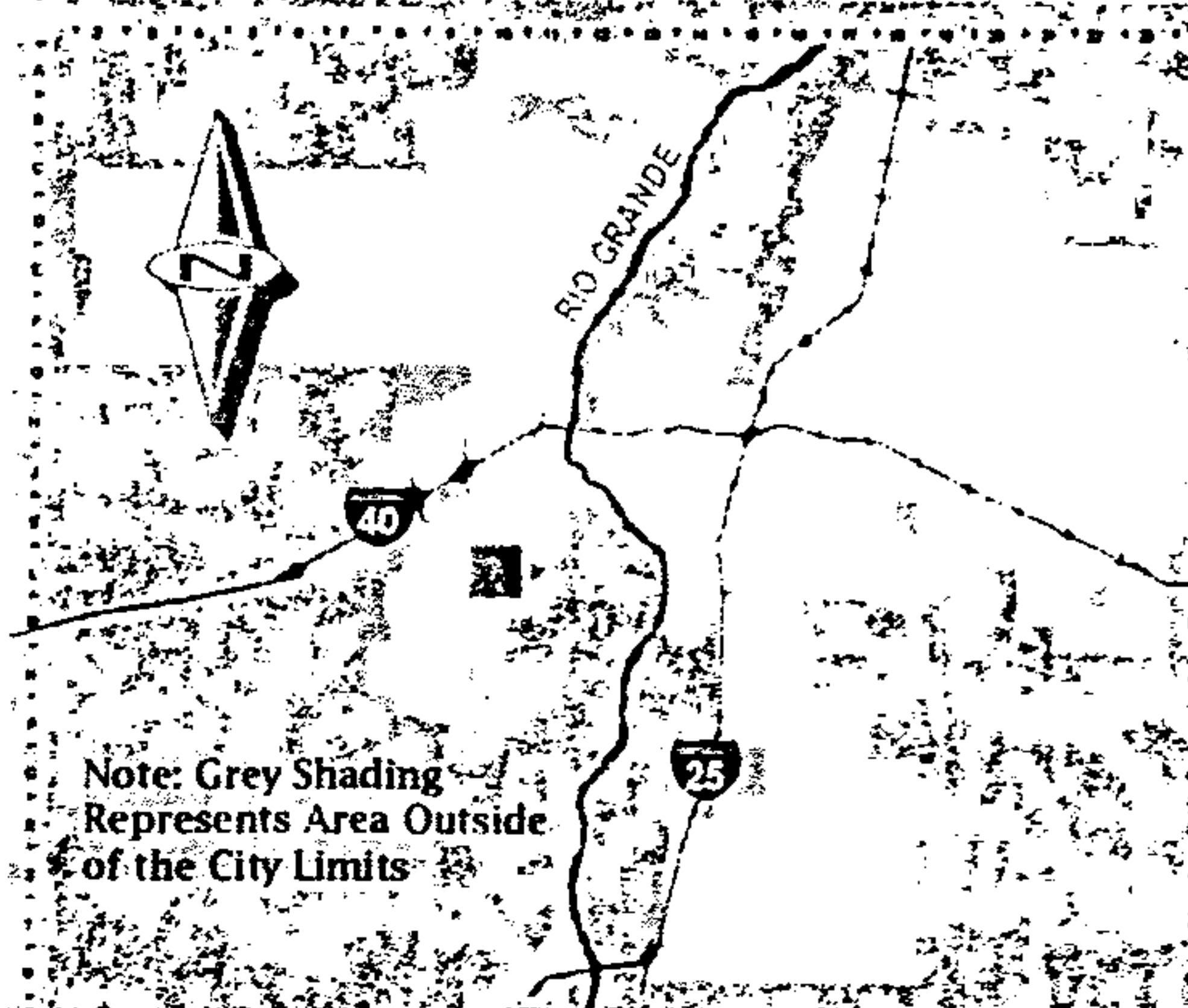


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System


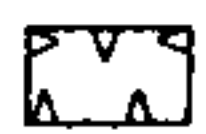
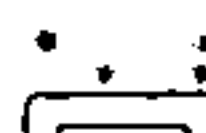
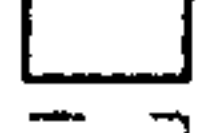
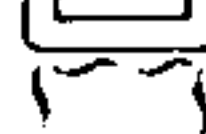

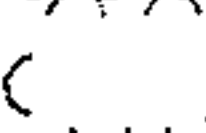


Map amended through: 1/4/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

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

0 750 1,500 Feet



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

February 28, 2008

Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR MAJOR PRELIMINARY PLAT, TRACTS 400-A, TRACTS
 ALLOTTED FROM TOWN OF ATRISCO GRANT, UNIT 3, LOCATED ON
 SAGE ROAD S. W., BETWEEN SAN IGNACIO S. W. AND SAGE S. W.
 ZONE ATLAS PAGE L-10**

Dear Chair,

On behalf of our client, Rio Grande Brokerage, we are submitting an application for Major Preliminary plat. This subdivision is to re-plat the existing two lots and vacated right of way into one new tract, to vacate right of way and to grant an easement.

Enclosed are the required submittals.

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

Sincerely,

A handwritten signature in black ink that reads 'Lisa Parish'. The signature is fluid and cursive, with a large loop at the end.

Lisa Parish
Precision Surveys



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 2, 2008

Project# 1004526

08DRB-70093 VACATION OF PUBLIC RIGHT OF WAY

08DRB-70106 BULK LAND VARIANCE

08DRB-70107 MAJOR - PRELIMINARY PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for RIO GRANDE BROKERAGE request(s) vacation of 75th ST SW north of SAGE RD SW and portions of the Amole Del Norte Diversion Channel/ SAGE RD, and the above action(s) for all or a portion of Tracts 399 and 400, **TOWN OF ATRISCO GRANT, Unit No. 3**, zoned RD/ R-1, located on the north side of SAGE RD SW BETWEEN THE AMOLE DEL NORTE DIVERSION CHANNEL AND OLD COORS BLVD RD SW containing approximately 6.3718 acre(s).

AMAFCA

Town of Atrisco Grant, Tract 400A, Sage/Amole del Norte, (L-10)

No objection to requested actions. Regarding offsite reference to adjacent tracts, AMAFCA has previously commented that the Amole del Norte Channel is not AMAFCA right-of-way.

COG

MRCOG staff have no comment on this proposal. For information purposes, Sage Rd has a functional classification of urban collector.

TRANSIT

No comments received.

ZONING ENFORCEMENT

No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: **Stinson Tower NA (R)**

APS

Town of Atrisco Grant Unit 3, Tracts 399 and 400 (tbka 400A), is located on Sage Rd SW between San Ignacio Rd SW and Sage Rd SW. The owner of the above property requests approval of a Bulk Land Variance and a Preliminary Plat for a development that will consist of one tract. If the tract is developed into a residential development it will impact Edward Gonzales Elementary School, Truman Middle School, and West Mesa High School. Edward Gonzales Elementary School is exceeding capacity, Truman Middle School has excess capacity, and West Mesa High School is exceeding capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
262	Edward Gonzales	1,253	800	-453
475	Truman	1,087	1,152	65
570	West Mesa	2,749	2,632	-117

A new southwest elementary school will open in 2009 as a K-2 elementary school. This will relieve overcrowding at Edward Gonzales Elementary School.

Atrisco Heritage Academy High School will open with a 9th grade academy in 2008, while the remainder of the school will open in 2009. Atrisco Heritage Academy High School will relieve overcrowding at West Mesa High School.

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

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

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

POLICE DEPARTMENT

No comments received.

FIRE DEPARTMENT

No comments received.

PNM ELECTRIC & GAS

VACATION OF PUBLIC RIGHT OF WAY: **APPROVED**

BULK LAND VARIANCE: **NO COMMENT**

MAJOR PRELIMINARY PLAT APPROVAL: **APPROVED**

COMCAST

No comments received.

QWEST

No comments received.

ENVIRONMENTAL HEALTH

No comments received.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

No objection to the vacation request. No objection to the BLV.
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION Defer to Transportation and Hydrology regarding the vacation request. No objection to the bulk
ABCWUA No objection to Vacation request. No objection to Bulk Land Variance and Plat approval.
PLANNING DEPARTMENT Refer to comments from affected divisions regarding proposed Vacation.

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

Cc: Precision Surveys Inc. – 8500-A Jefferson NE – Albuquerque, NM 87113
Cc: Rio Grande Brokerage – 2324 Isleta Blvd. SW – Albuquerque, NM 87105



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 30, 2008 9:00 AM

MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004462**
08DRB-70006 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ UNIT 3**, zoned SU-1, located on COORS BLVD NW BETWEEN NAMASTE RD AND SEVILLA AVE containing approximately 23.1164 acre(s). (F-11) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1006539**
08DRB-70005 VACATION OF PUBLIC EASEMENT
08DRB-70007 VACATION OF PRIVATE EASEMENT
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 22, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMEN SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**

3. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC
EASEMENT
07DRB-70032 MINOR - TEMP DEFR
SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&FINAL
PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (*Deferred from 06/27/07 & 11/28/07*) (R-15, R-16, S-15 & S-16) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**
4. **Project# 1007018**
08DRB-70002 VACATION OF PUBLIC
EASEMENT

CARTESIAN SURVEYS INC agent(s) for CONTACT BRENT TIANO request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) A & B, **CIRCLE K CORPORATION**, zoned C-1, located on WYOMING BLVD BETWEEN COMANCHE NE AND CANDELARIA NE containing approximately 0.58 acre(s). (G-19) **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.**
5. **Project# 1003709**
08DRB-70003 VACATION OF PUBLIC
EASEMENT
08DRB-70004 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT**, zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**
6. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) (*Deferred from 10/10/07, 11/14/08 & 12/12/07*) **DEFERRED TO 2/27/08 AT THE AGENT'S REQUEST.**

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

7. **Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2
DRB FINAL SIGNOFF
- DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN**, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). (*Deferred from 1/9/08 & 1/16/08*). **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**
8. **Project# 1007076**
08DRB-70042 MINOR - SDP FOR
BUILDING PERMIT
- DEKKER/PERICH/SABATINI agent(s) for MARK RILEY request(s) the above action(s) for all or a portion of Lot(s) 3A1-B, Block(s) A, **INTERSTATE INDUSTRIAL TRACT; ALBUQUERQUE, BERNILLIO CO., NM Unit 2**, zoned IP, located on OSUNA RD NE BETWEEN GULTON CT NE AND CHAPPELL NE containing approximately 0.75 acre(s). (E-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TRANSPORTATION FOR SITE DEVELOPMENT PLAN TO INCLUDE REQUESTED AMENDED ITEMS, AND TO PLANNING FOR REFUSE AGREEMENT TO REMOVE DUMPSTER, AND FOR VERIFICATION THAT A PUBLIC HEARING WAS NOT REQUIRED.**
9. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP
FOR SUBDIVISION
- GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) (*Deferred from 1/23/08*) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**
- Project# 1002404**
08DRB-70029 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**

10. **Project# 1006602**
 08DRB-70036 EPC APPROVED SDP FOR BUILD PERMIT
 08DRB-70037 EPC APPROVED SDP FOR SUBDIVISION
- GEORGE RAINHART ARCHITECTS agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A-20A, Block(s) 31, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE containing approximately 5.44 acre(s). (D-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 08DRB-70027 VACATION OF PRIVATE EASEMENT
 08DRB-70028 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A - 20A, Block 31, **TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES (To be known as VENTURA PLAZA) Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN VENTURA ST NE AND BARSTOW ST NE containing approximately 5.4387 acre(s). (D-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project# 1003804**
 08DRB-70040 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for SHERI MILONE request(s) the above action(s) for all or a portion of Tract(s) M-1, **UNIVERSITY HEIGHTS HOSPITAL**, zoned SU-1, located on MONTGOMERY BLVD NE BETWEEN JEFFERSON ST NE AND HOSPITAL LOOP NE containing approximately 11.3317 acre(s). (F-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO SHOW SETBACKS AND TO CLARIFY RECIPROCAL EASEMENTS, AND TO PLANNING FOR CROSS LOT ACCESS EASEMENT.**
12. **Project# 1002632**
 08DRB-70034 AMENDMENT TO INFRASTRUCTURE LIST
- TIERRA WEST LLC agent(s) for AmGo, LLC request(s) the above action(s) for all or a portion of **SUNDANCE ESTATES Unit 1A**, zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PRPOSED UNSER ALIGNMENT containing approximately 32.2706 acre(s). (B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

13. ~~Project# 1004526~~
08DRB-70039 EXT OF MAJOR
PRELIMINARY PLAT
- CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) 401, **SAGE PARK**, zoned PRD, located on SAGE RD SW BETWEEN COORS SW AND SAN YGNACIO SW containing approximately 10 acre(s). (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
14. **Project# 1004986**
08DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot 2, Tract 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1, located on STAGECOACH RD SE BETWEEN PEDREGOSO PL SE AND LA CABRA DR SE containing approximately 0.9439 acre(s). (M-23) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
15. **Project# 1005513**
08DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW**, zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**
16. **Project# 1007043**
08DRB-70045 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PETE DASKALOS & JOHN GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) A35-B-1 & A35-B-2, **TOWN OF ATRISCO GRANT Unit(s) NE**, zoned SU-1 FOR C-1 & O-1 USES, located on SEQUOIA NW BETWEEN ATRISCO NW AND COORS NW containing approximately 2.6664 acre(s). (G-11) **THE PRELIMINARY/FINAL AT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECIPROCAL ACCESS PARKING AND DRAINAGE EASMENT, AND TO PLANNING FOR INDICATION OF WIDTH AT NARROWEST POINT, 25 FT RADIUS AT INTERSECTION OF ATRISCO AND SEQUOIA, WIDTH OF RIGHT-OF-WAY, AND EXHIBIT SHOWING SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE.**

17. **Project# 1007078**
08DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PRECISION SURVEYS INC agent(s) for CHU LAI YUE, TRUSTEE RVT request(s) the above action(s) for all or a portion of Lot(s) 9A, 10 - 12, Block 20, **BEL-AIR**, zoned C-2, located on MENAUL BLVD NE BETWEEN MONROE NE AND MADISON NE containing approximately 0.9048 acre(s). (H-17)
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 2 FT DEDICATION FOR ALLEY RIGHT OF WAY ON THE NORTH.

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

18. **Project# 1007077**
08DRB-70043 SKETCH PLAT REVIEW
AND COMMENT
- PRECISION SURVEYS INC agent(s) for MICHELLE DEVLIN request(s) the above action(s) for all or a portion of Lot(s) 1-A, **MOTOROLA REPLAT**, zoned SU-1/M-1, located on ALAMEDA NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately 20.739 acre(s). C-17 **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project# 1007074**
08DRB-70038 SKETCH PLAT REVIEW
AND COMMENT
- ROSS HOWARD SURVEYING CO. request(s) the above action(s) for all or a portion of Tract(s) 99,100,109, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN GRIEGOS NW AND DIETZ PL NW containing approximately 0.7 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for January 9, 2008.

Other Matters: None

ADJOURNED: 11:05

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 23, 2008
DRB Comments**

ITEM # 6

PROJECT # 1004526

APPLICATION # 08-70022

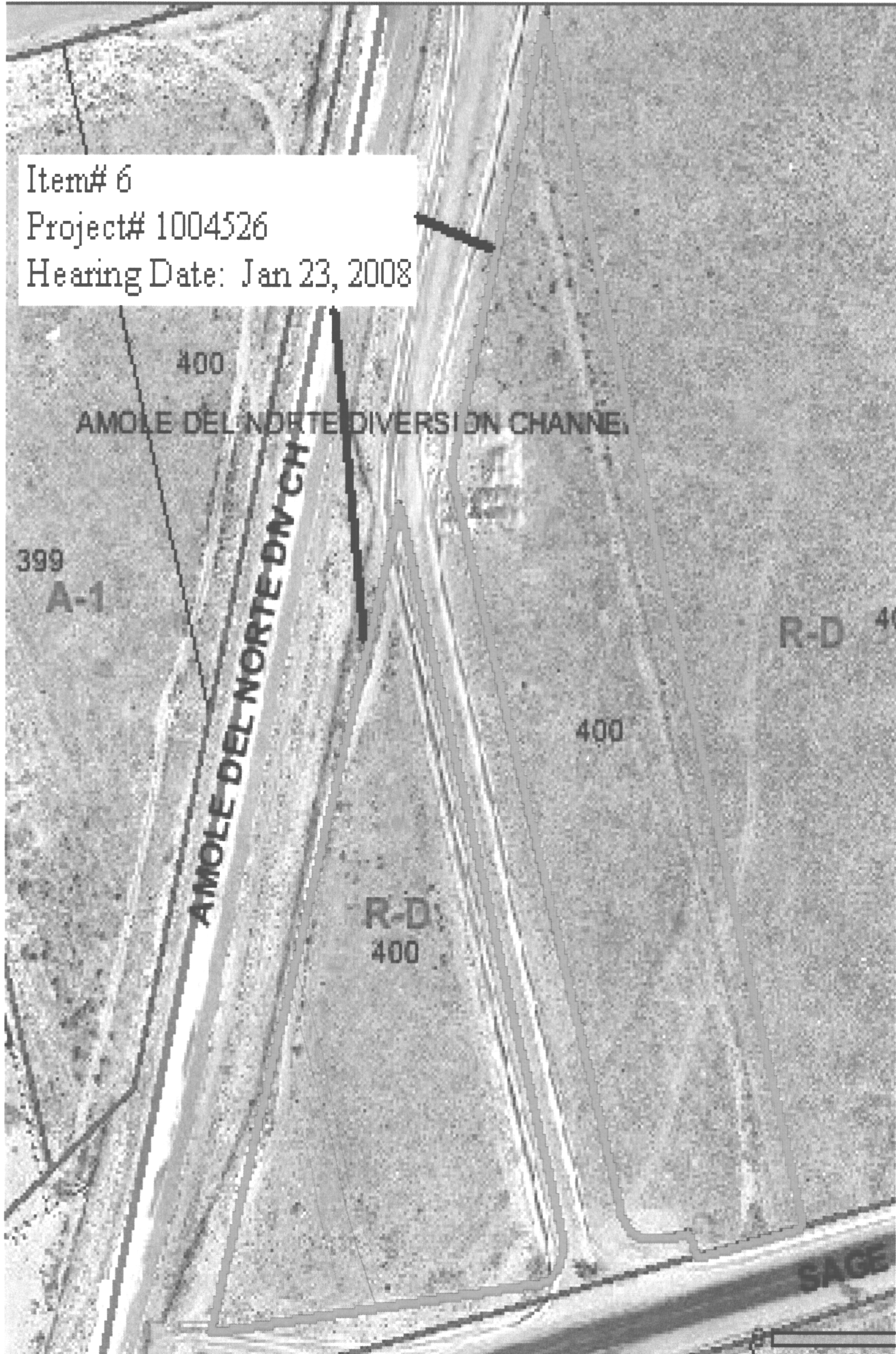
RE: Vacated 75th St / Town of Atrisco Grant Unit 3

For future reference, please revise solar note (No. 7) to be specific to this type of request, i.e. replace the words "REQUESTED FINAL ACTION" with the word "THIS PLAT" at the beginning of the note, and delete the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.



Jack Cloud AICP, DRB Chairman
924-3934/ jcloud@cabq.gov

Item# 6
Project# 1004526
Hearing Date: Jan 23, 2008





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 7, 2007

4. Project # 1004526

07DRB-00013 Major-Preliminary Plat Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] [Deferred from 1/31/07] (L-10)

At the February 7, 2007, Development Review Board meeting, with the signing of the infrastructure list dated 2/7/07 and approval of the grading plan engineer stamp dated 2/6/07 the preliminary plat was approved.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by February 22, 2007, in the manner described below.

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

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

Please note that 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.)



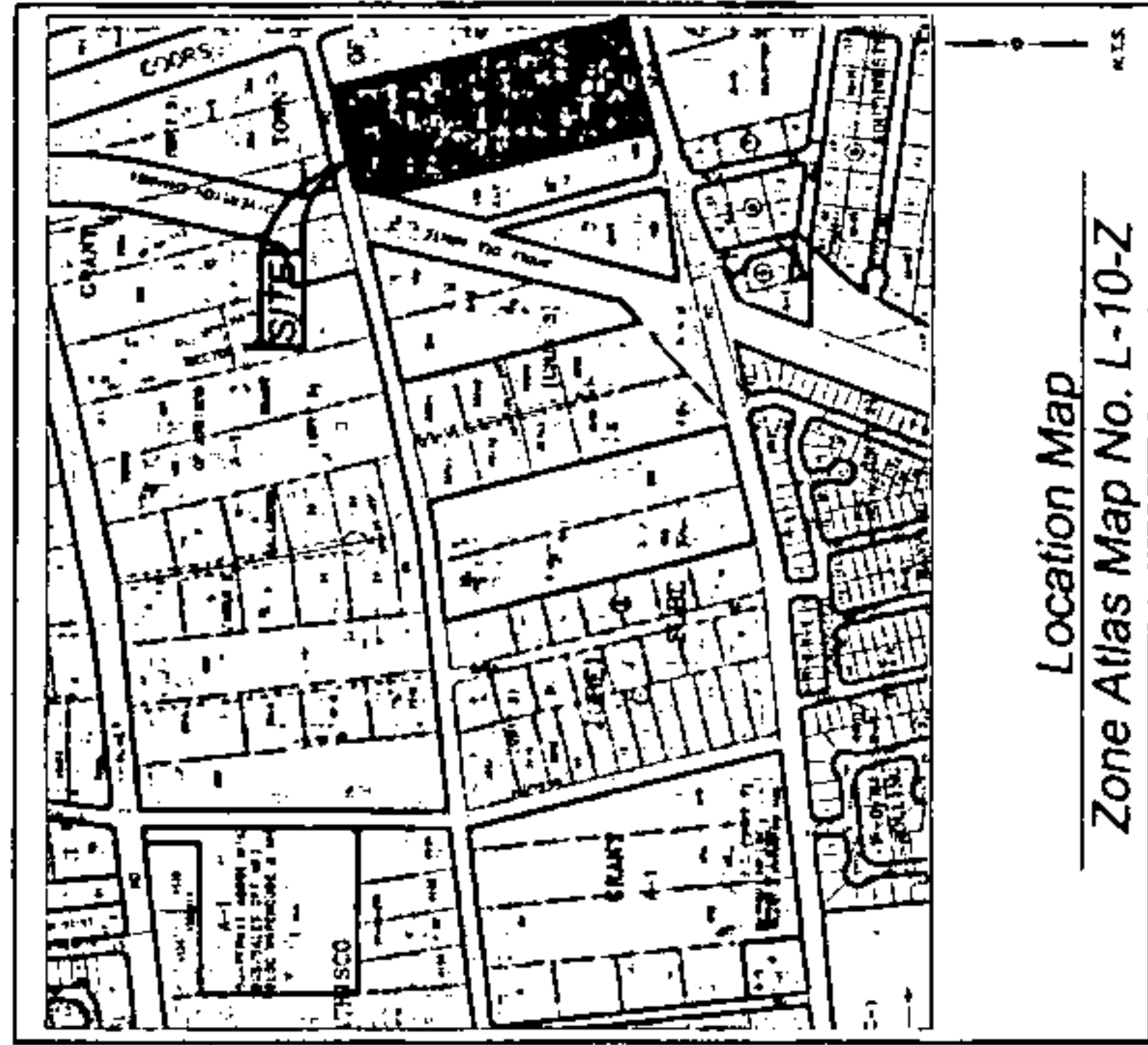
Sheran Matson, AICP, DRB Chair

Cc: Stillbrooke Homes Inc., 8801 Jefferson St NE, Bldg A, 87113
Tierra West LLC, 5571 Midway Park PI NE, 87109
Norman Mason, 7427 Via Tranquilo SW, 8121
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Owner's Signature: _____ DATE: 12/16/07

AJ WARRINGTON
 ACQUISITION AND DEVELOPMENT, CLEARBROOK INVESTMENTS
 MANAGING MEMBER-HOMESITE FILE 178

- Notes:**
- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHALL BE MARKED BY A 4" REBAR W/TELEPHON PLASTIC CAP STAMPED PS 11993.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE POINTS, PITS ANGLE POINTS, AND STREET INTERSECTIONS AND SHALL BE MARKED BY A FOUR INCH (4") ALUMINUM MONUMENTATION MARKED DO NOT DISTURB, PS 11993. CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CORNERS AND INTERSECTIONS.
 - BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASE OF BEARINGS SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS. (CENTRAL ZONE-NAD 1983)
 - ALL DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES SHALL BE OFFSET AT ALL POINTS OF CURVATURE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
 - MINIMUM LOT SIZE 4000 SQ. FEET MINIMUM LOT WIDTH 40'
- APPROVED FOR MONUMENTATION AND STREET NAMES
 CITY SURVEYOR _____ DATE _____

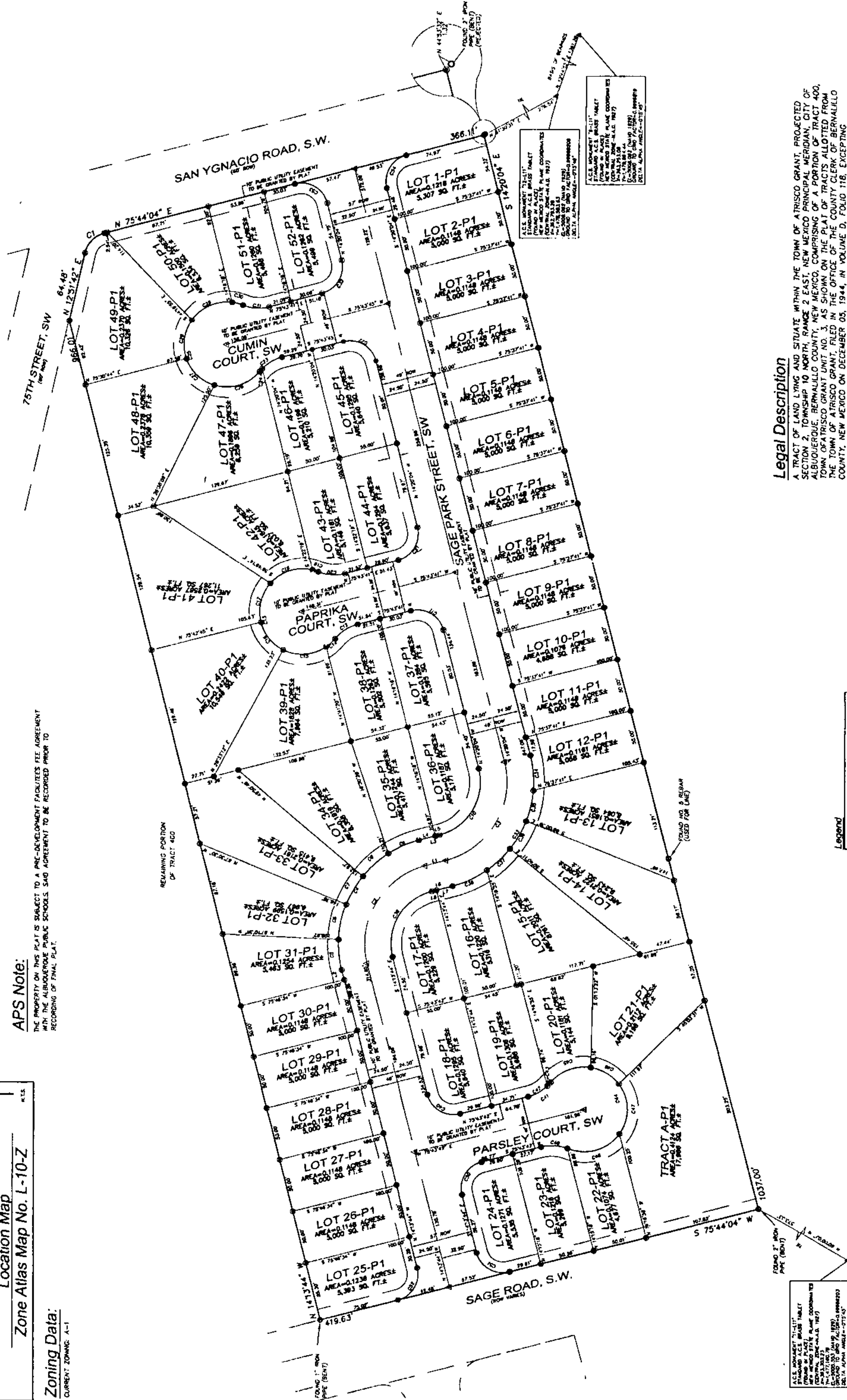


Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	AREA ANGLE	PIVOT
C1	15.00	17.77	N 45°37'43" E	26.08	15.00	15.00
C2	15.00	17.77	S 45°37'43" W	26.08	15.00	15.00
C3	25.00	117.89	S 50°13'57" E	108.12	108.12	25.00
C4	25.00	117.89	N 39°46'03" W	108.12	108.12	25.00
C5	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C6	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C7	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C8	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C9	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C10	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C11	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C12	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C13	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C14	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C15	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C16	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C17	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C18	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C19	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C20	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C21	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C22	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C23	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C24	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C25	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C26	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C27	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C28	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C29	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C30	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C31	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C32	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C33	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C34	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C35	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C36	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C37	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C38	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C39	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C40	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C41	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C42	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C43	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C44	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C45	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C46	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C47	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C48	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C49	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C50	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C51	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C52	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C53	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C54	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C55	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C56	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C57	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C58	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00
C59	25.00	117.89	N 50°13'57" E	108.12	108.12	25.00
C60	25.00	117.89	S 39°46'03" W	108.12	108.12	25.00

Line Table

LINE	BEARING	DISTANCE
L1	S 75°44'04" W	1037.00
L2	N 14°13'14" E	9.87
L3	S 75°43'43" W	15.89
L4	N 75°43'43" E	15.89
L5	S 75°43'43" W	15.89
L6	S 75°43'43" W	15.35
L7	S 75°43'43" W	15.35
L8	S 75°43'43" W	4.34



Legal Description

A TRACT OF LAND, LING AND STRIKE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 2 TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO MERIDIAN, COUNTY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT 400, TOWN OF ATRISCO GRANT UNIT NO. 3, AS SHOWN ON THE PLAT OF TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 05, 1944, IN VOLUME D, FOLIO 118, EXCEPTING THE PORTION OF TRACT 400, BERNALILLO COUNTY, NEW MEXICO, PARCEL NO. 100, FILED APRIL 14, 1981, RECORDED IN BOOK D 1404, PAGE 788, AS DOCUMENT NO. 81, 19382, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Legend

- MONUMENTS SHOWN ARE USED AS SHOWN
- MONUMENTS SHOWN ARE USED AS SHOWN
- MONUMENTS SHOWN ARE USED AS SHOWN
- MONUMENTS SHOWN ARE USED AS SHOWN

U.S. GOVERNMENT PRINTING OFFICE: 1975
 PREVIOUS EDITIONS ARE OBSOLETE
 THIS PUBLICATION IS UNCLASSIFIED
 DATE 03-09-2001 BY 60322/UC/BAW/STP



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 7, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:45 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001396**
07DRB-00026 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1A-3A, **ALTA TIERRA DEL NORTE UNIT 1**, zoned R1, located on CALLE MONTANA NE, between VISTA DEL NORTE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 03DRB-02116] (D-16) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07 & 2/7/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**
3. **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 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/21/07.**
- Project #1002739**
07DRB-00088 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCEL 3, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 3**) zoned R-LT residential zone, located on COLOBEL SW, between 118TH ST SW and MESSINA SW containing approximately 18 acre(s). [REF: 06DRB00513] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND TO EXPLORE THE POSSIBILITY OF A PEDESTRIAN ACCESS BETWEEN LOTS 95 & 96.**

4. ~~Project # 1004526~~
07DRB-00013 Major-Preliminary Plat
Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] [Deferred from 1/31/07] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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 # 1005189**
07DRB-00089 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION**, zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] [**Maggie Gould, EPC Case Planner**] [Deferred from 2/7/07] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

6. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777][**Stephanie Shumsky, EPC Planner**][Def. 11/22/06, 1/24/07, 2/7/07](K15)**INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

7. **Project # 1004874**
07DRB-00070 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] [**Maggie Gould, EPC Case Planner**] [Deferred from 1/31/07] (G-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

8. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan
Subd/EPC
07DRB-00034 Minor-SiteDev Plan
BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [Deferred from 1/24/07 & 1/31/07] (K-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1004354**
06DRB-01426 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **MONAHITI SUBDIVISION**, ORIGINAL TOWNSITE OF WESTLAND, zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] *[Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement]* (K-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIGNED NEIGHBORHOOD AGREEMENT ON STREET PAVING AND UTILITIES WITH THE OWNERS TO THE EAST AND TO PLANNING TO RECORD.**

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

10. **Project # 1003572**
07DRB-00090 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A1-A-4, **PHASE 2, UNIT 2 JOURNAL CENTER**, zoned IP industrial park zone, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE RD NE containing approximately 14 acre(s). [REF: 07DRB00035] (D-16, D-17) **THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). *[Indef deferred from 1/24/07]* (D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003469**
07DRB-00087 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, P 1, **OAKLAND HEIGHTS**, zoned RD, located on OAKRIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00882, 06DRB01668] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE PAD ELEVATION AND MAINTENANCE AND BENEFICIARIES OF 10-FOOT PEDESTRIAN EASEMENT AND PLANNING TO RECORD.**

12. **Project # 1004039**
07DRB-00091 Minor-Prelim&Final Plat
Approval
07DRB-00092 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN agent(s) for RUTLEDGE INVESTMENT COMPANY INC. request(s) the above action(s) for all or a portion of Lot(s) 39 & 48, Tract(s) 5, **THE LEGENDS OF HIGH DESERT**, zoned SU-2/HD/C-1, located on ACADEMY RD NE, between CORTADERIA ST NE and IMPERATA ST NE containing approximately 1 acre(s). [REF: 06DRB-00606] (E-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SET BACK EXHIBIT AND PLANNING TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1004679**
07DRB-00071 Minor-Prelim&Final Plat
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] [*Deferred from 1/31/07 & 2/7/07*] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

14. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PLACEMENT OF SIDEWALK.**

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

15. **Project # 1005348**
07DRB-00093 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Tract(s) 9, UNIT 1, **LADERA BUSINESS PARK**, zoned SU-1 FOR LIGHT INDUSTRIAL, located on LA MORADA PL NW, between LADERA DR NW and UNSER BLVD NW containing approximately 7acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 31, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 31, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004526 AGENDA#: 4 DATE: 2/7/07

1. Name: NORMAN MASIN Address: 7427 VIA TRANQUILO SW Zip: 87121

2. Name: Sarah Abayta Agent Address: Jessie West 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: _____

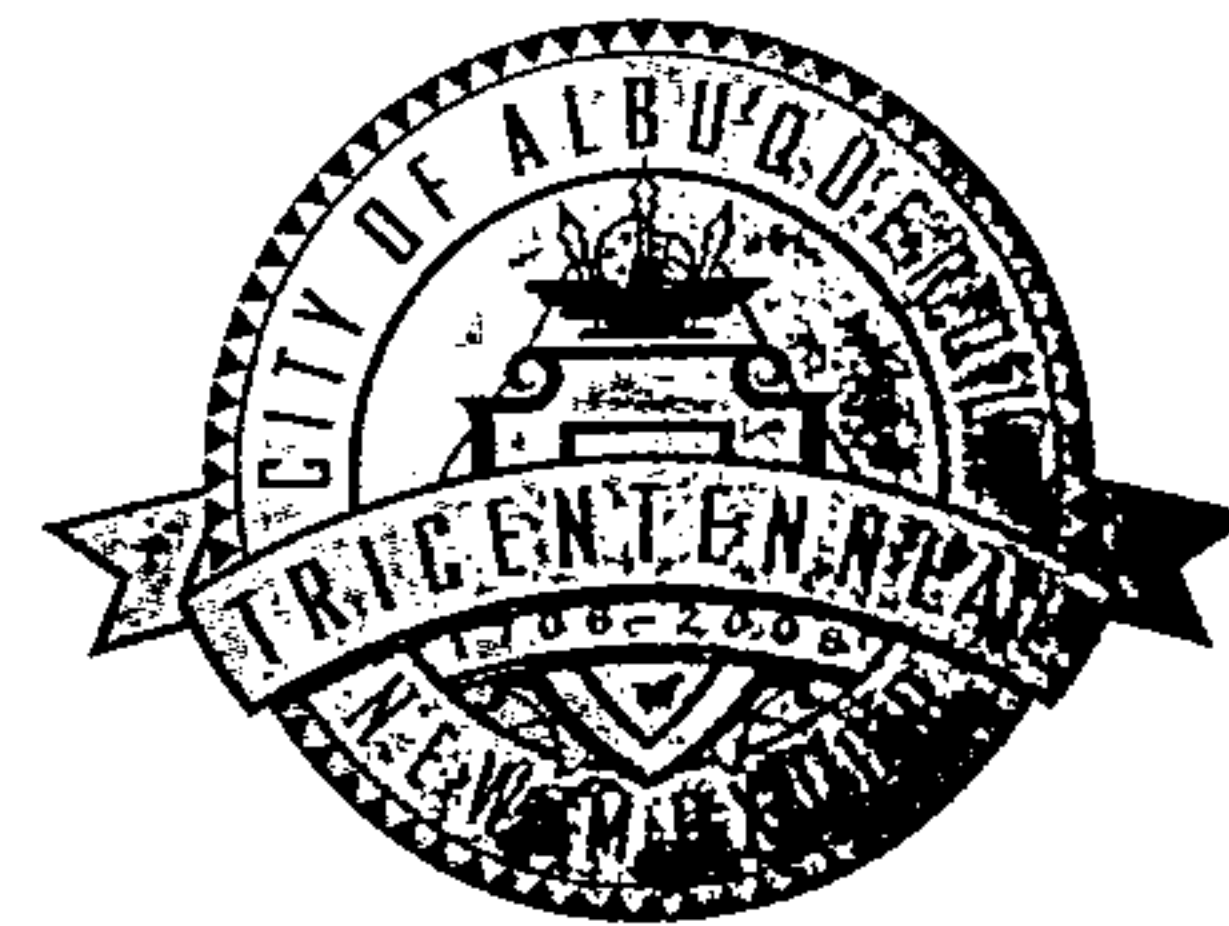
11. Name: _____ Address: _____ Zip: _____

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: 1004526

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.
Plat comments.
Infrastructure List comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: *signed I.L.*

APPROVED X; 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: FEBRUARY 7, 2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 31, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:50 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003798**
07DRB-00005 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, EMIL MANN ADDITION (to be known as **TRUMBULL VILLAGE SUBDIVISION**) zoned R-T residential zone, located on SOUTHERN AVE SE, between DALLAS ST SE and PENNSYLVANIA ST SE containing approximately 1 acre(s). [REF: 06DRB01126] (L-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: AN APPROVED PERIMETER WALL DESIGN PRIOR TO FINAL PLAT APPROVAL. RADII DEDICATION AT SOUTHERN & PENNSYLVANIA AND SOUTHERN & DALLAS.**

SIDEWALK EASEMENTS ALONG PENNSYLVANIA ARE REQUIRED.

2. **Project # 1004526**
07DRB-00013 Major-Preliminary Plat Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] [Deferred from 1/31/07] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

3. **Project # 1000614**
06DRB-01670 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB00982] [Deferred from 1/3/07 & 1/31/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**

4. **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, 12/13/06 & 12/20/06] [Deferred from 1/3/07, 1/10/07, 1/17/07, 1/24/07 & 1/31/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/7/07.**

5. **Project # 1005182**
06DRB-01784 Major-Preliminary Plat
Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01428] [Deferred from 1/17/07 & 1/24/07] (C-10/C-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: ALL PUBLIC STORM DRAIN EASEMENTS SHALL BE 20-FEET WIDE MAXIMUM. THE PRESIDENT OF THE HOME OWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT. AN APPROVED WALL DESIGN IS REQUIRED. ALL TRACTS SHALL BE DESIGNATED PRIVATE OPEN SPACE FOR RECREATIONAL PURPOSES. BREAKS IN THE WALLS EVERY 500 TO 600 FEET FOR PEDESTRIAN ACCESS IS REQUIRED.**

07DRB-00049 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.

6. **Project # 1005126**
07DRB-00065 Minor-SiteDev Plan
BldPermit/EPC

PCM agent(s) for MR DON GIBSON, PASTOR request(s) the above action(s) for all or a portion of Lot(s) 313, TOWN OF ATRISCO GRANT, UNIT 8 (to be known as **CENTRAL SEVENTH DAY ADVENTIST CHURCH**) zoned SU-1 FOR CHURCH AND PRIVATE SCHOOL, located on ESTANCIA DR NW, between MIAMI NW and JUNIPER NW containing

approximately 5 acre(s). [REF: 06EPC01299] **[Maggie Gould, EPC Case Planner]** *[Deferred from 1/31/07]* (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004874**
07DRB-00070 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] **[Maggie Gould, EPC Case Planner]** *[Deferred from 1/31/07]* (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

8. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan
Subd/EPC
07DRB-00034 Minor-SiteDev Plan
BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07 & 1/31/07]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

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

9. **Project # 1004913**
07DRB-00072 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS**

OF UNM, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] (J-15) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE OFFSITE EASEMENTS ARE EXECUTED AND WILL BE RECORDED WITH OR BEFORE THE FINAL PLAT. PRIOR TO FINAL PLAT APPROVAL A SIDEWALK DEFERRAL EXHIBIT AND APPLICATION ARE REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

- 10. Project # 1000365**
07DRB-00073 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1/C-1, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] *[Deferred from 1/31/07]* (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 11. Project # 1004679**
07DRB-00071 Minor-Prelim&Final Plat
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

12. **Project # 1003928**
07DRB-00068 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**
13. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**
14. **Project # 1005283**
07DRB-00076 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 2A-2A-2B-1 (to be known as **TRACTS 2A-2A-2B-1-A, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 6 acre(s). [Listed under Project #1004909 in error] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1005221**
07DRB-00075 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC. agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2 & 5-B-1-B-1 (to be known as **TRACTS 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 14 acre(s). [REF: 06DRB01520] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

16. **Project # 1005226**
06DRB-01543 Minor-Prelim&Final Plat
Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION**, zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). [*Indef deferred on a no show on 11/1/06 & 11/15/06 & 1/31/07*] (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1005160**
07DRB-00069 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD. agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2A & 4A, Tract(s) 246, **UNIT 2, JESUS ROMERO ADDITION**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). [REF: 06DRB-01372, 06DRB-01373] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004907**
07DRB-00078 Minor-Sketch Plat or Plan
- RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION**, zoned SU-2/RC, located on FORRESTER ST NW, between MOUNTAIN RD NW and LOMAS BLVD NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1005344**
07DRB-00074 Minor-Sketch Plat or Plan
- CHANNING KELLY agent(s) for JESSE ROACH request(s) the above action(s) for all or a portion of Tract(s) 14, Block(s) 2, **FRANKLIN ADDITION**, zoned RA-2 residential and agricultural zone, located on VAN CLEAVE NW, between SAN ISIDRO NW and GRANDE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for January 24, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 24, 2007 WERE APPROVED.**

ADJOURNED: 11: 50 A.M.



Sheran A.
Matson/PLN/CABQ
01/31/2007 02:26 PM

To Claire A. Senova/PLN/CABQ@COA
cc
bcc
Subject Fw: Comments for Project #1004526, January 31, 2007

Please place these comments in the file.

Thank you.

----- Forwarded by Sheran A. Matson/PLN/CABQ on 01/31/2007 02:26 PM -----



Paula J.
Donahue@Exchange
01/31/2007 02:15 PM

To Sheran A. Matson/PLN/CABQ@COA
cc twllc@tierrawestllc.com@SMTP@Exchange, Debbie L.
Stover@Exchange
Subject Comments for Project #1004526, January 31, 2007

Dear Sheran:

I was unable to attend DRB today, January 31, 2007. Thanks for allowing me to send comments to you and the agent concerning Project #1004526 - 07DRB-00013 for Major-Preliminary Plat Approval.

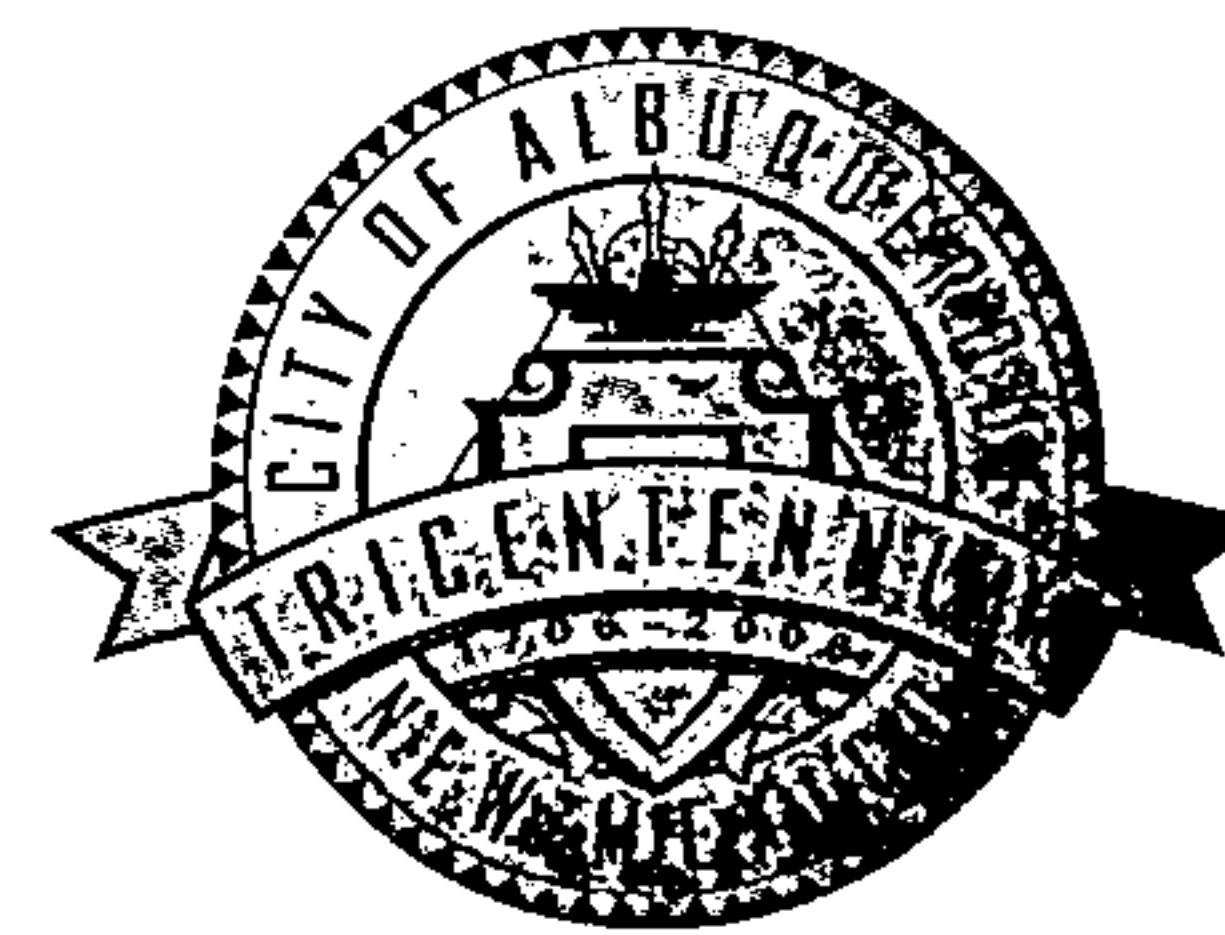
The project is Sage Park Subdivision. It subdivides the easterly portion of the entire parcel between the Amole del Norte to the west, San Ygnacio to the north and Sage to the south.

1. It is encouraging that the subdivision proposal includes various sized lots and that the single local street connects to both San Ygnacio and Sage.
2. The following recommendation would improve connectivity with future adjacent subdivisions. Their connection would help to form a more complete neighborhood in the future. Place pedestrian access routes to the (as yet undeveloped parcels to the east and to the west) between lots at the end of at least one westerly and one easterly cul-de-sac. An alternative would be to temporarily stub a street between lots. Do not wall off the stubbed street or pedestrian access so that it will be connected in the future to the east and west when future development occurs on adjacent parcels.

According to the DPM "Pedestrian access routes between lots shall consist of a minimum 6-foot wide path in a 12-foot wide space, shall meet ADA standards as required by law, and shall prevent vehicle entry. Access routes shall have no blind spots and access route exits shall be clearly visible from all points along the route. Pedestrian access routes longer than 120 feet shall be a minimum of 18 feet wide."

3. Use standard stand-up curbs instead of roll curbs to prevent parking on the required 6 foot wide landscape strip between the curb and 4 foot wide sidewalk.
4. Make sure that drive pads are designed with flat sections where the sidewalk will cross them in the future as required by City Ordinance.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004526

AGENDA ITEM NO: 2

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.
Plat comments.
Infrastructure List comments.
~~Platting Condition: sufficient right of way must be provided for the Amole del Norte drainage facility.~~

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

2-7-07

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: JANUARY 31, 2007

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004526 AGENDA#: 2 DATE: 1-31-07

*Stinson
1 of 2
A*

1. Name: NORMAN MASON Address: 7427 VIA TRANQUILO SW Zip: 87121

2. Name: Ron Berkman 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: _____

2
1004526
01/31/2007





CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 31, 2007

Project # 1004526

07DRB-00013 Major-Preliminary Plat Approval

07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] (L-10)

AMAFCA

No adverse comments.

COG Sage Rd is designated on the Long Range Roadway System Map as a minor arterial with an established right of way of 86 feet. In addition Sage Rd is designated as having proposed on-street bicycle lanes. Coordination with DMD is recommended to insure project conformity with these adopted policies of the MTB.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letters sent to Stinson Tower NA (R)

APS **Sage Park Subdivision**, located on Sage Rd SW between 75th St SW and Coors Rd SW, will consist of 52 single-family homes. The proposed development will impact Edward Gonzales Elementary School, Truman Middle School, and West Mesa High School. Currently, Edward Gonzales Elementary School and West Mesa High School are exceeding capacity. Truman Middle School will be nearing capacity as development continues to build out in the area.

School	2006-07 40th Day	2006-07 Capacity	Space Available
Edward Gonzales	1,180	850	-330
Truman	1,056	1,153	97
West Mesa	2,820	2,100	-720

APS

A new elementary school is planned to open in 2008 and will be co-located with Edward Gonzales. The new elementary school will relieve overcrowding at Edward Gonzales Elementary School.

A new southwest high school is planned to open with a 9th grade academy in 2008 with the remainder of the school to open in 2009. The new high school will relieve overcrowding at West Mesa High School.

On December 6, 2006, Homesite Five Ltd entered into a preliminary **Pre-Development Facilities Fee Agreement** with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

Police Department

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 - Increased Traffic due to increase of homes. At peak Traffic times. Traffic Control devices- Needed for increased traffic. Burglaries- Increase targets of opportunity for burglaries because of increase of homes and vehicles. Speeding violations- Increase w/volume of Traffic. Lighting Issues- Need for adequate lighting. Maintenance of landscaping- Need to maintain area. Alarm response i.e. false alarms, etc.- Increased false alarm responses due to more homes containing alarm systems.

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 Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No comments received.

Open Space Division

This project case should be deferred to the Department of Municipal Development and to trails planning to incorporate a connection from the proposed sub-division to the Amole del Norte Diversion trail.

City Engineer An approved drainage report is required for Preliminary Plat approval.

Transportation Development

The interior streets can have 4' sidewalks. What is the existing pavement section Sage? Is there a need to rebuild any of the existing lanes?

Parks & Recreation

This property was covered by a pre-annexation agreement it should be submitted to the board for review.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). **Note: This option is only applicable to land covered by a Sector Development Plan.*

Utilities Development

Need to add sanitary sewer line in San Ygnacio to infrastructure list.

Planning Department

Agent was called on 1/23/07 and asked to clean up the sidewalk deferral exhibit. No adverse comments on the preliminary plat.

Planning Department

The perimeter wall design is not clear on the color of the plain block. Also, the DRB Project # is missing. A statement is needed that the garden wall portion will not exceed 6' and the retaining wall 2'.

Impact Fee Administrator

Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a permit is issued for each home built in this subdivision. Using an average of 2000sf of heated area for each house and .05 acre of impervious area for each lot, the estimated impact fees for each home are as follows:

1. Public Safety Facilities for the Westside: \$414.00
2. Parks, Trails, Open Space for SW Mesa: \$3,220.00
3. Drainage Facilities for the SW Mesa: \$641.80
4. Roadway Facilities for the SW Mesa: \$4,046.00

Impact Fees are to be paid at the time of issuance of building permits.

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

Cc: Stillbrooke Homes Inc., 8801 Jefferson St NE, Bldg A, 87113

Tierra West LLC, 5571 Midway Park PI NE, 87109



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, January 31, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003798

07DRB-00005 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN ADDITION** (to be known as **TRUMBULL VILLAGE SUBDIVISION**) zoned R-T residential zone, located on **SOUTHERN AVE SE**, between **DALLAS ST SE** and **PENNSYLVANIA ST SE** containing approximately 1 acre(s). [REF: 06DRB-01126] (L-19)

Project # 1004526

07DRB-00013 Major-Preliminary Plat
Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for **STILLBROOKE HOMES INC** request(s) the above action(s) for all or a portion of Tract(s) 401, **TOWN OF ATRISCO GRANT, UNIT 3** (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on **SAGE RD SW**, between **75TH ST SW** and **COORS RD SW** containing approximately 10 acre(s). [REF: 05DRB-01129] (L-10)

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, JANUARY 15, 2007.

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

Meeting Date: January 24, 2007
Zone Atlas Page: L-10
Notification Radius: 100 Ft.

**Project# 1004526
App#07DRB-00013
07DRB-00014**

**Cross Reference and Location: SAGE RD SW BETWEEN 75TH ST SW AND
COORS RD SW**

Applicant: STILLBROOKE HOMES, INC
8801 JEFFERSON ST NE BLDG. A
ALBUQUERQUE, NM 87113

Agent: KELI KRUEGER
TIERRE WEST LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: JANUARY 12, 2007
Signature: ERIN TREMLIN

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

STORM DRAINAGE

- 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)
- 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.

APPLICANT INFORMATION:

NAME: Stillbrooke Homes, Inc. PHONE: 505-858-1800
 ADDRESS: 8801 Jefferson St. NE, Bldg. A FAX: 505-858-1811
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Same
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary Plat Approval

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

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

Lot or Tract No. Tract 401 Block: _____ Unit: 3
 Subdiv. / Addn. Town of Atrisco Grant TBK Sage Post Subdivision
 Current Zoning: R-D Proposed zoning: No Change
 Zone Atlas page(s): L-10 No. of existing lots: 1 No. of proposed lots: 52
 Total area of site (acres): 9.96 +/- Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101005652511340513 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Sage Road SW
 Between: 75th St SW and Coors Road SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 05DRB-01129
Project # 1004526

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

SIGNATURE _____ DATE 1/4/07
 (Print) Ronald A. Bohannon, PE 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

07DRB . 00013
07DRB . 00014

Action

PP
TDS
CWF
Adv

S.F.

5(2)
V

Fees

\$ 1,820.⁰⁰
\$ 0
\$ 20.⁰⁰
\$ 75.⁰⁰
 Total
\$ 1,915.⁰⁰

Hearing date Jan 31, 2007

Project # 1004526

Andrew Garcia 1-5-07

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
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- 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
- n/a 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.

Ronald R. Bohannon, PE
Applicant name (print)
[Signature]
Applicant signature / date



Form revised 11/04, 6/05 and NOV 06

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

Application case numbers
07DRB-00013

[Signature]
Planner signature / date

Project # 1004526

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	OW NE R ST ATE	OW NER ZIP CODE	PRO PER TY CLA SS	TAX DIS TRIC T	LEGAL	ACR ES
1	10100565 06040404 07	BENNETT WILLIA M T & MARY ELL EN	3305 TENN ESSEE NE	ALBUQ UERQ UE	NM	8711 0	VAC	X1A	* 1 7 SOUTHWESTERN SKIES ADDN EXC NWLY POR	0.29 5698 2
2	10100565 06194406 13	TELCOCCI NORM A T &	5852 S EN SENADA S T	AURO RA	CO	8001 5 51 10	VAC	X1A	SLY PORTION OF TRACT 360 ATRIS CO GRANT UNIT M/L	2.72 6220 3
3	10110560 29054305 06	GABALDON PRE METIVO R JR	6566 SAG E RD SW	ALBUQ UERQ UE	NM	8710 5	RES	X1A	TR IN SW1/4 SW1/4 SW1/4 SW1/4 S EC 26 T10N R2 M/L OR 87,120 SQ F T	2.01 6099 79
4	10110560 10031305 05	COLUCCI ONORI O & VIRGINIA M	3305 TENN ESSEE NE	ALBUQ UERQ UE	NM	8711 0	VAC	X1A	TR OF LAND IN SE1/4 SE1/4 SEC 27 & SW1/4 SW1 R 2E CONT 4.92 AC M /	4.72 0276 74
5	10110560 32087304 01	COUNTY OF BER NALILLO	1 CIVIC PL AZA NW	ALBUQ UERQ UE	NM	8710 2	VAC	X1A	THE SLY POR OF THE W POR OF T R 402 TOWN OF A I 3 CONT 85,247 SF M	2.02 7010 3
6	10100564 99170406 31	BACA PATRICK J & MARIE M	1427 RIVE RVIEW DR NW	ALBUQ UERQ UE	NM	8710 5 11 19	VAC	X1A	PARCEL A-2-32-B- 1 PLAT OF TR 3 59A AND PARCEL N OF ATRISCO GRANT	0.69 2243 67
7	10100565 01065405 11	MARQUEZ ANAS TACIO JR ETUX ETAL	916 ALTA VISTA CT S W	ALBUQ UERQ UE	NM	8710 5 33 02	VAC	X1A	SOUTH- EASTERLY PORTION OF TR 4 00 AT RISCO GRA 2.8707 AC M/L	2.86 6401 7
8	10100565 18219406 14	TELCOCCI NORM A T &	5852 S EN SENADA S T	AURO RA	CO	8001 5 51 10	VAC	X1A	TRACT 361 ATRISCO GRANT UNIT 3 EXC NWLY POR T TO RW CONT 3. 24 A	2.70 1839 94
9	10100565 25113405 13	ALBUQUERQUE EXCAVATORS IN C	7201 ISLE TA SW	ALBUQ UERQ UE	NM	8710 5	VAC	X1A	TR 401 UNIT 3 ATRISCO GRANT EX C N WLY POR TO 4 AC	9.56 8873 68
10	10110560 24136304 02	BACA IGNACIO E JR	2455 ISLE TA BLV SW	ALBUQ UERQ UE	NM	8710 5	VAC	X1A	THE NLY POR OF THE W POR OF T R 402 TOWN OF A I T 3 CONT 3.305 7 AC	3.21 1072 72
11	10100564 89194406 25	CITY OF ALBUQU ERQUE	PO BOX 12 93	ALBUQ UERQ UE	NM	8710 3 12 93	VAC	X1A	PARCEL A-2-32- A PLAT OF TR 359 A AND PARCEL A O F ATRISCO GRANT UN	1.92 6395 04
12	10110560 55033305 07	MONTOYA CASP ER L & SIRILIA B	PO BOX 12 725	ALBUQ UERQ UE	NM	8719 5 07 25	RES	X1A	THE WEST PORTION OF TR D LAND S OF WESTERN HE L LAGE INC CO NT 4.70	4.80 0427 95
13	10100564 72100405 24	CITY OF ALBUQU ERQUE	PO BOX 12 93	ALBUQ UERQ UE	NM	8710 3 12 93	VAC	X1A	PORS OF TRS 396, 399, 400 & 40 1 A TRISCO GRAN S OF TRS 397-B & 39	6.08 7034 76
14	10100564 76169406 30	CITY OF ALBUQU ERQUE	PO BOX 12 93	ALBUQ UERQ UE	NM	8710 3 12 93	VAC	X1A	SLY PORT OF TR 358 TOWN OF AT R ISCO GRANT UNI E L A-2- 31 AMOLE DEL	1.00 7516 38

Or Current Resident
ALBUQUERQUE EXCAVATORS INC
7201 ISLETA SW
ALBUQUERQUE, NM 87105

Or Current Resident
BACA IGNACIO E JR
2455 ISLETA BLV SW
ALBUQUERQUE, NM 87105

Or Current Resident
BACA PATRICK J & MARIE M
1427 RIVERVIEW DR NW
ALBUQUERQUE, NM 87105 1119

Or Current Resident
BENNETT WILLIAM T & MARY
ELLEN
3305 TENNESSEE NE
ALBUQUERQUE, NM 87110

Or Current Resident
COLUCCI ONORIO & VIRGINIA M
3305 TENNESSEE NE
ALBUQUERQUE, NM 87110

Or Current Resident
COUNTY OF BERNALILLO
1 CIVIC PLAZA NW
ALBUQUERQUE, NM 87102

Or Current Resident
GABALDON PREMATIVO R JR
6566 SAGE RD SW
ALBUQUERQUE, NM 87105

Or Current Resident
MARQUEZ ANASTACIO JR ETUX
ETAL
916 ALTA VISTA CT SW
ALBUQUERQUE, NM 87105 3302

Or Current Resident
MONTROYA CASPER L & SIRILIA B
PO BOX 12725
ALBUQUERQUE, NM 87195 0725

Or Current Resident
TELCOCCI NORMA T &
5852 S ENSENADA ST
AURORA, CO 80015 5110

Project# 1004526
KELI KRUEGER
Tierra West, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NM 87109

Project# 1004526
VICTOR WYANT
Stinson Tower N.A.
612 COTTONTAIL SW
ALBUQUERQUE, NM 87121

Project# 1004526
NORMAN MASON
Stinson Tower N.A.
7427 VIA TRANQUILO SW
ALBUQUERQUE, NM 87121

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

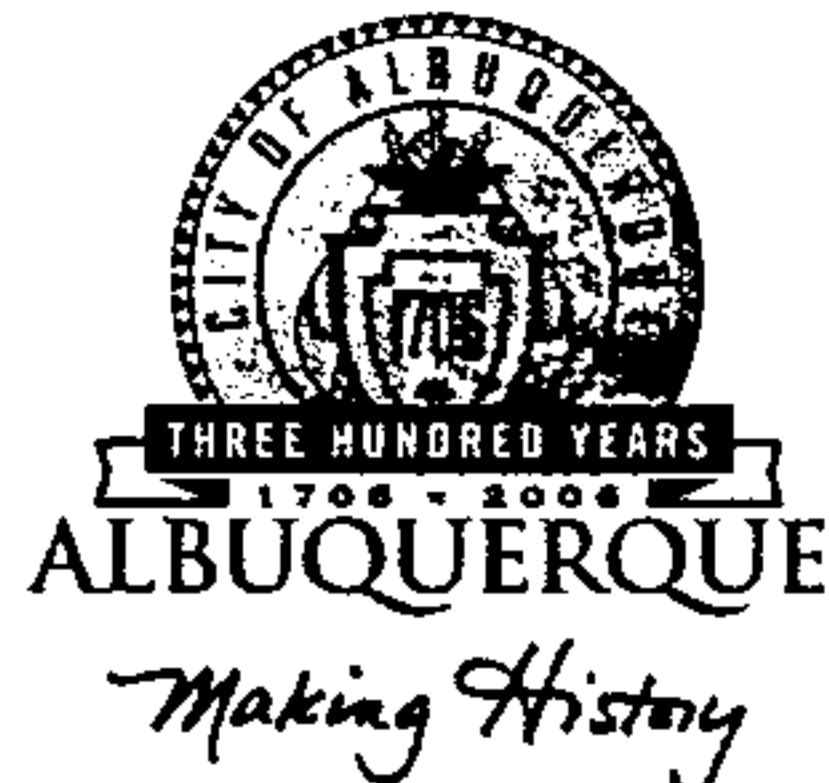
Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

December 14, 2006

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of December 14, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, LOCATED ON SAGE ROAD SW BETWEEN AMOLE DEL NORTE DIVERSION CHANNEL AND COORS ROAD SW** zone map L-10.

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

STINSON TOWER N.A. (STT) "R"

***Victor Wyant**

612 Cottontail SW/87121 239-8856 (h)

Norman Mason

7427 Via Tranquilo SW/87121 836-9671 (h)

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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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


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

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

Thank you for your cooperation on this matter.

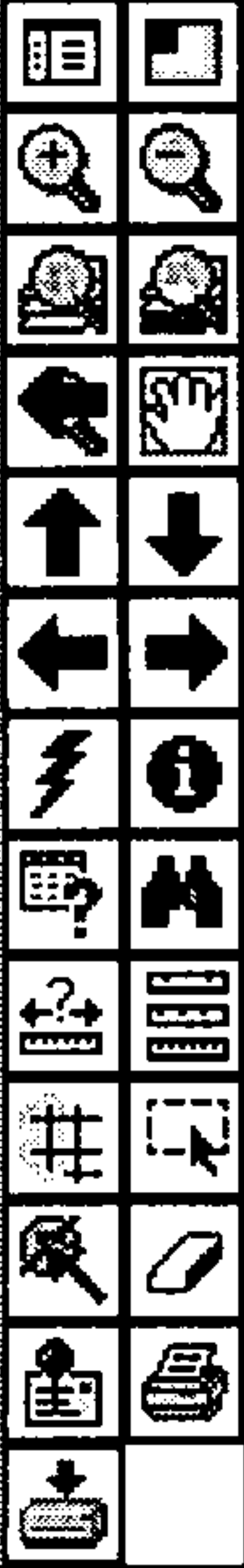
(below this line for ONC use only)

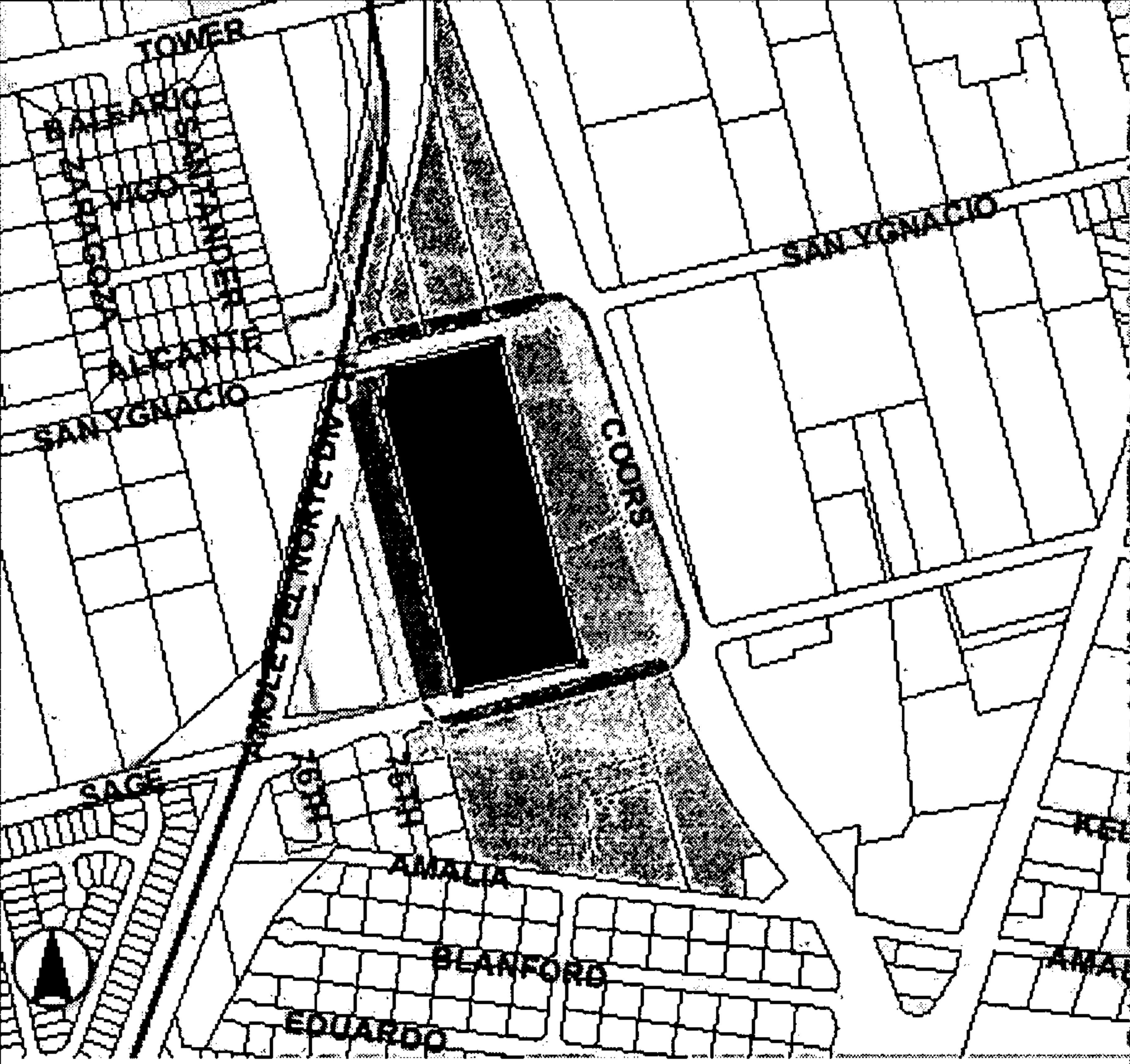
Date of Inquiry: **12/14/06** Time Entered: **8:39 a.m.** ONC Rep. Initials: **SW**



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

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

Refresh Map

Auto Refresh

Help:

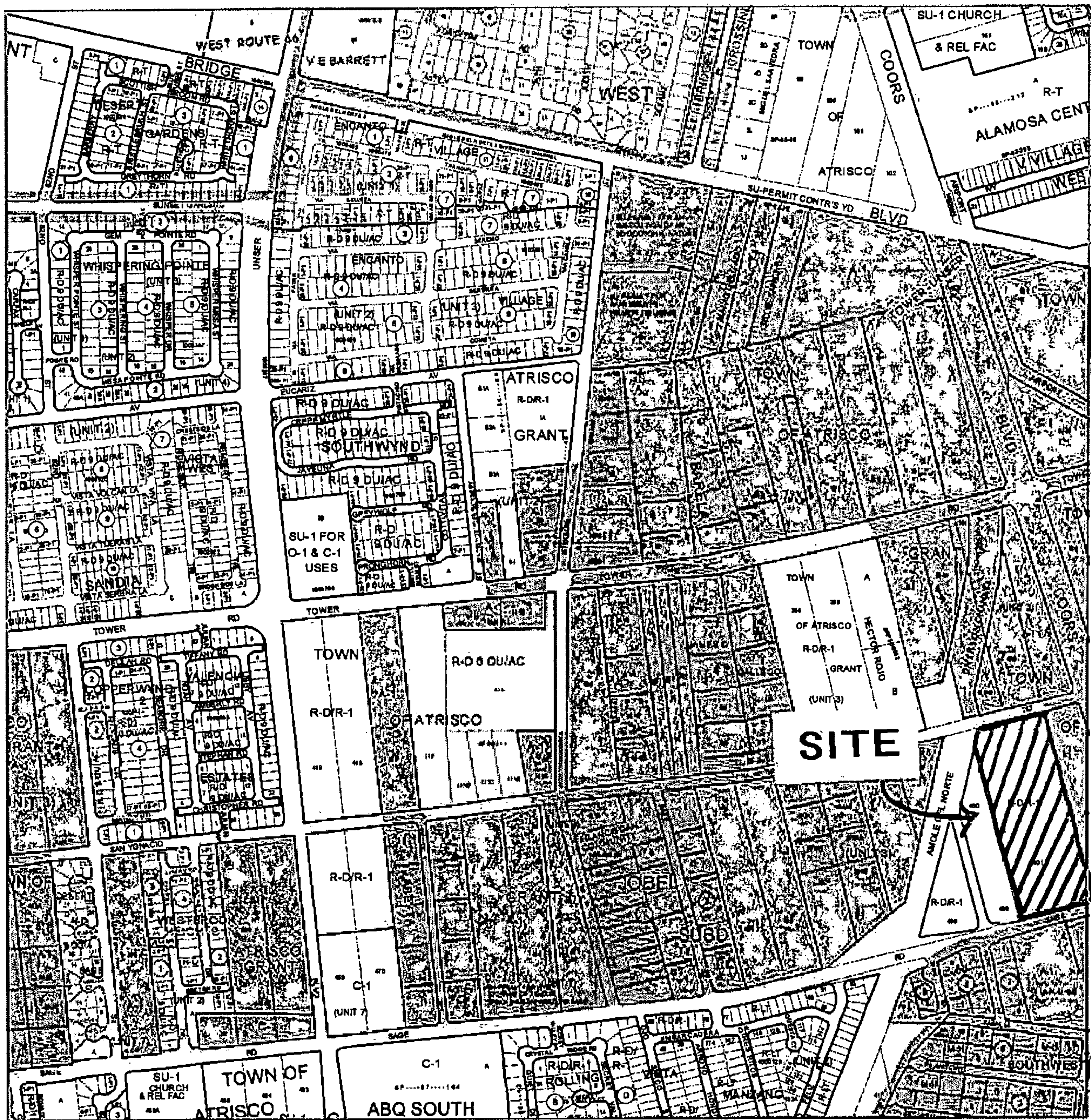
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRE
1	101005650604040407	BENNETT WILLIAM T & MARY ELLEN	3305 TENNESSEE
2	101005650619440613	TELCOCCI NORMA T &	5852 S ENSENADA
2	101105602005420506	CABALDON, PREMATIVO, P, JR	6566 SAGE, PD, SW

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

CONTACT



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/1/2006

Zone Atlas Page:
L-10-Z

Selected Symbols

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

0 750 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 4, 2007

Ms. Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Major Preliminary Plat / Temporary Deferral of Sidewalks
Sage Park Subdivision
DRB # 1004526, Zone Atlas Page L-10**

Dear Ms. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes, Inc., requests approval of the Major Preliminary Plat and Temporary Deferral of Sidewalk Construction for Sage Park Subdivision. The site is located along Sage Road SW, with the Amole Del Norte Diversion Channel to the west and San Ygnacio to the north. The site is currently zoned R-D, contains 9.96 +/- acres and our client is proposing 52 single-family lots. Also included for your approval are the infrastructure list and the elevations and cross sections for the proposed perimeter walls.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: A.J. Yarbrough
Norman Mason, Stinson Tower N.A.
Victor Wyant, Stinson Tower N.A.

JN: 25059
RRB/SA/kdk



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

January 11, 2007

TO: Norman Mason and Victor Wyant, Stinson Tower Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Approximately ten (10) acre(s) - Major Preliminary Plat Approval and Minor Temporary Deferral for Sidewalks for a proposed fifty-two (52) single family lots.**

Proposed by: Tierra West, LLC at 505-858-3100

Agent for: Stillbrooke Homes, Inc.

For property located: On or near Sage Road SW between 75th Street SW and Coors Road SW.

P.O. Box 1293

The case number(s) assigned is: 07DRB-00013 and 00014, Project # 1004526.

City Planning accepted application for this request on January 5, 2007.

Albuquerque

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.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, January 31, 2007 in the Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.

www.cabq.gov

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

PLANNING DEPARTMENT

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 17, 2007

6. Project # 1004526
06DRB-01761 Major-Vacation of Pub Right-of-Way

INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 75TH ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s). [REF: 05DRB-01678] *[Deferred from 1/10/07]* (L-10)

At the January 17, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. 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.

A condition of final plat is as follows: Provide adequate right-of-way for the Amole Del Norte Drainage Facility.

If you wish to appeal this decision, you must do so by February 1, 2007, in the manner described below.

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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

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

Sheran Matson, AICP, DRB Chair

Inez Aguilar, 2324 Isleta Blvd SW, 87105

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

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004526 AGENDA#: 6 DATE: 1-17-07

1. Name: Mely Aguilar Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
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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: 1004526

AGENDA ITEM NO: 6

SUBJECT:

Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

Platting Condition: sufficient right-of-way must be provided for the Amole del Norte drainage facility.

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: JANUARY 17, 2007

Project 1004526

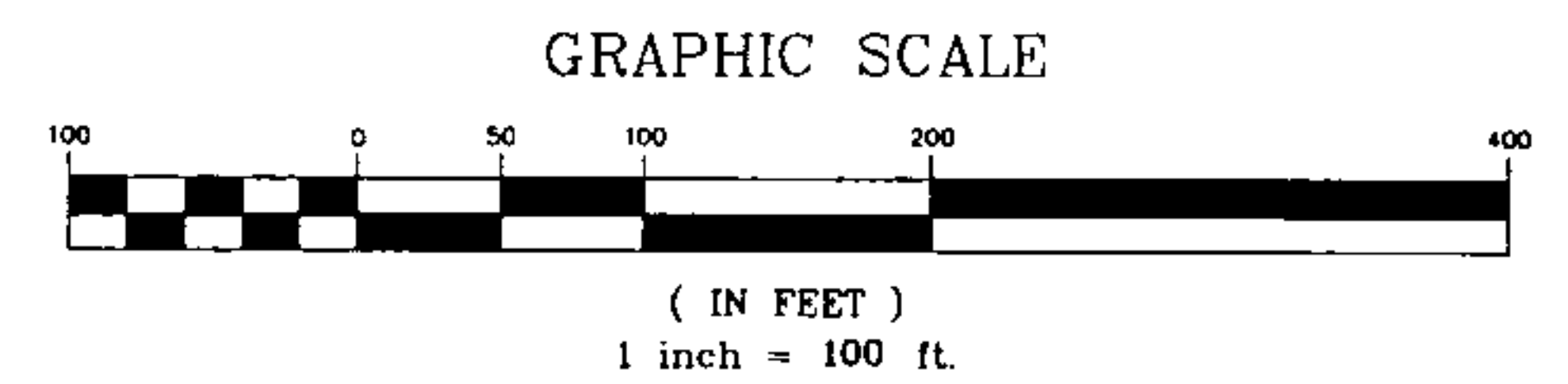
PLAT OF
TRACTS 399-A, 400-A, 400-B-1, 400-C, 401-A
TOWN OF ATRISCO GRANT, UNIT 3
BEING A REPLAT OF TRACT 399, 400 AND 401
WITHIN PROJECTED SECTION 35, T 10N, R2E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEWMEXICO
DECEMBER 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.34	S14°15'54"E
L2	34.35	S76°49'18"W
L3	55.82	S75°43'52"W
L4	52.07	N59°34'06"E
L5	54.34	S12°50'31"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DISTANCE
C1	38.40	25.00	87°59'52"	N29°41'48"E	34.73
C2	40.30	25.07	92°06'04"	S60°20'35"E	36.10
C3	27.62	25.00	63°17'42"	S44°29'22"W	26.23

NOTE: CROSS HATCHED AREAS DESIGNATED AS A-2-20, A-2-21, A-2-22, A-2-23, A-2-30 ARE AREAS DESIGNATED AS RIGHT OF WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE, WITH WARRANTY COVENANTS, BY THIS PLAT, AND ARE ALSO SHOWN ON THE FILED PLAT OF THE AMOLE DEL NORTE DIVERSION FACILITY FILED SEPTEMBER 11, 1980, VOL. C17, FOLIO 66

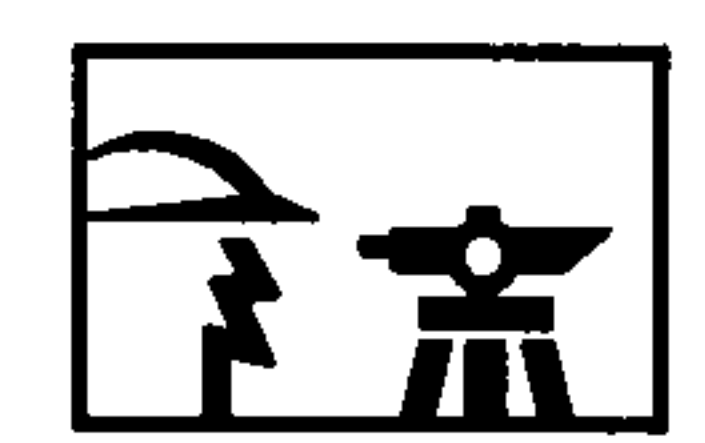
- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR/CAP "8911"
- ADJACENT PROPERTY BOUNDARIES
- CENTERLINE
- EXTERIOR BOUNDARY
- ▨ VACATED PORTION OF 75TH STREET (BY THIS PLAT)
- EXISTING FENCE
- RECORD BEARING AND DISTANCE



TRACT 402, UNIT
TOWN OF ATRISCO GRANT
FILED VOL. D, FOLIO 188
DECEMBER 5, 1944



ACS MONUMENT
7-M11
X=833847.24
Y=1475980.04
Z=4966.027
NAD 1927, NAVD 1929
DELTA ALPHA=00°15'41"
G/G=0.99998378
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE



GEO-SURVCO, INC
PO BOX 65717
ALBUQUERQUE, NEW MEXICO 87193-5717
505-975-4587
FAX 505-898-0616



**DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

January 10, 2007

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: 9:53 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1005237**
06DRB-01758 Major-Vacation of Pub
Right-of-Way
06DRB-01759 Major-Vacation of Public
Easements
06DRB-01760 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for MARK 3S INC request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, Block(s) 20, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **TRACTS A & B, MARK 3S, HOLLY DEVELOPMENT**), zoned SU-2 FOR MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 06EPC-01580, 06EPC-01581] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1001178**
06DRB-01757 Major-Vacation of Pub
Right-of-Way
06DRB-01756 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RUSSELL WHITENER request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES AND A PORTION OF VACATED ALISO AVE NE**, zoned C-3 heavy commercial zone, located on CUTLER AVE NE, between ALISO AVE NE and I-40 containing approximately 1 acre(s). [REF: DRB-85-738, 01DRB-01573] (H-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, CITY STORM DRAIN EASEMENT AND REAL PROPERTY SIGNATURE AND TRANSPORTATION DEVELOPMENT FOR STREET PLACEMENT.**

3. ~~**Project # 1004526**~~
06DRB-01761 Major-Vacation of Pub
Right-of-Way

INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 75TH ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s). [REF: 05DRB-01678] *[Deferred from 1/10/07]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/07.**

4. **Project # 1004428**
06DRB-01121 Major-Vacation of Public
Easements
06DRB-01119 Major-Preliminary Plat
Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/07.**

5. **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 & 12/13/06 & 12/20/06] [Deferred from 1/3/07 & 1/10/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 1/17/07.**

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.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

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

6. **Project # 1003429**
07DRB-00002 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE, UNIT 2 (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-D, located on GIBSON BLVD SW and AMOLE MESA AVE SW and containing approximately 28 acre(s). [REF: 06DRB000003] (N-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE AND PLANNING FOR APS LANGUAGE AND TO RECORD.**

7. **Project # 1003369**
07DRB-00003 Major-Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, **NO ALBUQUERQUE ACRES, UNIT 3 (to be known as VINTNER COURT)** zoned R-D, (5 DU/ACRE), located on WILSHIRE AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s). [REF: 06DRB-01601, 06DRB-01602] (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT PEDESTRIAN EASEMENT, PRIVATE**

DRAINAGE EASEMENT AND A COPY OF THE APPROVED SIA AND TO PLANNING TO RECORD THE PLAT.

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

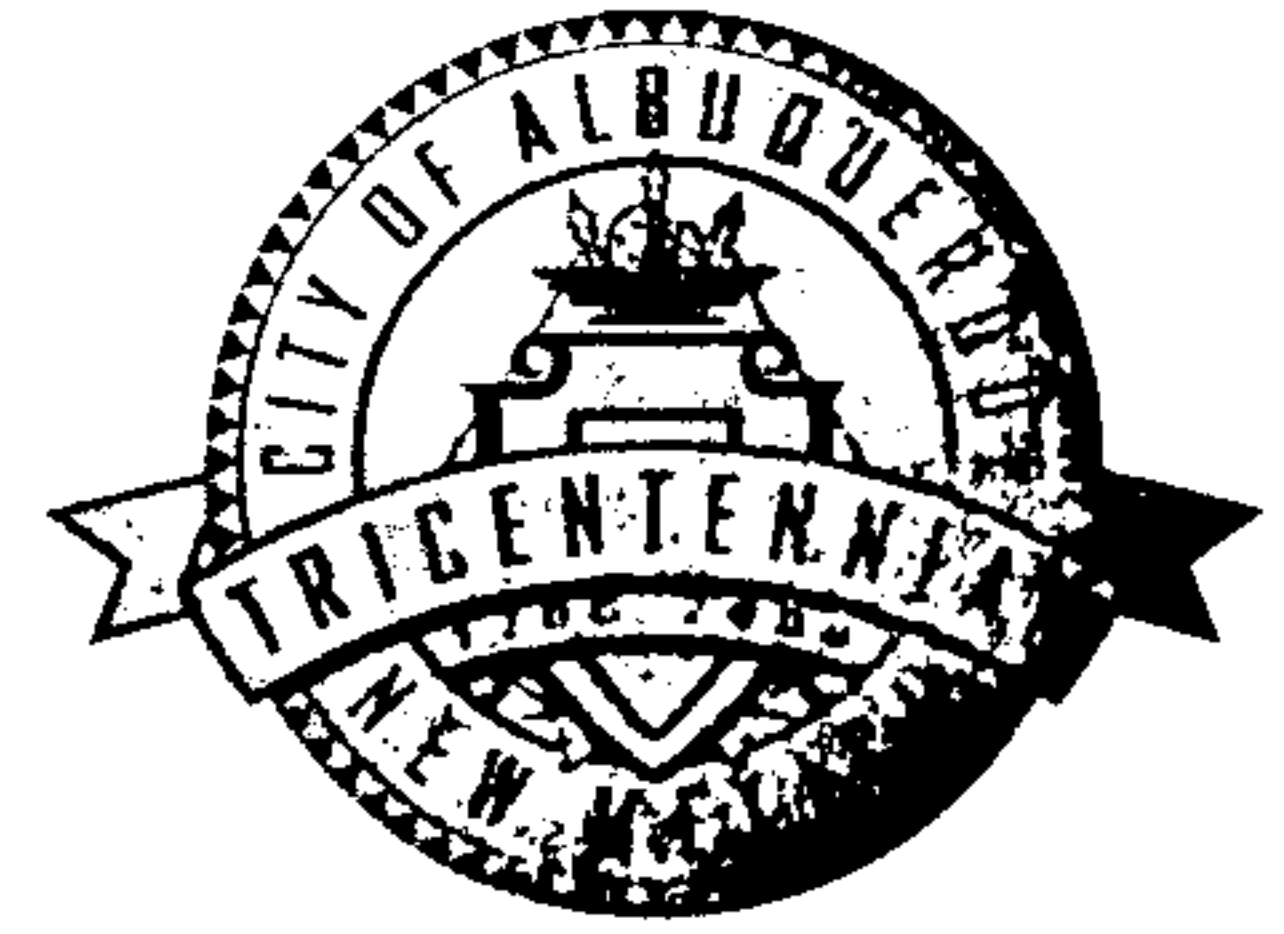
8. **Project # 1005312**
06DRB-01771 Minor-Sketch Plat or Plan

PATRICK SERDO request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 54, **FOUR HILLS 17TH INSTALLMENT**, zoned R-1, located on WAGON TRAIN DR SE, between CASTELLANO SE and CATRON SE containing approximately 1 acre(s). [Deferred from 1/3/07] (M-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Approval of the Development Review Board Minutes for January 3, 2007. **THE DRB MINUTES WERE DEFERRED TO 1/17/07.**

ADJOURNED: 9:53 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004526

AGENDA ITEM NO: 3

SUBJECT:

Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

Platting Condition: sufficient right-of-way must be provided for the Amole del Norte drainage facility.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

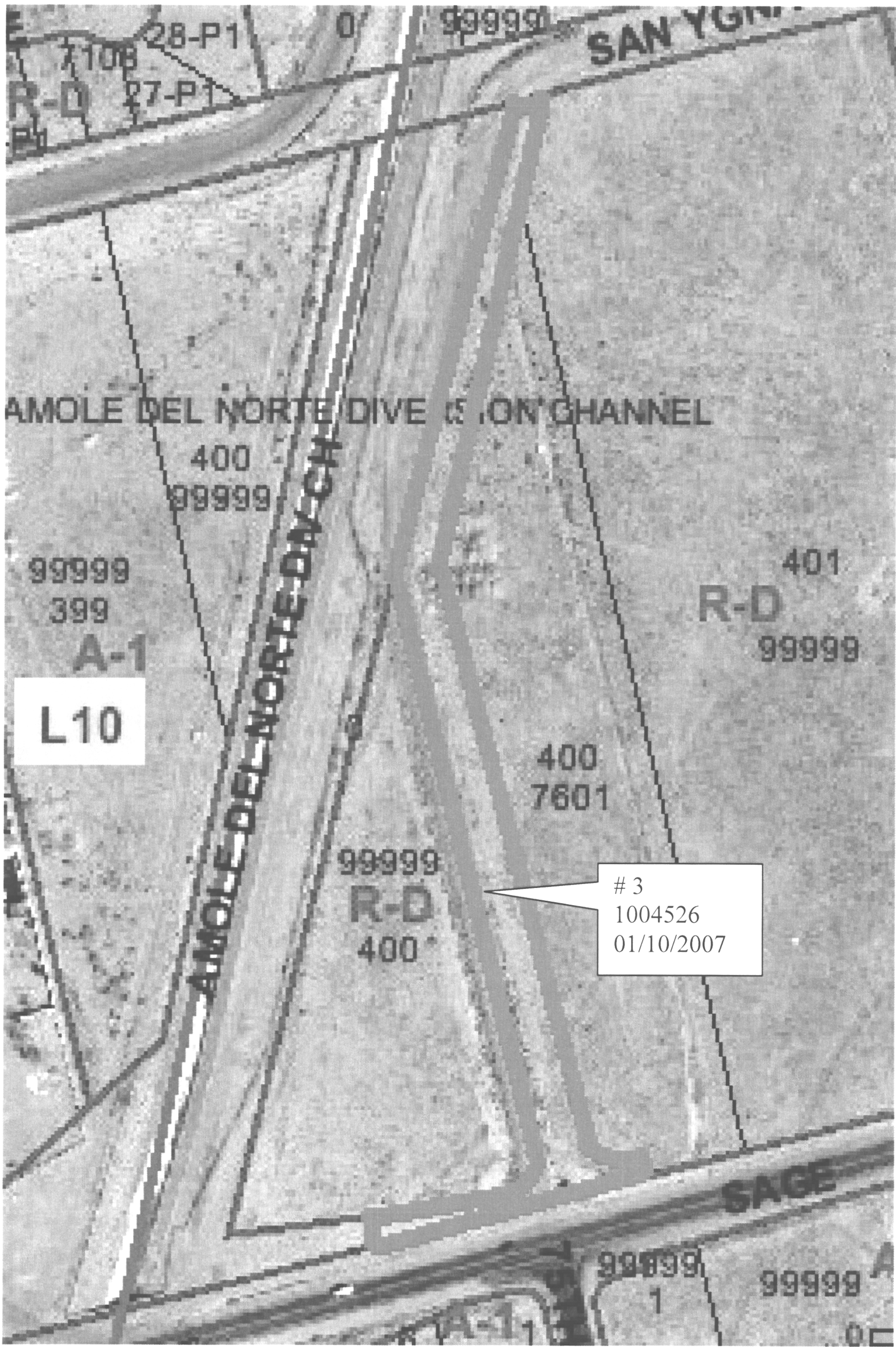
RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ¹⁻¹⁷⁻⁰⁷ X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 10, 2007



28-P1
27-P1
R-D
7108

99999

SAN YGN

AMOLE DEL NORTE DIVE & ION CHANNEL

400
99999

99999
399
A-1

L10

401
R-D
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7601

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3
1004526
01/10/2007

SAGE

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1

99999

A-1

0

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004526 AGENDA#: 3 DATE: 1-10-07

1. Name: Emilia Chavez Address: 3676 Tower Rd SW Zip: 87121

2. Name: INEZ AGUIR Address: 2324 Kestrel SW Zip: 87105

3. Name: NORMAN MASON Address: 7427 VIA TRANQUILLO Zip: 87121
TRANQUILLO SW

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

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13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 10, 2007

Project # 1004526
 06DRB-01761 Major-Vacation of Pub Right-of-Way

INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 75TH ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s).[REF: 05DRB-01678] (L-10)

AMAFCA No adverse comment.

COG Sage Rd is designated a minor arterial on the Long Range Roadway System Map with an established right-of-way of 86 feet. In addition, Sage Rd is designated on the Long Range Bikeway System Map as having on-street bicycle lanes. Coordination with DMD is encouraged to insure project conformity with these adopted policies of the MTB.

Transit Comments given last year: Although Transit does not object to vacating this particular right of way, Transit believes that any future development in this area should include some replacement connection between Sage and San Ygnacio.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letters sent to Stinson Tower NA (R).

APS The owner of **Tract 400, Town of Atrisco Grant, Unit 3**, is planning for a residential development with a density of 6 dwellings per acre. The proposed development will impact Edward Gonzales Elementary School, Truman Middle School, and West Mesa High School. Currently, Edward Gonzales Elementary School and West Mesa High School are exceeding capacity. Truman Middle School will be nearing capacity as development continues to build out in the area.

School	2006-07 40th Day Enrollment	2006-07 Capacity	Space Available
Edward Gonzales	1,180	850	-330
Truman	1,056	1,153	97
West Mesa	2,820	2,100	-720

APS

A new elementary school is planned to open in 2008 and will be co-located with Edward Gonzales. The new elementary school will relieve overcrowding at Edward Gonzales Elementary School.

A new southwest high school is planned to open with a 9th grade academy in 2008 with the remainder of the school to open in 2009. The new high school will relieve overcrowding at West Mesa High School.

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

- Provide new capacity (long term solution)

Construct new schools or additions

Add portables

Use of non-classroom spaces for temporary classrooms

Lease facilities

Use other public facilities

Improve facility efficiency (short term solution)

Schedule Changes

Double sessions

Multi-track year-round

Other

Float teachers (flex schedule)

Shift students to Schools with Capacity (short term solution)

Boundary Adjustments / Busing

Grade reconfiguration

Combination of above strategies

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

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	Open Space has no adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request. One condition of platting will be to provide adequate r/w FOR THE Amole de Norte drainage facility.

Transportation Development

Upon replat, infrastructure will be required. No objection to the request.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request.

Planning Department

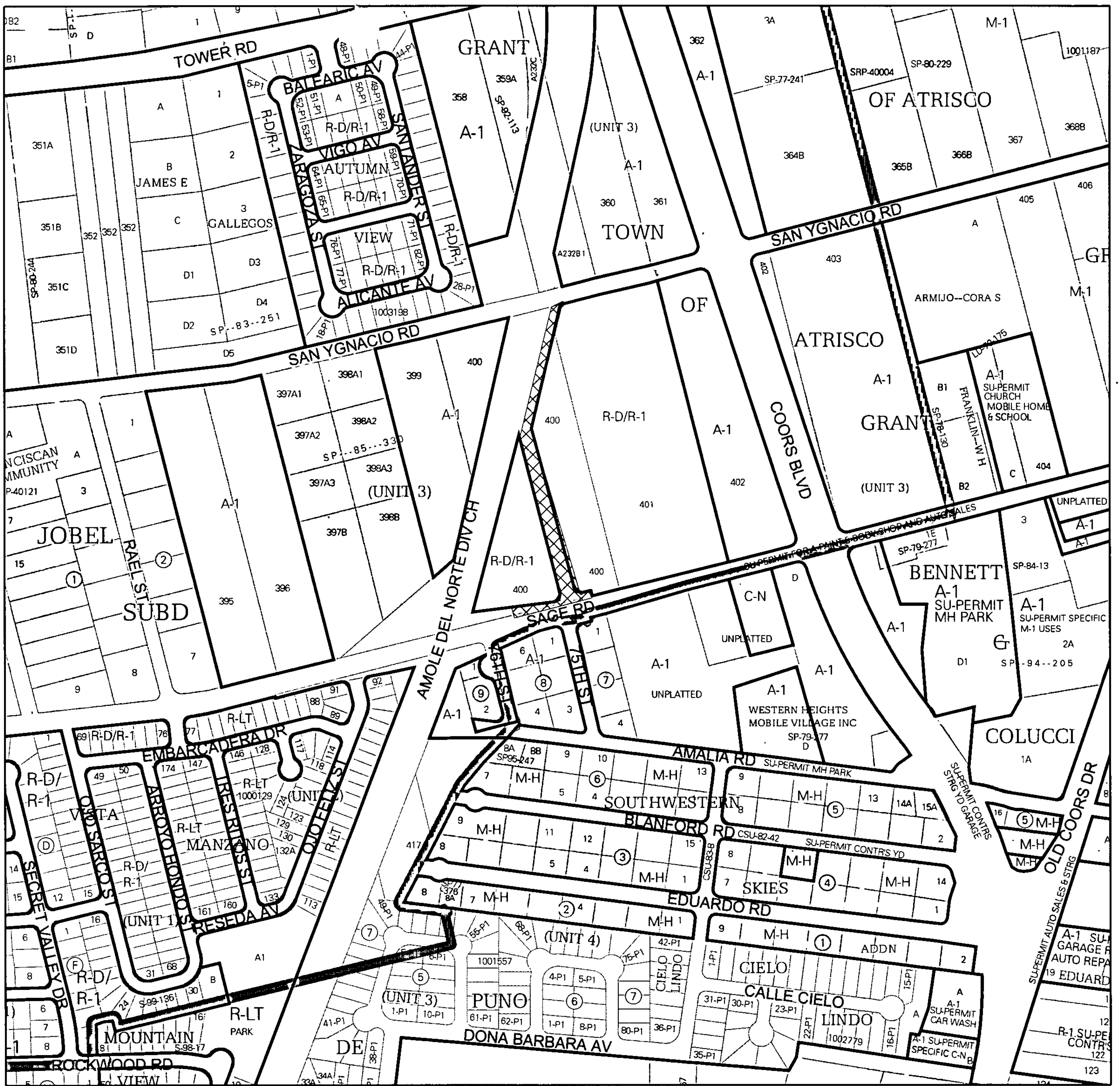
No objection to the requested vacation of 75th Street. Applicant has one year to file the plat completing the vacation.

Impact Fee Administrator

No comment on the proposed vacation of right of way.

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

Cc: Inez Aguilar, 2324 Isleta Blvd SW, 87105



ZONING MAP

Note: Grey shading indicates County.



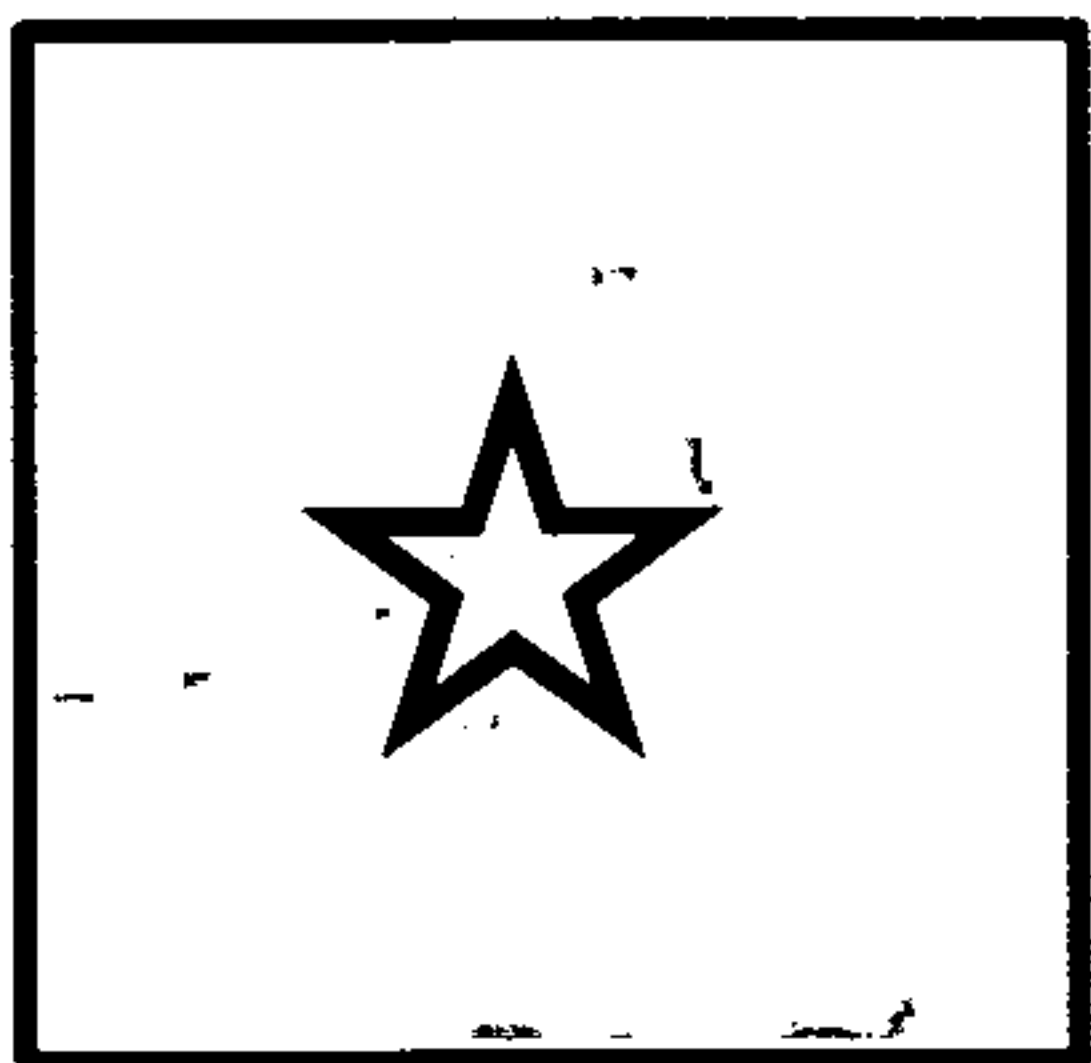
1 inch equals 500 feet

Project Number:
1004526

Hearing Date:
1/10/2007

Zone Map Page:
L-10

Additional Case Numbers:
06DRB-01761





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, January 10, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1005237

06DRB-01758 Major-Vacation of Pub
Right-of-Way
06DRB-01759 Major-Vacation of Public
Easements
06DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MARK 3S INC request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, Block(s) 20, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **TRACTS A & B, MARK 3S, HOLLY DEVELOPMENT**), zoned SU-2 FOR MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 06EPC-01580, 06EPC-01581] (C-20)

Project # 1001178

06DRB-01757 Major-Vacation of Pub
Right-of-Way
06DRB-01756 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RUSSELL WHITENER request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES AND A PORTION OF VACATED ALISO AVE NE**, zoned C-3 heavy commercial zone, located on CUTLER AVE NE, between ALISO AVE NE and I-40 containing approximately 1 acre(s). [REF: DRB-85-738, 01DRB-01573] (H-17)

Project # 1004526

06DRB-01761 Major-Vacation of Pub
Right-of-Way

INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 75TH ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s). [REF: 05DRB-01678] (L-10)

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 25, 2006.

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

Meeting Date: January 10, 2007
Zone Atlas Page: L-10
Notification Radius: 100 Ft.

**Project# 1004526
App#06ZDRB-01761**

Cross Reference and Location: SAGE BETWEEN SAN IGNACIO AND SAGE

**Applicant: INEZ AGUILAR
2324 ISLETA BLVD SW
ALBUQUERQUE, NM 87105**

Agent:

Special Instructions:

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

**Date Mailed: DECEMBER 27, 2006
Signature: ERIN TREMLIN**

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

STORM DRAINAGE

- 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...
- 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: INEZ AGUILAR PHONE: 450-8030
 ADDRESS: 2324 ISLETA BLVD SW. FAX: 836-8624
 CITY: Albuquerque STATE: NM ZIP: 87105 E-MAIL: inezp.rgb@comcast.net
 Proprietary interest in site: Agent List all owners: _____

AGENT (if any): INEZ AGUILAR PHONE: 450-8030
 ADDRESS: 2324 ISLETA BLVD SW. FAX: 836-8624
 CITY: Albuquerque STATE: NM ZIP: 87105 E-MAIL: inezp.rgb@comcast.net

DESCRIPTION OF REQUEST: VACATION OF ROWAY WITHIN TRACT 400
TN of ATRISCO GRANT, UNIT 3

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. TRACT 400/401 Block: _____ Unit: 3
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: RD Proposed zoning: _____
 Zone Atlas page(s): L-10 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 1.2 Density if applicable: dwellings per gross acre: 6 dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101005647210040524 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SAGE
 Between: SAN IGNACIO and SAGE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1004526 (05DRD-01478)

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

SIGNATURE Inez Aguilar DATE _____
 (Print) INEZ AGUILAR Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01761</u>	<u>VRWA</u>	<u>V</u>	<u>\$300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>01/10/07</u>			Total	<u>\$395.00</u>

Sandy Handley 12/15/06 Project # 1004526
 Planner signature / date

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies
- 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.

VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
- 6 copies of documents justifying the vacation.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter describing, explaining, and justifying the vacation
- Any original and/or related file numbers are listed on the cover application
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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.

INEZ P. AGUILAR
 Applicant name (print)
[Signature] 12/14/06
 Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
 06DRB - 0761

Sandy Handley 12/15/06
 Planner signature / date
 Project # 1004726

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	10100564 27008409 10	REYES HERNAN & NELLY E WOLF F	622 DOUGLA S DR	MANS FIELD	TX	7606 3	RES	A1A	LOT 91 PLAT OF VISTA MANZANO U NIT 2 CONT .10	0.10 4505 88
2	10100565 06040404 07	BENNETT WILLIA M T & MARY ELL EN	3305 TENNE SSEE NE	ALBUQ UERQ UE	NM	8711 0	VAC	X1A	* 1 7 SOUTHWESTERN SKIES ADD N EXC NWLY POR	0.29 5698 2
3	10100564 83078405 22	MARQUEZ ANAS TACIO JR ETUX ETAL	916 ALTA VIS TA CT SW	ALBUQ UERQ UE	NM	8710 5 33 02	VAC	X1A	SOUTH WESTERLY PORTION OF TR 4 00 ATRISCO GRA 2.10 AC M/ L	1.94 6390 81
4	10100564 00002409 02	SERNA DOMIEA NN	7227 EMBAR CADERA DR SW	ALBUQ UERQ UE	NM	8712 1	RES	A1A	LOT 83 PLAT OF VISTA MANZANO U NIT 2 CONT .09	0.09 4631 57
5	10100564 90037403 04	CITY OF ALBUQ UERQUE	PO BOX 1293	ALBUQ UERQ UE	NM	8710 3 12 93	VAC	X1A	* 001 008SOUTHWESTERN SKIES AD D	0.27 3771 43
6	10100565 06194406 13	TELCOCCI NOR MA T &	5852 S ENSE NADA ST	AURO RA	CO	8001 5 51 10	VAC	X1A	SLY PORTION OF TRACT 360 ATRI S CO GRANT UNIT M/L	2.72 6220 3
7	10100564 79034403 05	CITY OF ALBUQ UERQUE	PO BOX 1293	ALBUQ UERQ UE	NM	8710 3 12 93	VAC	X1A	* 006 008SOUTHWESTERN SKIES AD D	0.30 4799 57
8	10110560 29054305 06	GABALDON PRE METIVO R JR	6566 SAGE R D SW	ALBUQ UERQ UE	NM	8710 5	RES	X1A	TR IN SW1/4 SW1/4 SW1/4 SW1/4 SEC 26 T10N R2 M/L OR 87,120 S Q FT	2.01 6099 79
9	10100564 12005409 05	KAUFMAN & BRO AD OF NEW MEX ICO	4921 ALEXA NDER NE B	ALBUQ UERQ UE	NM	8710 9	RES	A1A	LOT 86 PLAT OF VISTA MANZANO U NIT 2 CONT .08	0.08 7327 71
10	10100563 72078405 05	TORRES SINESI O	404 WILSHIR E SW	ALBUQ UERQ UE	NM	8710 5	VAC	X1A	TR 395 UNIT 3 ATRISCO GRANT E X C S ELY POR CO	5.00 6557 66
11	10100564 48112405 09	CRUZ JOE & AN NETTE	3616 SAN YG NACIO SW	ALBUQ UERQ UE	NM	8712 1	VAC	X1A	NORTHERLY PORTION OF TR 399 AT RISCO GRANT UN 7 AC M/L	3.78 8495 84
12	10110560 10031305 05	COLUCCI ONORI O & VIRGINIA M	3305 TENNE SSEE NE	ALBUQ UERQ UE	NM	8711 0	VAC	X1A	TR OF LAND IN SE1/4 SE1/4 SEC 27 & SW1/4 SW1 R 2E CONT 4.92 A C M/	4.72 0276 74
13	10100563 92081405 06	TORRES RICHAR D L &	3610 SAN IG NACIO SW	ALBUQ UERQ UE	NM	8712 1	VAC	X1A	TRACT 396 EXCEPT SLY 13' ATRIS CO GRANT CONT	5.10 2998 56
14	10110560 32087304 01	COUNTY OF BER NALILLO	1 CIVIC PLAZ A NW	ALBUQ UERQ UE	NM	8710 2	VAC	X1A	THE SLY POR OF THE W POR OF TR 402 TOWN OF A I 3 CONT 85,2 47 SF M	2.02 7010 3
15	10100564 99170406 31	BACA PATRICK J & MARIE M	1427 RIVERV IEW DR NW	ALBUQ UERQ UE	NM	8710 5 11 19	VAC	X1A	PARCEL A-2-32-B- 1 PLAT OF TR 3 59A AND PARCEL N OF ATRISCO GRANT	0.69 2243 67
16	10100565 01065405 11	MARQUEZ ANAS TACIO JR ETUX ETAL	916 ALTA VIS TA CT SW	ALBUQ UERQ UE	NM	8710 5 33 02	VAC	X1A	SOUTH- EASTERLY PORTION OF TR 4 00 A TRISCO GRA 2.8707 AC M/L	2.86 6401 7
17	10100564 08004409 04	ABEYTA ANTHO NY GILBERT	7219 EMBAR CADERA SW	ALBUQ UERQ UE	NM	8712 1	RES	A1A	LOT 85 PLAT OF VISTA MANZANO U NIT 2 CONT .08	0.09 0357 24
18	10100565 01047404 06	CITY OF ALBUQ UERQUE	PO BOX 1293	ALBUQ UERQ UE	NM	8710 3 12 93	VAC	X1A	NWLY POR OF LOT 1 BLK 7 SOUT HW ESTERN SKIES A	0.01 9818 71
19	10100564 63133405 20	CITY OF ALBUQ UERQUE	PO BOX 1293	ALBUQ UERQ UE	NM	8710 3 12 93	VAC	X1A	NWLY POR OF TR 400 ATRISCO G RA NT UNIT #3 CON	1.75 5348 3
2	10100564	JARAMILLO BER	7209 EMBAR	ALBUQ	NM	8712	RES	A1A	LOT 87 PLAT OF VISTA MANZANO	0.08

0	1600640906	T L	CADEERA DR SW	UERQUE		1				U NIT 2 CONT .08	579748
21	101005644002440805	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	VAC	A1A		REMAINING PART OF TR 418 CONT .1280 AC	0.13140711
22	101005651821940614	TELCOCCI NORMA T &	5852 S ENSENADA ST	AURORA	CO	800155110	VAC	X1A		TRACT 361 ATRISCO GRANT UNIT 3 EXC NWLY PORT TO RW CONT 3.24 A	2.70183994
23	101005642000740907	SANCHEZ DENISE A & RICHARD J	7205 EMBARCADERA DR SW	ALBUQUERQUE	NM	87121	RES	A1A		LOT 88 PLAT OF VISTA MANZANO UNIT 2 CONT .11	0.12152213
24	101005643807740512	CRUZ JOE M & ANNETTE	3616 SAN YGNACIO SW	ALBUQUERQUE	NM	87121	RES	X1A		NLY PORTION OF TRACT 398-B CORRECTED REPLAT G CHAVEZ (AKA P OR	1.75483899
25	101005652511340513	ALBUQUERQUE EXCAVATORS INC	7201 ISLETA SW	ALBUQUERQUE	NM	87105	VAC	X1A		TR 401 UNIT 3 ATRISCO GRANT EXC NWLY PORT TO 4 AC	9.56887368
26	101105602413630402	BACA IGNACIO EJ R	2455 ISLETA BLV SW	ALBUQUERQUE	NM	87105	VAC	X1A		THE NLY POR OF THE W POR OF TR 402 TOWN OF AIT 3 CONT 3.3057 AC	3.21107272
27	101005648919440625	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	VAC	X1A		PARCEL A-2-32-A PLAT OF TR 359 A AND PARCEL A OF ATRISCO GRANT UN	1.92639504
28	101005638126040517	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	COMM	X1A		ACCESS EASEMENT WITHIN SEL Y PORTION TR 395 GRANT	0.04591437
29	101005641906440510	BARRAZA MANUEL & MARTHA P	3620 SAN YGNACIO SW	ALBUQUERQUE	NM	87121	VAC	X1A		NLY PORTION OF TRACT 397-B CORRECTED REPLAT G CHAVEZ (AKA P OR	2.18221899
30	101005647210040524	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	VAC	X1A		PORS OF TRS 396, 399, 400 & 401 ATRISCO GRANTS OF TRS 397-B & 39	6.08703476
31	101005644401240804	MILLER MICHAEL F	1300 OJO FELIZ ST SW	ALBUQUERQUE	NM	87121	RES	A1A		LOT 92 PLAT OF VISTA MANZANO UNIT 2 CONT .09	0.09916211
32	101005647616940630	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	VAC	X1A		SPLY PORT OF TR 358 TOWN OF ATRISCO GRANT UNIE L A-2-31 AMOLE DEL	1.00751638
33	101005646303040208	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871031293	VAC	X1A		* 001 009SOUTHWESTERN SKIES ADD	0.28941636
34	101005640400340903	MEDINA ANTHONY	7223 EMBARCADERA DR SW	ALBUQUERQUE	NM	87121	RES	A1A		LOT 84 PLAT OF VISTA MANZANO UNIT 2 CONT .09	0.09437418

Or Current Resident
ABEYTA ANTHONY GILBERT
7219 EMBARCADERA SW
ALBUQUERQUE, NM 87121

Or Current Resident
ALBUQUERQUE EXCAVATORS INC
7201 ISLETA SW
ALBUQUERQUE, NM 87105

Or Current Resident
BACA IGNACIO E JR
2455 ISLETA BLV SW
ALBUQUERQUE, NM 87105

Or Current Resident
BACA PATRICK J & MARIE M
1427 RIVERVIEW DR NW
ALBUQUERQUE, NM 87105 1119

Or Current Resident
BARRAZA MANUEL & MARTHA P
3620 SAN YGNACIO SW
ALBUQUERQUE, NM 87121

Or Current Resident
BENNETT WILLIAM T & MARY
ELLEN
3305 TENNESSEE NE
ALBUQUERQUE, NM 87110

Or Current Resident
COLUCCI ONORIO & VIRGINIA M
3305 TENNESSEE NE
ALBUQUERQUE, NM 87110

Or Current Resident
COUNTY OF BERNALILLO
1 CIVIC PLAZA NW
ALBUQUERQUE, NM 87102

Or Current Resident
CRUZ JOE & ANNETTE
3616 SAN YGNACIO SW
ALBUQUERQUE, NM 87121

Or Current Resident
GABALDON PREMATIVO R JR
6566 SAGE RD SW
ALBUQUERQUE, NM 87105

Or Current Resident
JARAMILLO BERT L
7209 EMBARCADEERA DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
KAUFMAN & BROAD OF NEW
MEXICO
4921 ALEXANDER NE B
ALBUQUERQUE, NM 87109

Or Current Resident
MARQUEZ ANASTACIO JR ETUX
ETAL
916 ALTA VISTA CT SW
ALBUQUERQUE, NM 87105 3302

Or Current Resident
MEDINA ANTHONY
7223 EMBARCADERA DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
MILLER MICHAEL F
1300 OJO FELIZ ST SW
ALBUQUERQUE, NM 87121

Project# 1004526
INEZ AGUILAR
2324 ISLETA BLVD SW
ALBUQUERQUE, NM87105

REYES HERNAN & NELLY E WOLFF
622 DOUGLAS DR
MANSFIELD, TX 76063

SANCHEZ DENISE A & RICHARD J
7205 EMBARCADERA DR SW
ALBUQUERQUE, NM 87121


Or Current Resident
TORRES RICHARD L &
3610 SAN IGNACIO SW
ALBUQUERQUE, NM 87121

Or Current Resident
SERNA DOMIEANN
7227 EMBARCADERA DR SW
ALBUQUERQUE, NM 87121

Or Current Resident
TELCOCCI NORMA T &
5852 S ENSENADA ST
AURORA, CO 80015 5110


Or Current Resident
TORRES SINESIO
404 WILSHIRE SW
ALBUQUERQUE, NM 87105

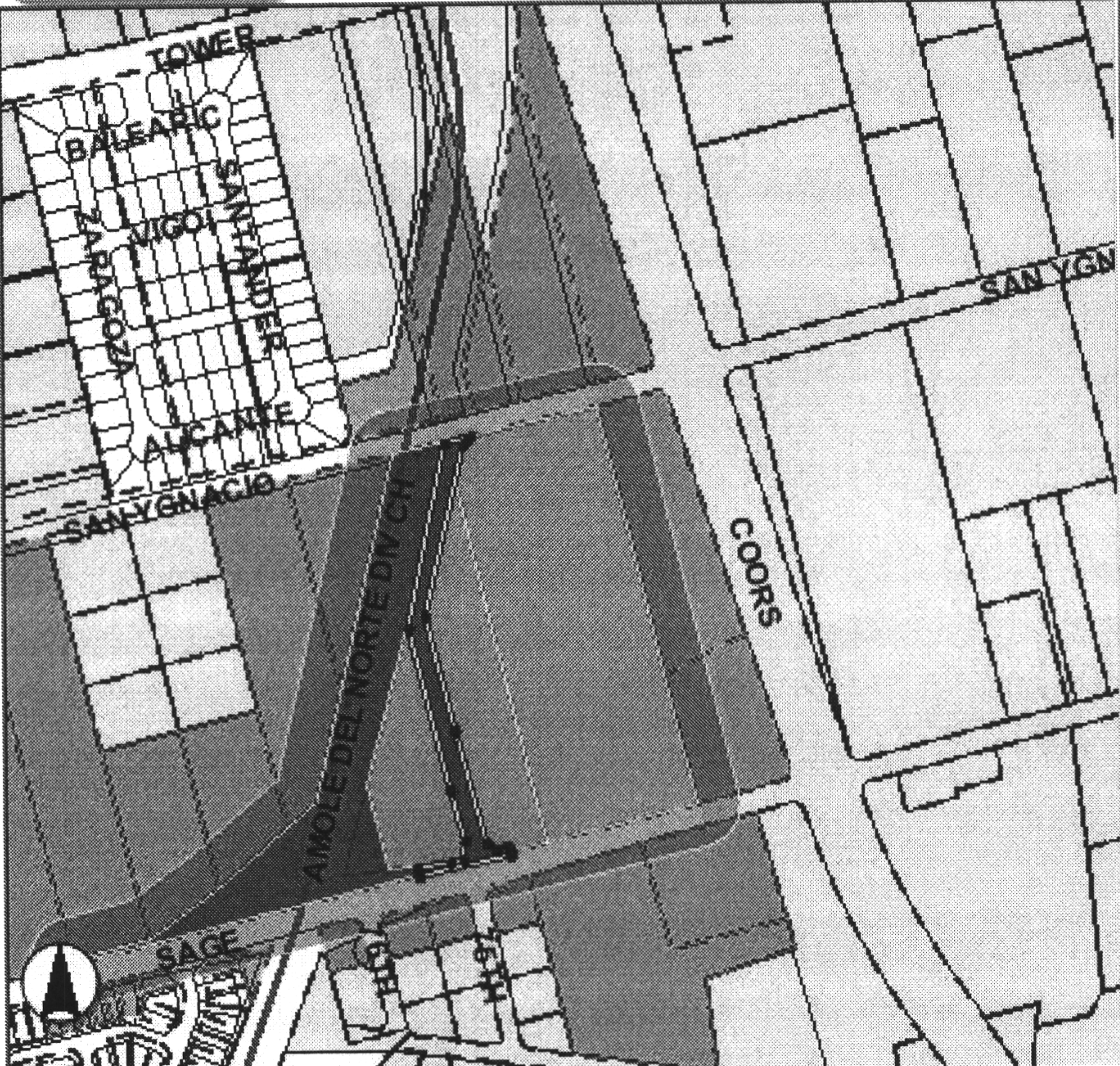
Or Current Resident
SERNA DOMIEANN
7227 EMBARCADERA DR SW
ALBUQUERQUE, NM 87121



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

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

Refresh Map

Auto Refresh

Help:

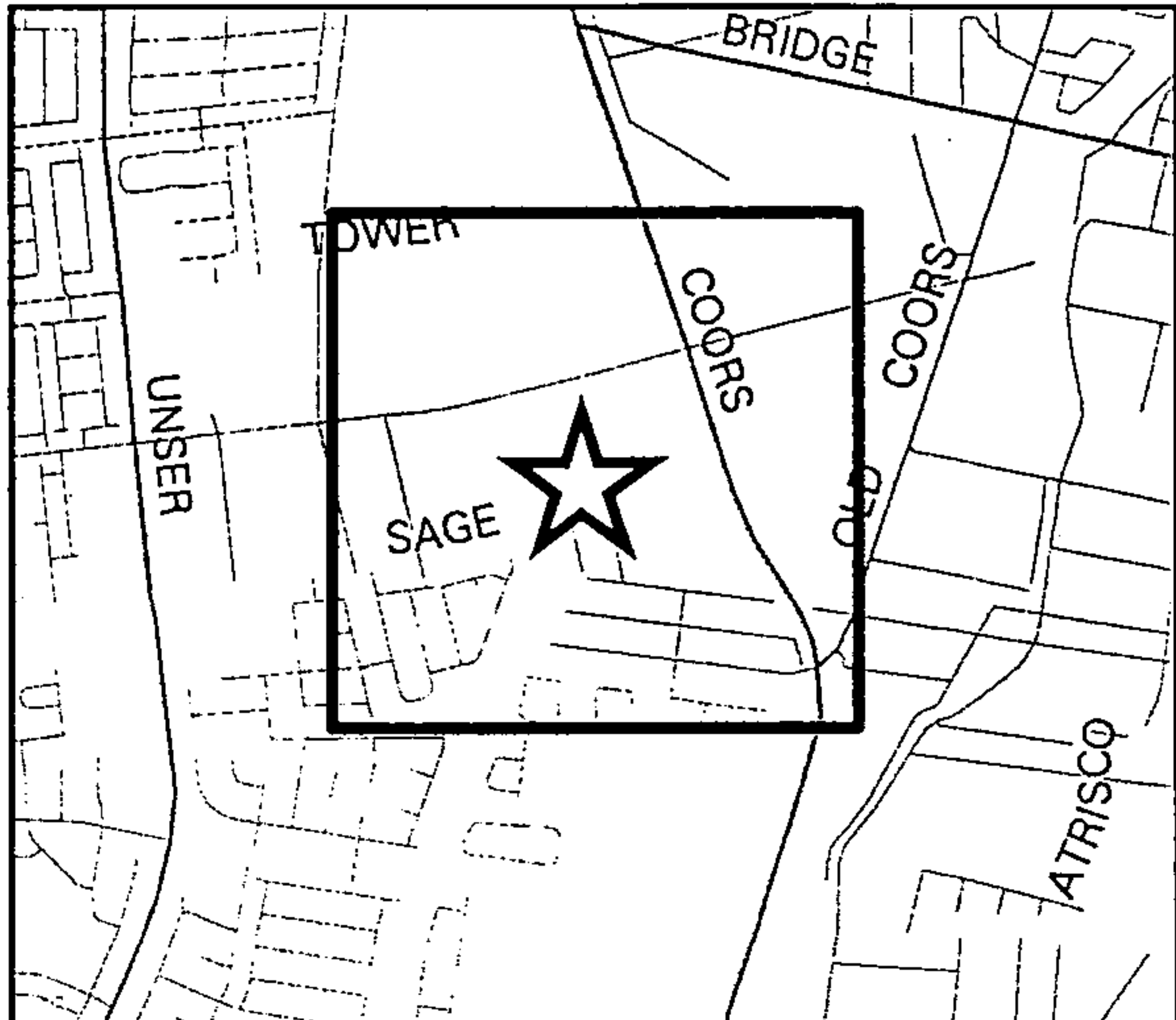
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADD
1	101005642700840910	REYES HERNAN & NELLY E WOLFF	622 DOUGLAS DR
2	101005650604040407	BENNETT WILLIAM T & MARY ELLEN	3305 TENNESSEE

Pan
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)

[CONTACT](#)



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004526

Hearing Date:
11/23/05

Zone Map Page:
L-10

Additional Case Numbers:

01/13/06

RIO GRANDE BROKERAGE

2324 Isleta Blvd., SW
Albuquerque, New Mexico 87105
(505) 877-7000 Phone (505) 877-2839 Fax

December 5, 2006

To: Ms. Sharon Matson, DRB Chair

From: Inez Aguilar, Rio Grande Brokerage 

Subject: **VACATION OF PUBLIC RIGHT OF WAY**

On November 23, 2005 We were granted the Vacation of a Public Right -of-way, Project number 1004526 (05DRB-01678) for a portion of Tract 400, Town of Atrisco Grant, Unit 3, zoned R-D, located on Sage Rd SW, between San Ignacio Rd SW and the Amole Del Norte SW containing approximately 2 acres.

When I met with Mr. Glenn Haikin, the City Surveyor for preliminary plat approval It was determined that there should be a total re- plat of not only tract 400, but Tract 401 as well. This would also cleanup the City own portion of the tract.

I was unable to meet the re-plat requirement of one year, as per City Ordinance. Time has now expired and I am respectfully asking for your support in starting the process once again.



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

December 21, 2006

TO: Norman Mason and Victor Wyant, Stinson Tower Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Approximately two (2) acre(s) - Major Vacation of Public Right-of-Way for two tracts - Tract 400 and 401.**

Proposed by: Rio Grande Brokerage at 505-877-7000

Agent for: Inez Aguilar

For property located: On or near 75th Street SW between San Ignacio Road SW and Amole Del Norte SW.

The case number(s) assigned is: 06DRB-01761, Project # 1004526.

City Planning accepted application for this request on **December 15, 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.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, January 10, 2007** in the **Planning Hearing Room, Room 160, 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

PLANNING DEPARTMENT

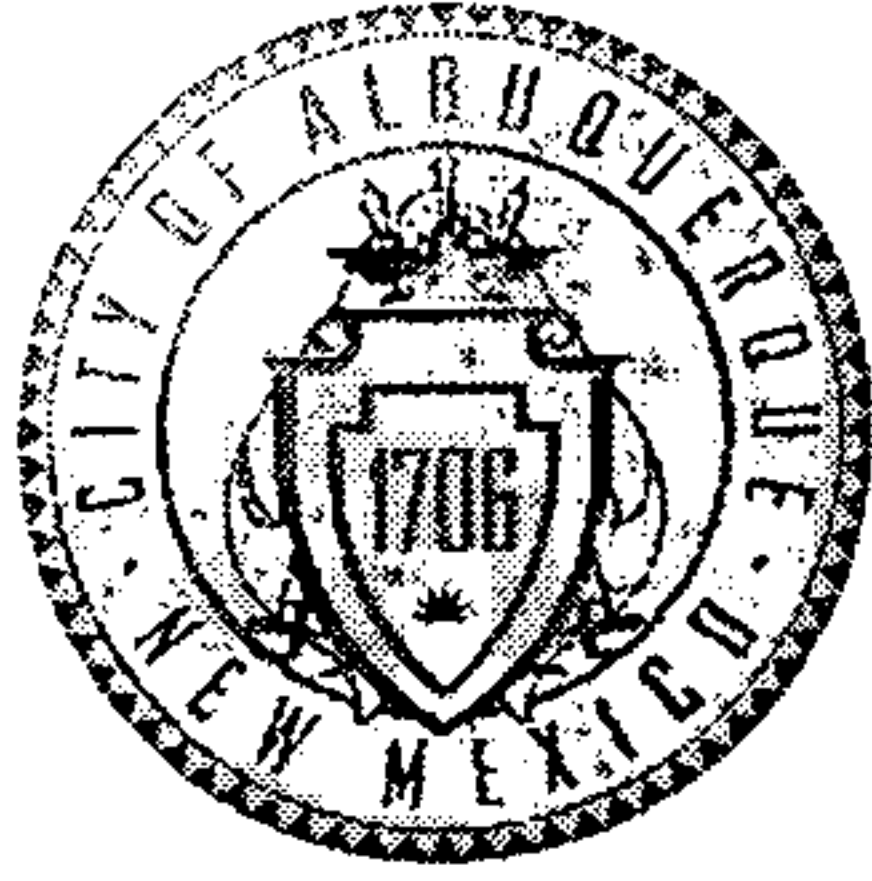
**cc: Claire Senova, DRB
Administrative Assistant**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004526
Application Number: 06DRB-00209

DRB Date: 2/22/2006
Item Number: 24

Subdivision: Sage Park, Unit 3
 Tracts 400 & 401, Atrisco Grant

Zoning: RD/R-1

Zone Page: L-10

New Lots (or units) : 97

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:


The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Amole Del Norte Channel. There may be requirements for the trail associated with this request depending on the trail alignment.

Are the park/pond tracts private? Will the pedestrian access areas be tracts or part of the individual lots. Maintenance notes will need to be provided for all common areas.

Signed: 
 Christina Sandoval, (DMD)

Phone: 768-3808



IMPACT FEES – # 1004526

Development Review Board 2/22/06

Agenda Item #24

Sketch Plat: Sage Park Unit 3

The construction of new homes in this proposed subdivision will be subject to impact fees at the time a building permit is issued. Using an average of 2000sf of heated area and .06 acres for the impervious acreage the estimated impact fees are as follows.

1. Roadway Facilities for the SW Mesa area are approximately \$4046.00.
2. Public Safety Facilities for the Westside area are approximately \$414.00
3. Drainage Facilities for the SW Mesa area are approximately \$770.16.
4. Parks, Recs., Trails and Open Space for the SW Mesa area are approximately \$3,220.00

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

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
Planning Department
February 22, 2006
DRB Comments

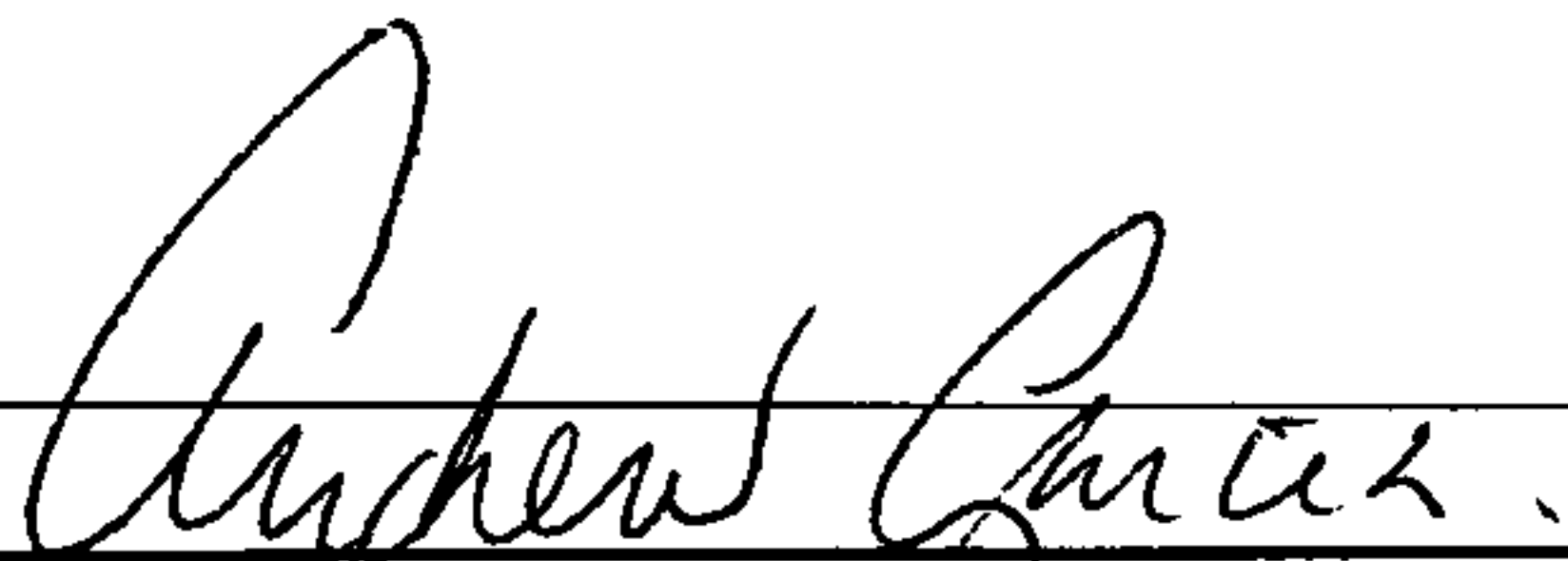
M

ITEM # 24

PROJECT # 10045236 APPLICATION # 06-00209

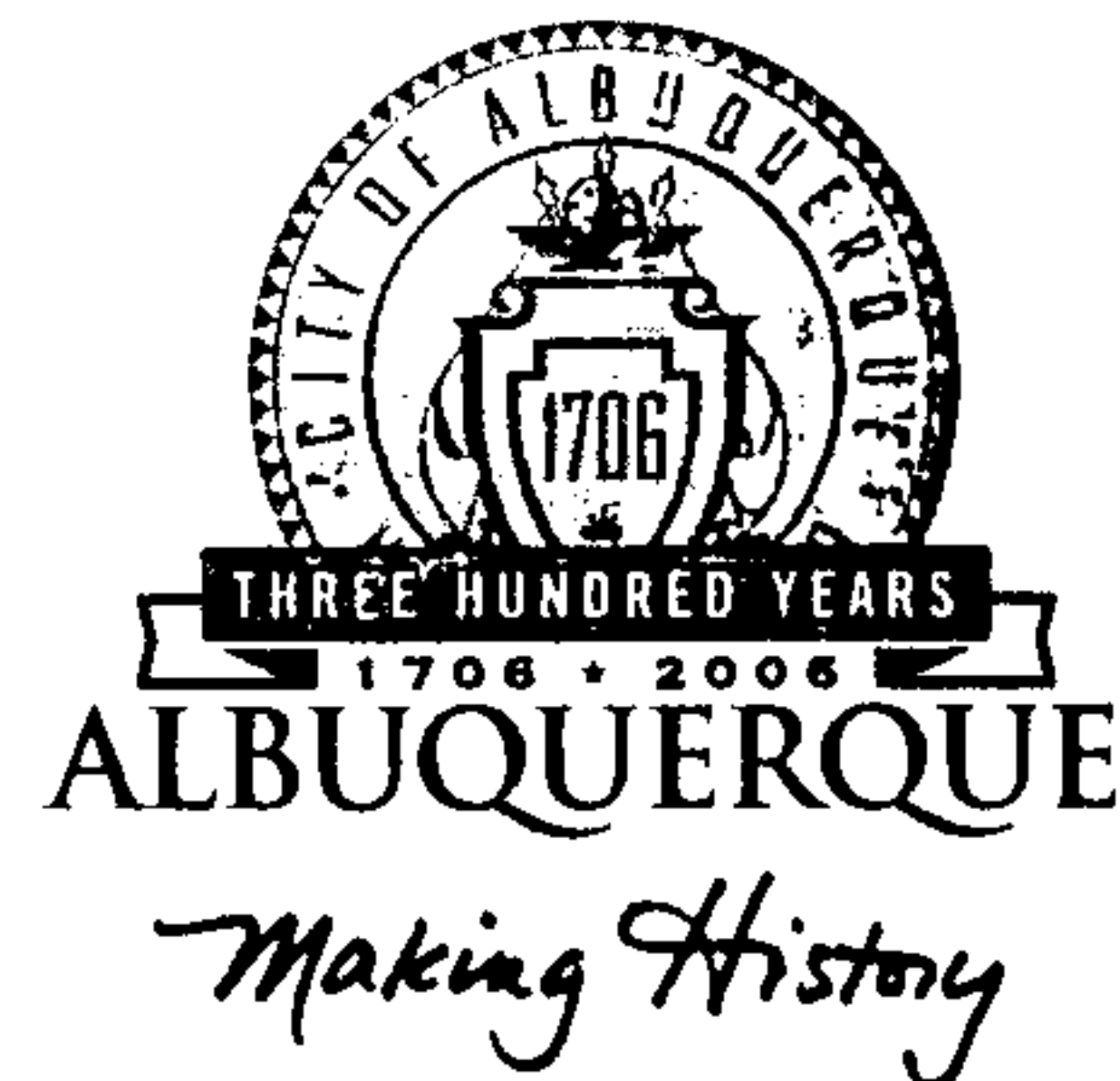
RE: Sage Park, Unit 3/ sketch

The property lies within the West Side Strategic Plan boundaries. Planning is deferring all cases within this boundary for further clarification of Policy 2.5 of the West Side Strategic Plan.



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: 1004526

AGENDA ITEM NO: 24

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; WITHDRAWN

www.cabq.gov

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

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

FOR:

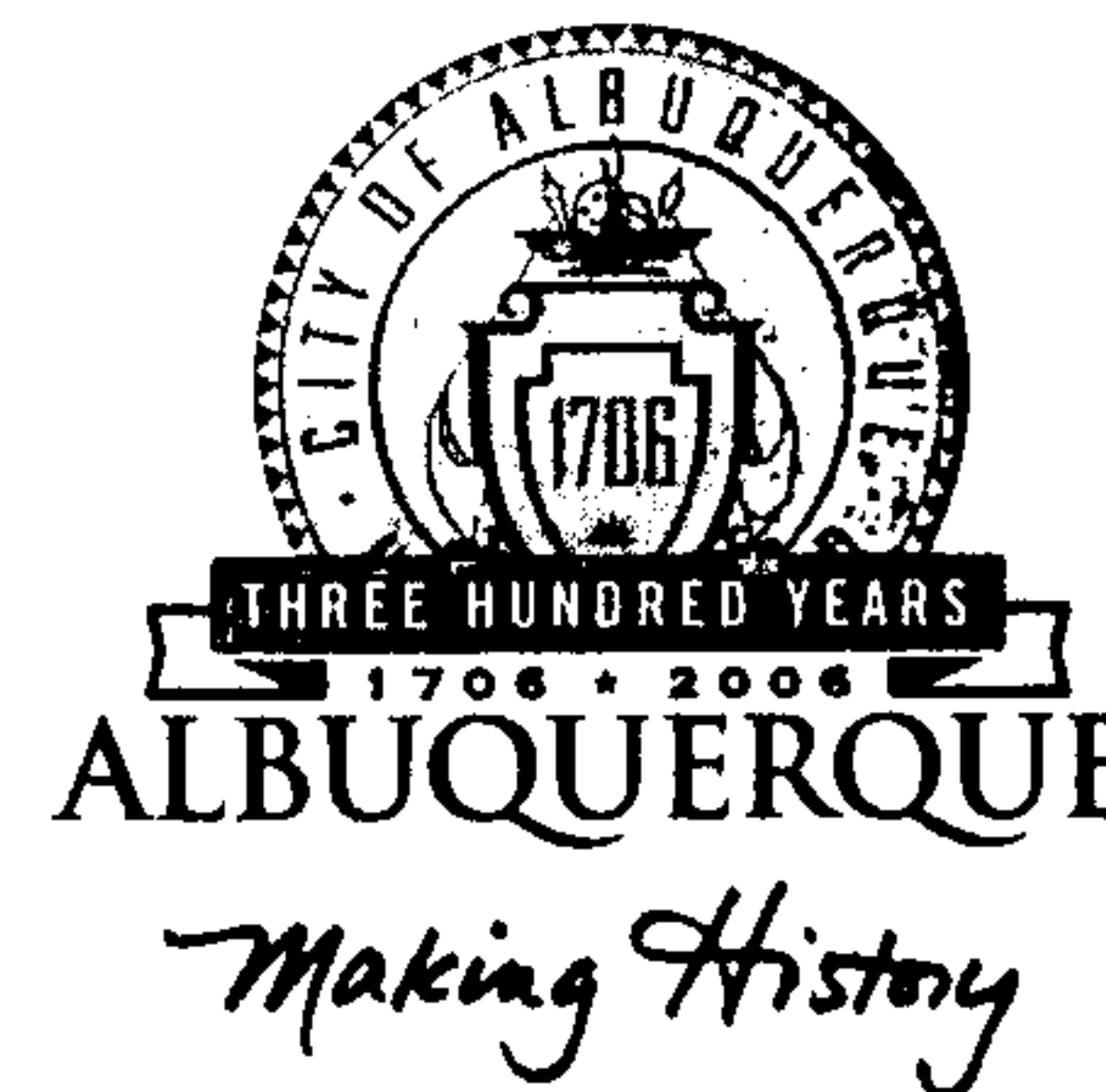
SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 22, 2006

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
11/30/05	Sage Park 1004526	Sketch	Comments Given
2/22/06	Sage Park 1004526	Sketch Plot	Comments Given

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003198

AGENDA ITEM NO: 20

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 30, 2005



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004526
Application Number: 05DRB-01777

DRB Date: 11/30/2005
Item Number: 20

Subdivision:

Tracts 400 & 401, Atrisco Grant, Unit 3

Zoning: RD & R-1

Zone Page: L-10

New Lots (or units) :

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

Is the Park private? Is there an annexation agreement?

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Amole Del Norte Channel. There may be requirements for the trail associated with this request depending on the trail alignment.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808



IMPACT FEES – # 1004526

**Development Review Board 11/30/05 Agenda Item #20
Sketch Plat: Tracts 400 and 401, Atrisco Grant Subdivision
Unit 3**

Construction of a new single family 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 \$5,411 if a permit is obtained prior to December 29, 2006 and \$8,076 thereafter.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

CITY OF ALBUQUERQUE
Planning Department
November 30, 2005
DRB Comments

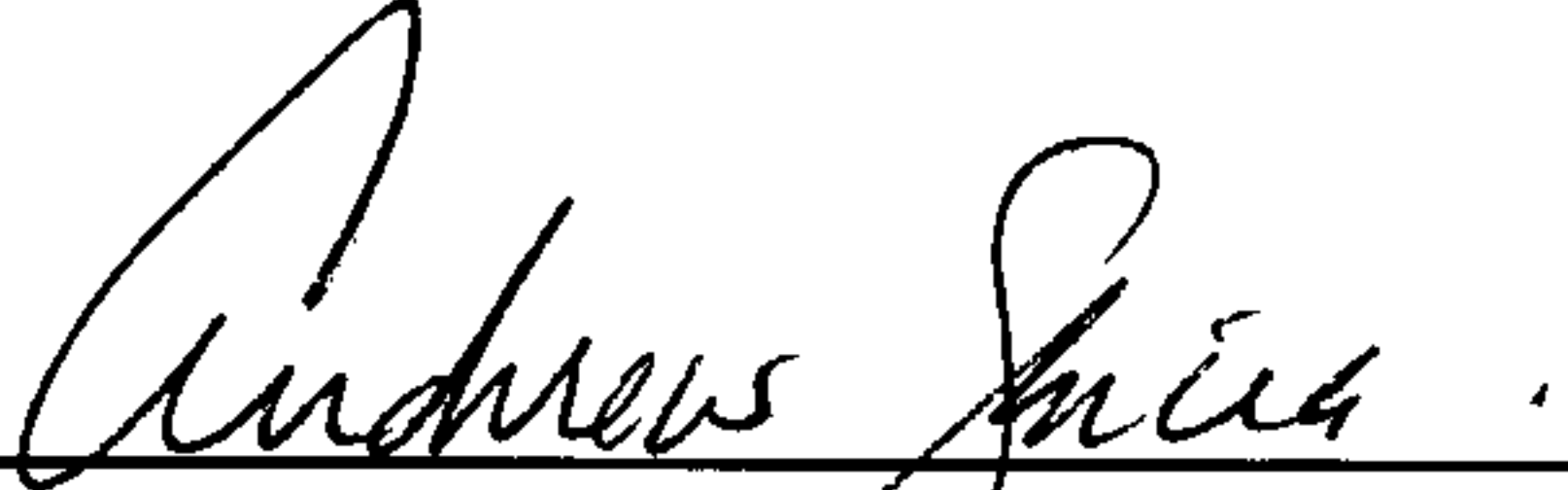
ITEM # 20

PROJECT # 1003198 APPLICATION # 05-01777

RE: Atrisco Grant, Unit 3/sketch

Follow the Design Overlay Zone of the Coors Corridor (Segment 1).

In addition, this property lies within the Tower Unser Sector Plan boundaries. The RD/R-1 zoning allows single family homes which meet the requirements of City R-1 zoning setbacks, minimum lot size, etc. In this area, the 5,000 square footage and 50 foot lot size minimums are fine.



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



**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, November 23, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003885

05DRB-01674 Major-Vacation of Pub
Right-of-Way
05DRB-01676 Major-Preliminary Plat
Approval
05DRB-01675 Minor-Subd Design (DPM)
Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as BELL TRADING POST HOMES) zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057] (J-13)

Project # 1004522

05DRB-01667 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 2, MESA VERDE ADDITION, zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF: ZA-94-315] (K-19)

Project # 1004526

05DRB-01678 Major-Vacation of Pub
Right-of-Way

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, TOWN OF ATRISCO GRANT, UNIT 3, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

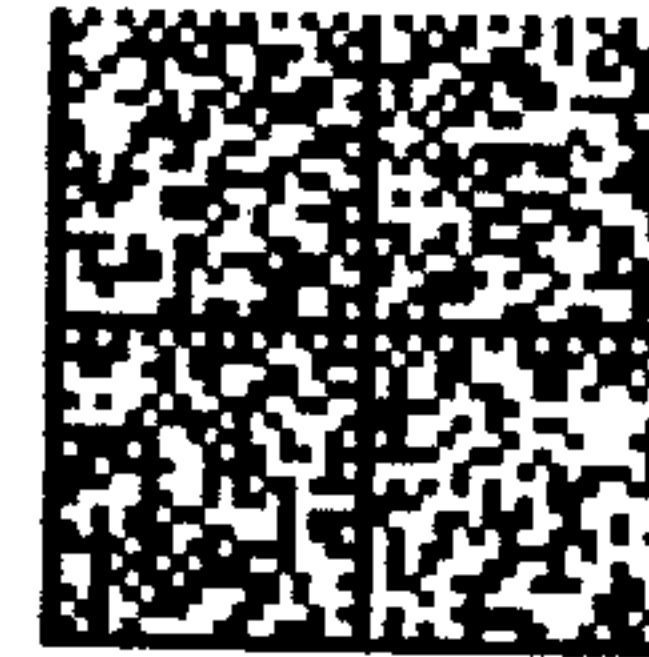
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 7, 2005.

CITY OF ALBUQUERQUE



Planning Department

DRB
SR



02 1A \$ 00.37⁰
0004329277 NOV 04 2005
MAILED FROM ZIP CODE 87102

101005636603240501

ESCALANTE ROSA TRUSTEE & SAMU
PO BOX 12637
ALBUQUERQUE, NM 87195

ESCA915 871955003 IN 20 11/17/05
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

B719340637-37 8007

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

01/15/2008 Issued By: PLNSDH

Permit Number: 2008 070 022

Category Code 910

Application Number: 08DRB-70022, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SAGE RD SW BETWEEN COORS SW AND SAN YGNACIO RD SW

Project Number: 1004528

Applicant

Loretta Chevez

2324 Isleta Se
Albuquerque NM 87105
450-8030

Agent / Contact

Precision Surveys, Inc

Larry Medrano

4900 Alameda Blvd Ne Suite A
Albuquerque NM 87113

larry@presurv.com

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

1/15/2008 12:12PM LOC: ANNX
WSH 007 TRANS# 0032
RECEIPT# 00092/99-00092799
PERMIT# 2008070022 TRSMSP
Trans Amt \$305.00
Conflict Manaq. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop - Development and Building Services
 1/22/2008 Issued By: FLS/DH

Permit Number: 2008 070 039 **Category Code 910**
Application Number: 000RB-70039, Ext Of Major Preliminary Plat
Address:
Location Description: SAGE RD SW BETWEEN COGRS SW AND SAN YGNACIO SW
Project Number: 1004526

Applicant
 Clearbrook Investments Inc
 8801 Jefferson Ne, Bldg A
 Albuquerque NM 87113
 924-4808

Agent / Contact
 Clearbrook Investments Inc
 8801 Jefferson Ne, Bldg A
 Albuquerque NM 87113
 924-4808

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4833000	DRB Actions	\$50.00
TOTAL:		\$70.00

City of Albuquerque
 Treasury Division

1/22/2008 9:57AM LOC: ANN
 WSH 006 TRANS: 0006
 RECEIPT# 00086869-00086869
 PERMIT# 2008070039 TR5005
 Trans Amt \$70.00
 Conflict Managt Fee \$20.00
 DRB Actions \$50.00
 CK \$50.00
 CA \$20.00
 CHANGE \$0.00

Thank You

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

02/28/2008 Issued By: PLNSDH

.....
Permit Number: 2008 070 106 **Category Code 910**

Application Number: 08DRB-70106, Bulk Land Variance

Address:

Location Description: SAGE RD SW BETWEEN 75TH ST SW AND COORS BLVD RD SW

Project Number: 1004526

Applicant

Rio Grande Brokerage

2324 Isleta Blvd Sw
Albuquerque NM 87105
450-8030

Agent / Contact

Precision Surveys Inc

Larry Medrano

4900 Alameda Blvd Ne Suite A
Albuquerque NM 87113

larry@presurv.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$145.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

2/28/2008 2:04PM LOC: ANNX
WS# 007 TRANS# 0037
RECEIPT# 00094967-00094967
PERMIT# 2008070106 TRSMSP
Trans Amt \$725.00
DRB Actions \$145.00

Thank You

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

02/28/2008 Issued By: PLNSDH

Permit Number: 2008 070 107 **Category Code 910**

Application Number: 08DRB-70107, Major - Preliminary Plat Approval

Address:

Location Description: SAGE RD SW BETWEEN 75TH ST SW AND COORS BLVD RD SW

Project Number: 1004526

Applicant
Rio Grande Brokerage

2324 Isleta Blvd Sw
Albuquerque NM 87105
450-8030

Agent / Contact
Precision Surveys Inc
Larry Medrano
4900 Alameda Blvd Ne Suite A
Albuquerque NM 87113

larry@presurv.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$580.00
TOTAL:		\$580.00

City Of Albuquerque
Treasury Division

2/28/2008 2:04PM LOC: ANNX
WS# 007 TRANS# 0037
RECEIPT# 00094967-00094968
PERMIT# 2008070107 TRSMSP
Trans Amt \$725.00
DRB Actions \$580.00
CK \$725.00
CHANGE \$0.00

Thank You

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

02/22/2008 Issued By: PLNSDH

Permit Number: 2008 070 093 **Category Code 910**

Application Number: 08DRB-70093, Vacation Of Public Right Of Way

Address:

Location Description: SAGE RD SW BETWEEN 75TH ST SW AND COORS BLVD RD SW

Project Number: 1004526

Applicant
Rio Grande Brokerage

2324 Isleta Blvd Sw
Albuquerque NM 87105
450-8030

Agent / Contact

Precision Surveys Inc
Larry Medrano
4900 Alameda Blvd Ne Suite A
Albuquerque NM 87113

larry@presurv.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$300.00
TOTAL:		\$395.00

City Of Albuquerque
Treasury Division

2/22/2008 11:28AM LOC: ANNX
WS# 007 TRANS# 0019
RECEIPT# 00094661-00094661
PERMIT# 2008070093 TRSMSP
Trans Amt \$395.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$300.00
CK \$395.00
CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- 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): Precision Surveys, Inc PHONE: 856-5700
 ADDRESS: 8500-A Jefferson NE FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

APPLICANT: Rio Grande Brokerage PHONE: 450-8030
 ADDRESS: 2324 Isleta Blvd. SW FAX: 836-8624
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: inezp.rgb@comcast.net
 Proprietary interest in site: Agent List all owners: Loreta Chavez

DESCRIPTION OF REQUEST: Bulk land Variance & Preliminary Plat

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

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

Lot or Tract No. Tract 400 #399/TBKA 400A Block: _____ Unit: 3
 Subdiv/Addn/TBKA: Town of Atrisco Grant
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No N/A
 Zone Atlas page(s): L-10 UPC Code: 101005647210040524

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004526

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 6.3718
 LOCATION OF PROPERTY BY STREETS: On or Near: Sage Road S.W.
 Between: San Ignacio S.W. and Sage S.W.

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

SIGNATURE Lisa Parish DATE 2-27-08
 (Print) LISA Parish Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>0&DRB 70106</u>	<u>BLV</u>	<u>5(2)</u>	<u>\$ 145.⁰⁰</u>
<u>0&DRB 70107</u>	<u>PP</u>		<u>\$ 580.⁰⁰</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>April 2, 2008</u>			Total <u>\$ 725.⁰⁰</u>

Form revised 4/07

Andrew Jones 2-28-08
 Planner signature / date

Project # 1004526

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

Lisa Parish
Applicant name (print)
Lisa Parish 2-28-08
Applicant signature / date



Form revised October 2007

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

Application case numbers
08 DRB - _____ - 70106
_____-_____-_____
_____-_____-_____

Andrew Sinuz 2/28/08
Planner signature / date
Project # 1004526

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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

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

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

SEWALK VARIANCE (DRB20)

SEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK 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.

Lisa Parish
Applicant name (print)
Lisa Parish 2-28-08
Applicant signature / date



Form revised 4/07

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

Application case numbers
08 DRB - 70106

 Planner signature / date

 Project #

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

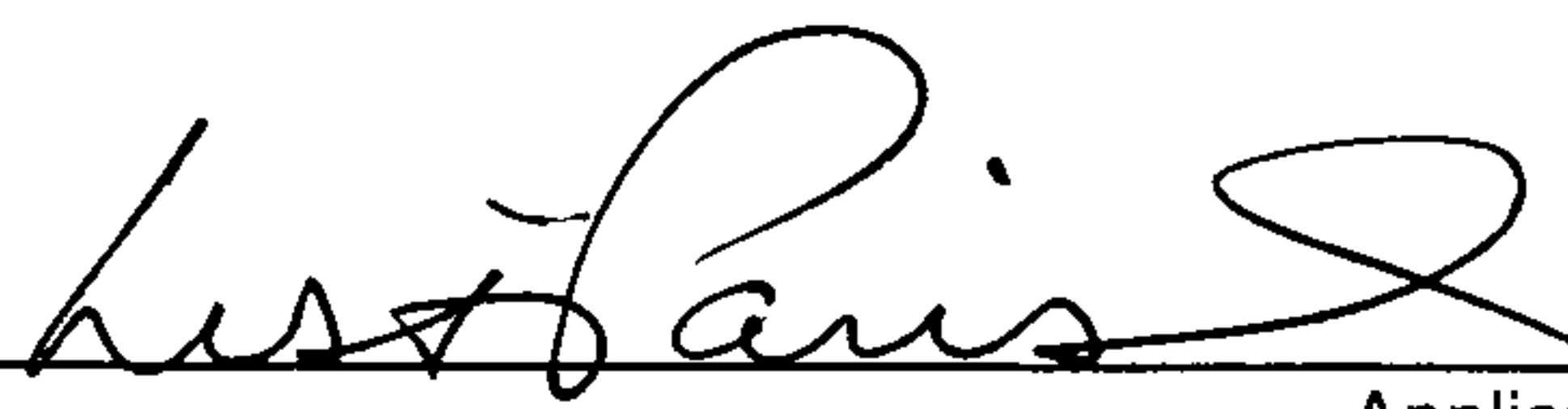
AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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



 Applicant name (print)
 Lisa Parish

 Applicant signature / date
 2-27-08



Form revised 4/07

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

Project # _____

Planner signature / date _____



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precision-surveys.com

February 27, 2008

Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR BULK LAND VARIANCE, TRACT 400-A, TRACTS ALLOTTED
FROM TOWN OF ATRISCO GRANT, UNIT 3, ZONE ATLAS PAGE L-10.**

Dear DRB Chair,

On behalf of our client, Rio Grande Brokerage, we are submitting an application for a Bulk land variance for the above mentioned property. The purpose is to consolidate the vacated portions of Sage Road S.W. and 75th. Street S.W. right of way with the existing two tracts. There are no current plans for the newly created lot.

Enclosed are the required submittals.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Parish', written in a cursive style.

Lisa Parish
Precision Surveys



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

February 21, 2008

Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY, TRACT 400-A,
 TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, UNIT 3, ZONE
 ATLAS PAGE L-10.**

Dear DRB Chair,

On behalf of our client, Rio Grande Brokerage, we are submitting an application for a Vacation of City of Albuquerque owned public right of way and a portion of 75th. Street S. W. A portion of this vacation of public right of way has been approved by the DRB before the vacation expired due to unforeseen circumstances before we could finish the final plat.

Enclosed are the required submittals.

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

Sincerely,

A handwritten signature in black ink that reads "Lisa Parish". The signature is fluid and cursive, with a large loop at the end.

Lisa Parish
Precision Surveys



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precision-surveys.com

February 28, 2008

Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR MAJOR PRELIMINARY PLAT, TRACTS 400-A, TRACTS
ALLOTTED FROM TOWN OF ATRISCO GRANT, UNIT 3, LOCATED ON
SAGE ROAD S. W., BETWEEN SAN IGNACIO S. W. AND SAGE S. W.
ZONE ATLAS PAGE L-10**

Dear Chair,

On behalf of our client, Rio Grande Brokerage, we are submitting an application for Major Preliminary plat. This subdivision is to re-plat the existing two lots and vacated right of way into one new tract, to vacate right of way and to grant an easement.

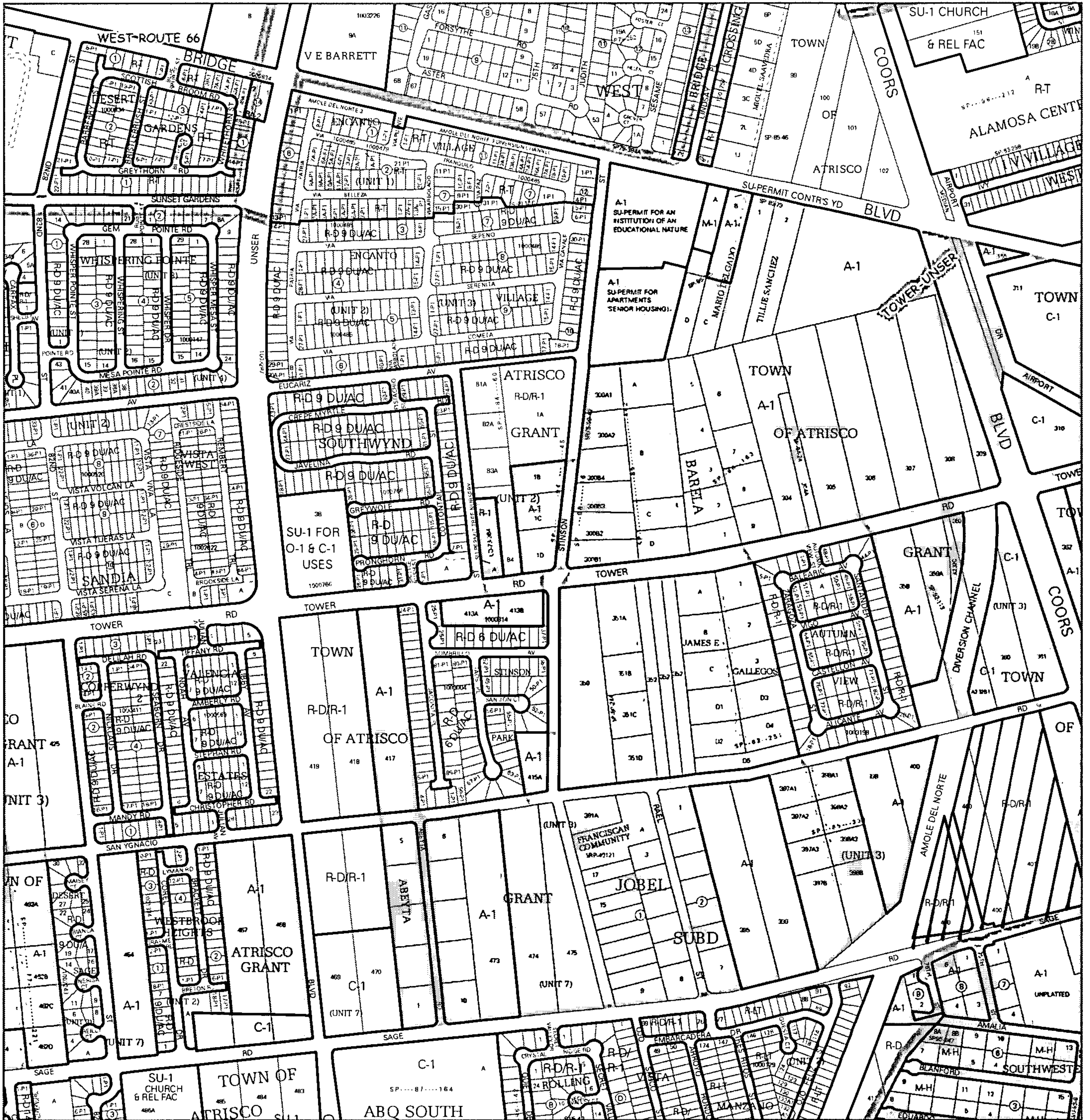
Enclosed are the required submittals.

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

Sincerely,

A handwritten signature in black ink that reads 'Lisa Parish'. The signature is fluid and cursive, with a large loop at the end.

Lisa Parish
Precision Surveys



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

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

0 750 1,500 Feet

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Tract 400-A, Town of Atresco Grant, Unit 3

AGIS MAP # L-10

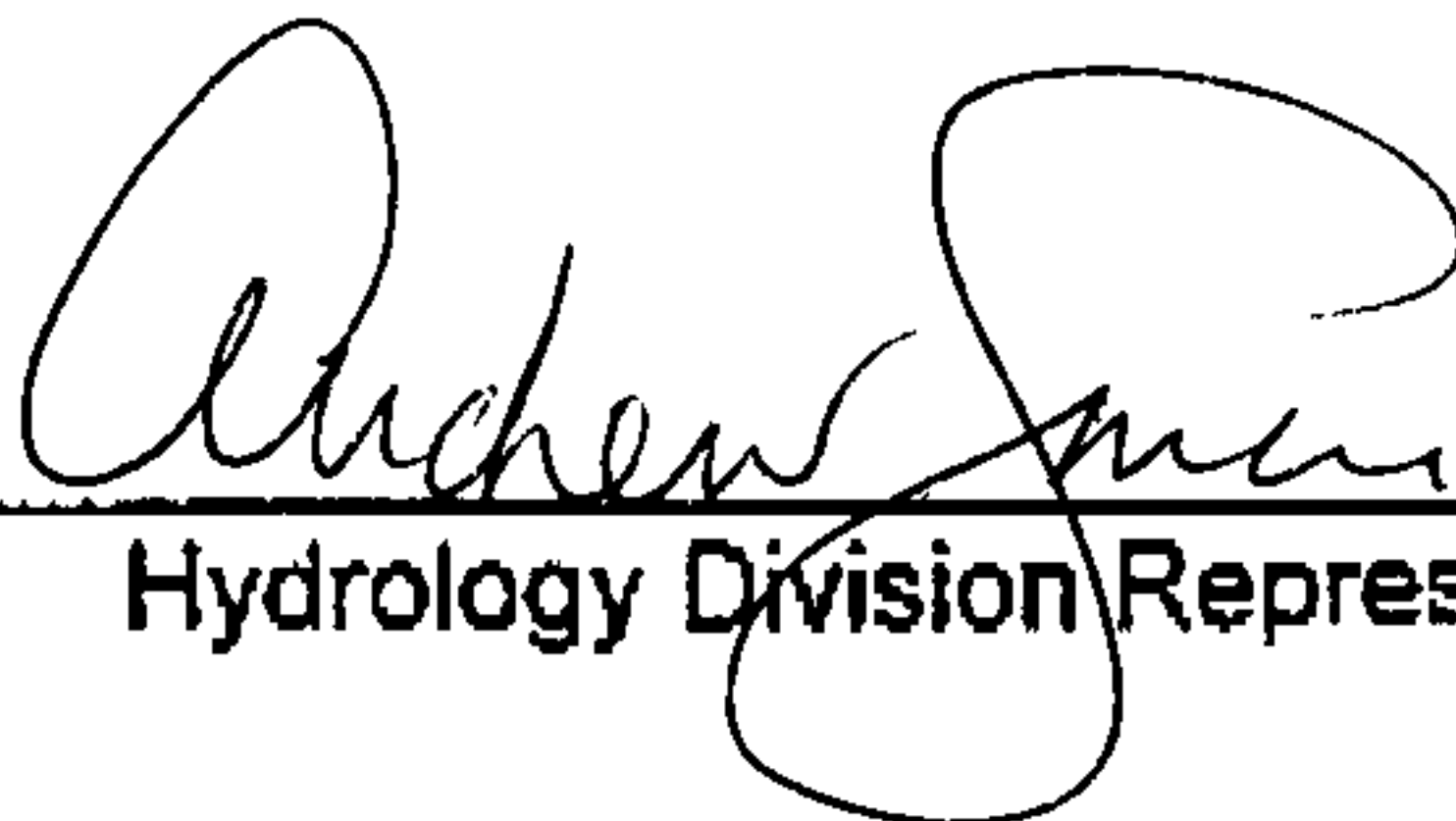
LEGAL DESCRIPTIONS: Tract 400, Town of Atresco Grant
Unit 3

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 _____ (date).


Applicant/Agent

2-28-08
Date


Hydrology Division Representative

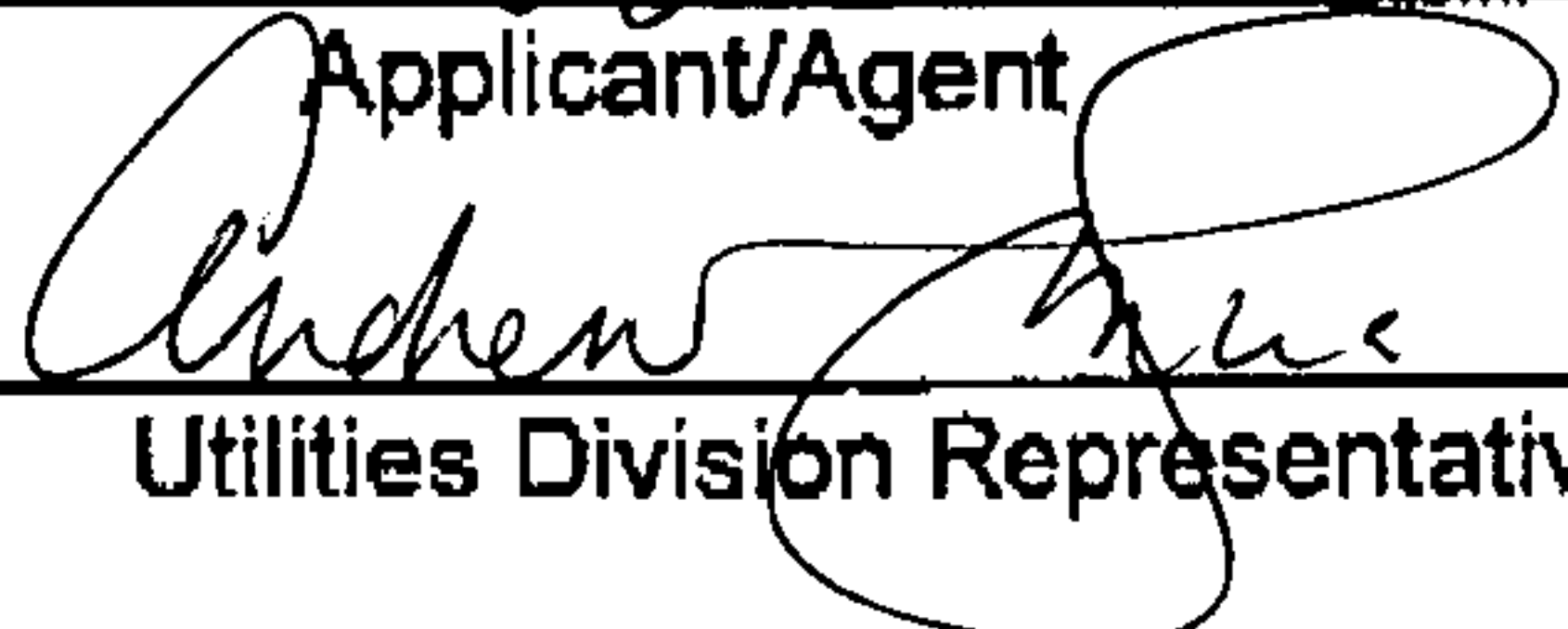
2-28-08
Date

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 _____ (date).

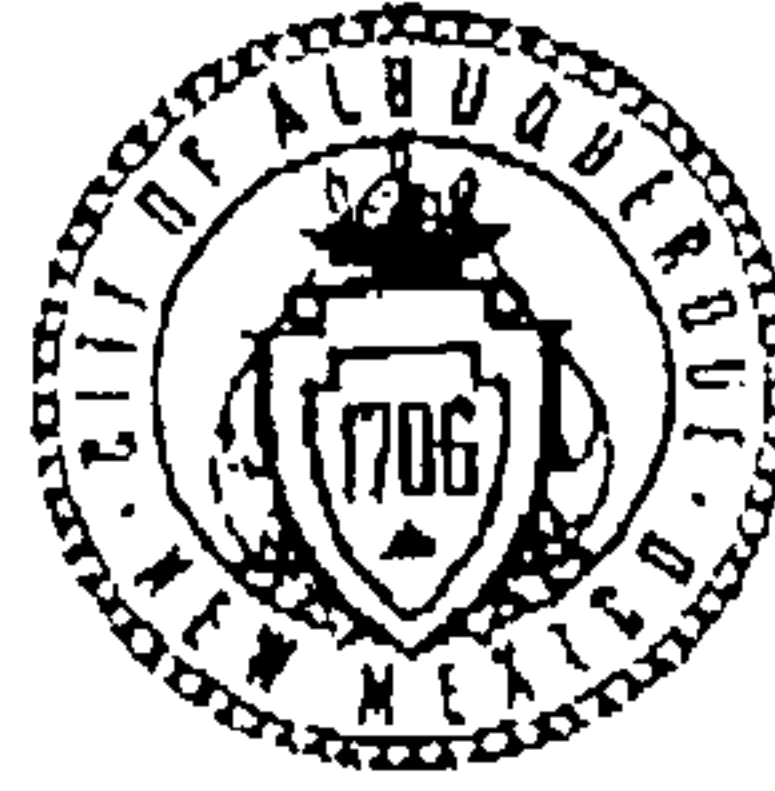

Applicant/Agent

2-28-08
Date


Utilities Division Representative

2-28-08
Date

PROJECT # 1004526



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: February 21, 2008

TO CONTACT NAME: Lisa Parish
 COMPANY/AGENCY: Precision Surveys Inc.
 ADDRESS/ZIP: 8500-A Jefferson NE 87113
 PHONE/FAX #: 856-5700 / 856-7900

Thank you for your inquiry of February 21, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 400-A, Tracts allotted from Town of Atrisco Grant, Unit 3 located Sage Rd SW between Amole del Norte Diversion channel and 75th Street SW
 zone map page(s) L-10

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

Stinson Tower N.A.

Neighborhood or Homeowner Association	Neighborhood or Homeowner Association
Contact: <u>Norman Mason</u>	Contact: _____
<u>7427 Via Tranquilo SW 87121</u>	_____
<u>836-9671(L)</u>	_____
<u>Vic For Wyant</u>	_____
<u>612 Cotton Tail SW 87121</u>	_____
<u>239-8856 (h)</u>	_____

Neighborhood or Homeowner Association	Neighborhood or Homeowner Association
Contact: _____	Contact: _____
_____	_____
_____	_____
_____	_____

See reverse side for additional Neighborhood and/or Homeowner Associations 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,

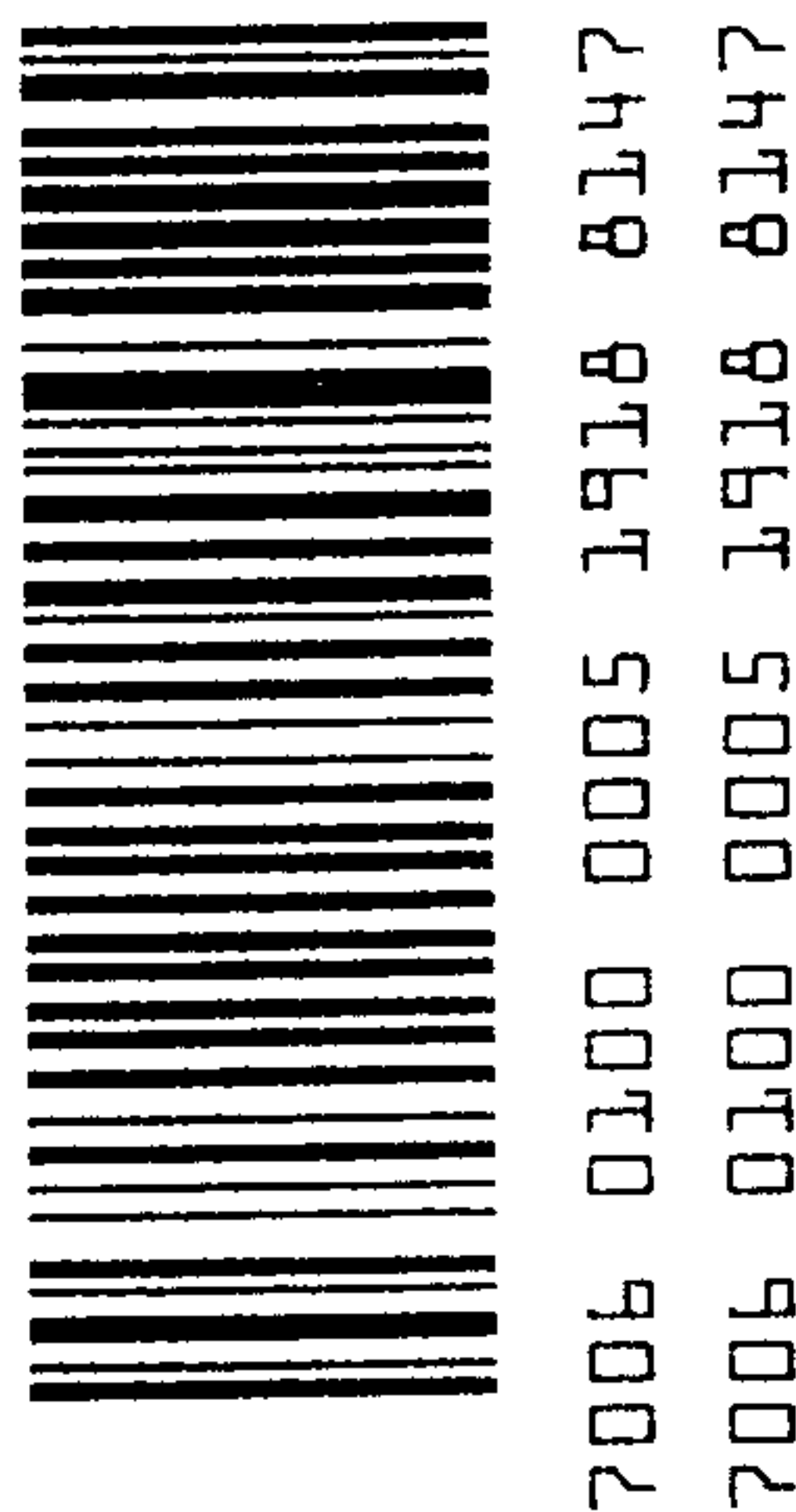
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: <i>Victor Wyant</i> <i>612 Cottontail SW</i> <i>Albuquerque, New Mexico</i> <i>87121</i>	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
	7006 0100 0005 1918 8147

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL™



U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent To <i>Victor Wyant</i> Street, Apt. No., or PO Box No. <i>612 Cottontail SW</i> City, State, ZIP+4 <i>Albuquerque New Mexico 87121</i>	
PS Form 3800, June 2002 See Reverse for Instructions	

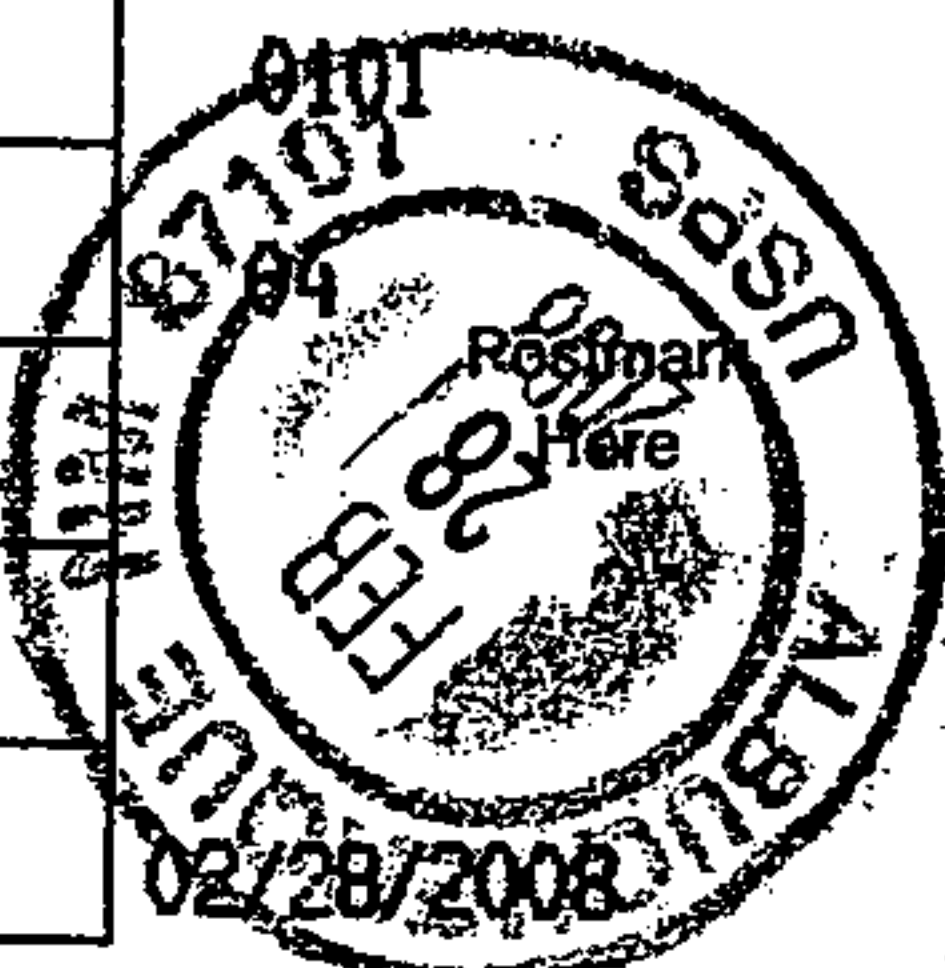
7006 0100 0005 1918 8130

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OFFICIAL USE
ALBUQUERQUE NM 87121

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Norman Masor
 Street, Apt. No.;
 or PO Box No. 7427 Via Tranquilo SW
 City, State, ZIP+4
Albuquerque New Mexico 87121
 PS Form 3802, June 2002 See Reverse for Instructions

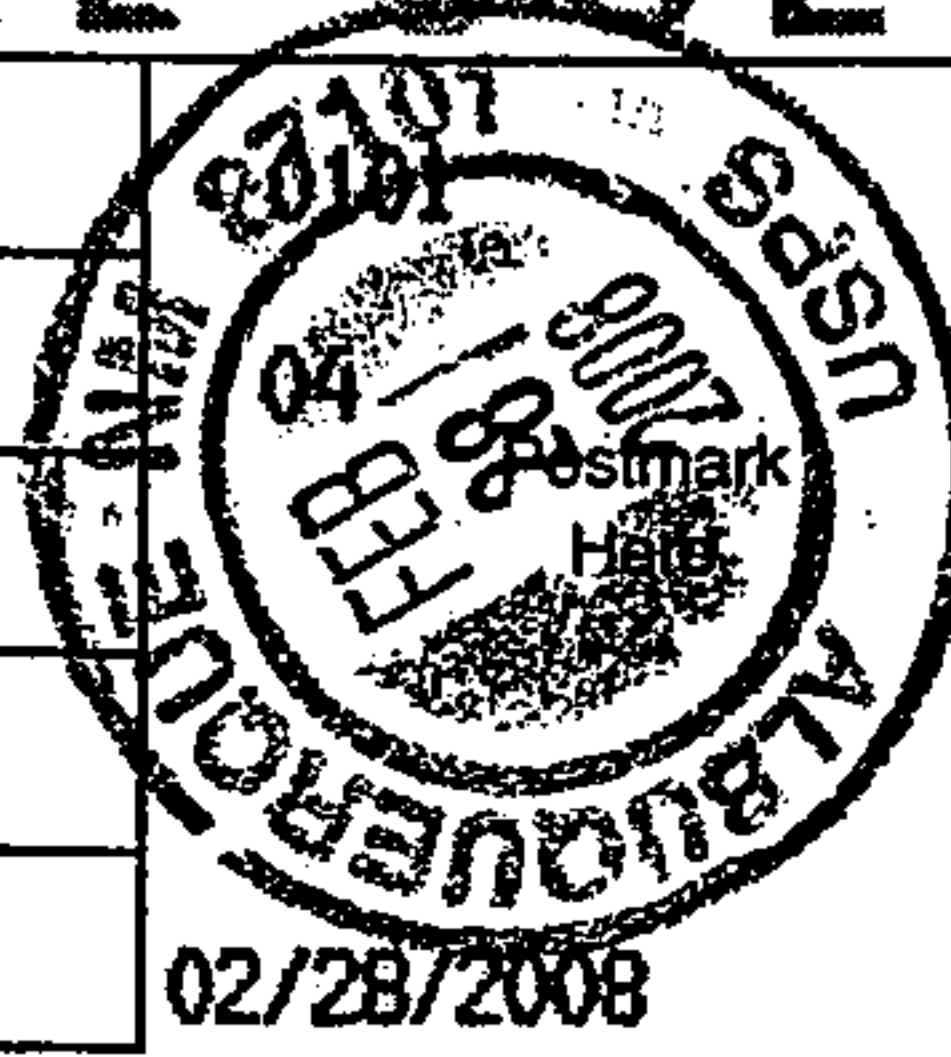
7006 0100 0005 1918 8147

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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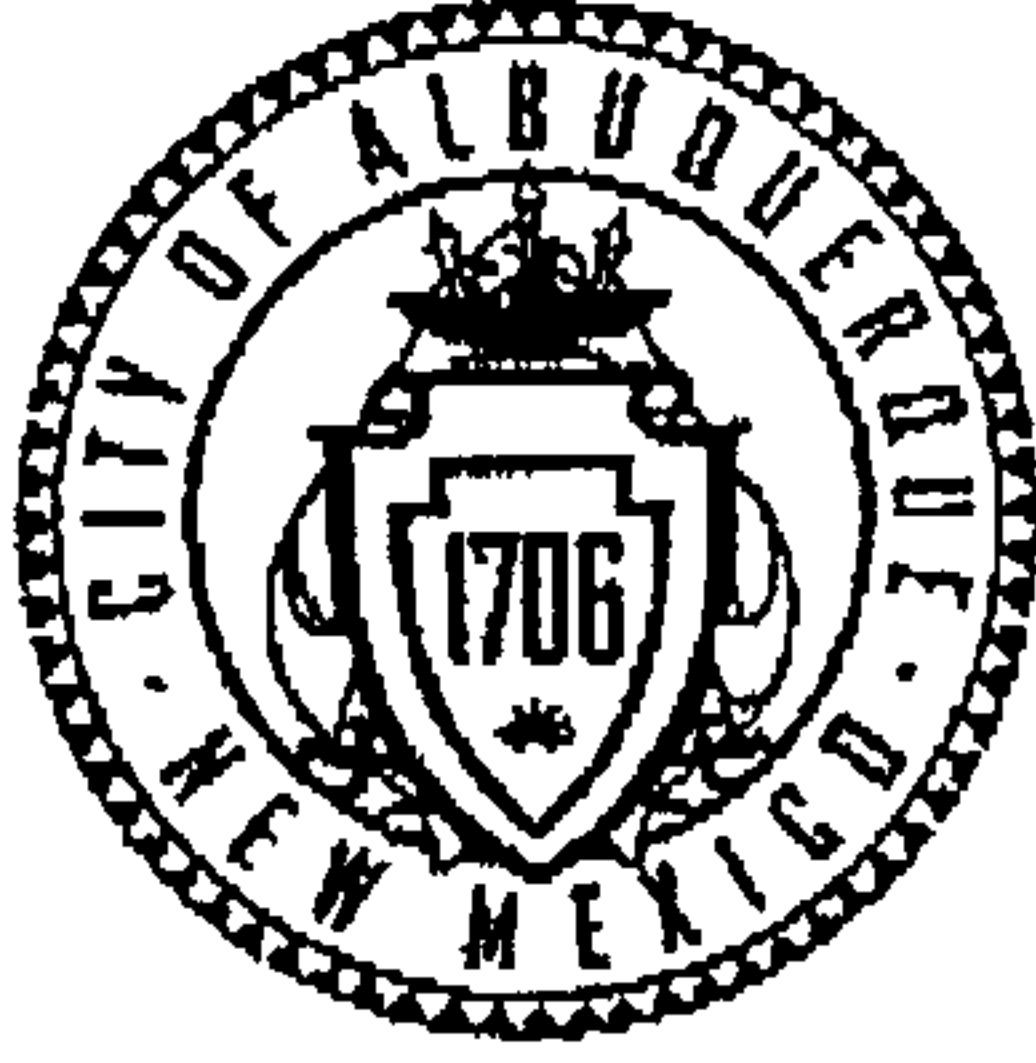
For delivery information visit our website at www.usps.com

OFFICIAL USE
ALBUQUERQUE NM 87121

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Victor Wyant
 Street, Apt. No.;
 or PO Box No. 612 Cottontail SW
 City, State, ZIP+4
Albuquerque New Mexico 87121
 PS Form 3802, June 2002 See Reverse for Instructions



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

January 15, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): #1004526
Case Number(s): 05DRB-01678
Agent: Inez Aguilar
Applicant:
Legal Description: Tract 400, Town of Atrisco Grant Unit 3
Acreage: 2 acres
Zone Atlas Page: L-10


CERTIFICATE OF NO EFFECT: Yes X No

SUPPORTING DOCUMENTATION: DRB submittals to file

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 2B) project area is less than 5 acres.***

NOTE: Future platting actions involving tracts of greater than 5 acres will be subject to ordinance requirements

SUBMITTED:
Matthew Schmader, PhD. 
Superintendent, Open Space Division
Acting City Archaeologist

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Tract 400-A, Town of Atascosa Grant, Unit 3

AGIS MAP # L-10

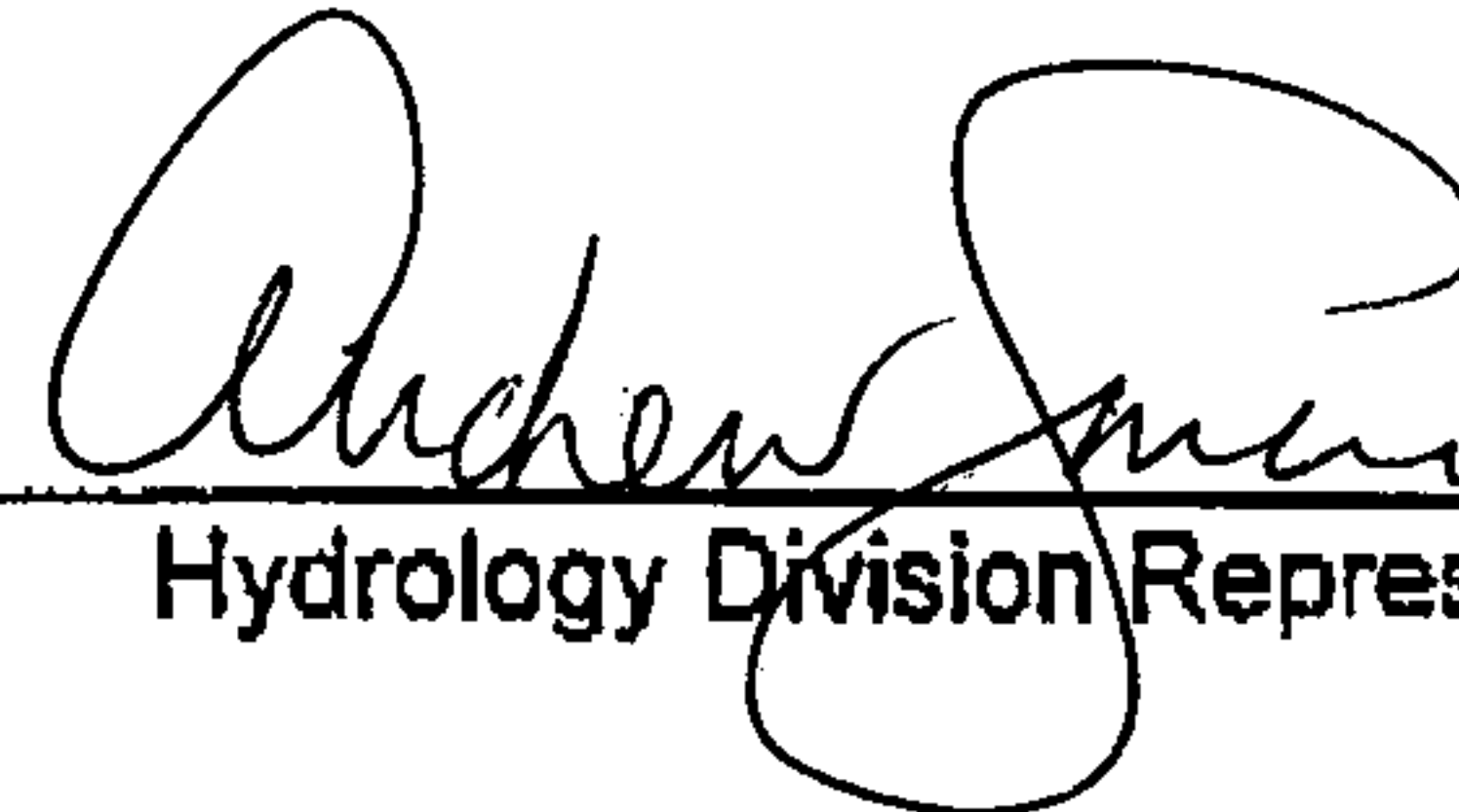
LEGAL DESCRIPTIONS: Tract 400, Town of Atascosa Grant
Unit 3

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 _____ (date).


Applicant/Agent

2-28-08
Date


Hydrology Division Representative

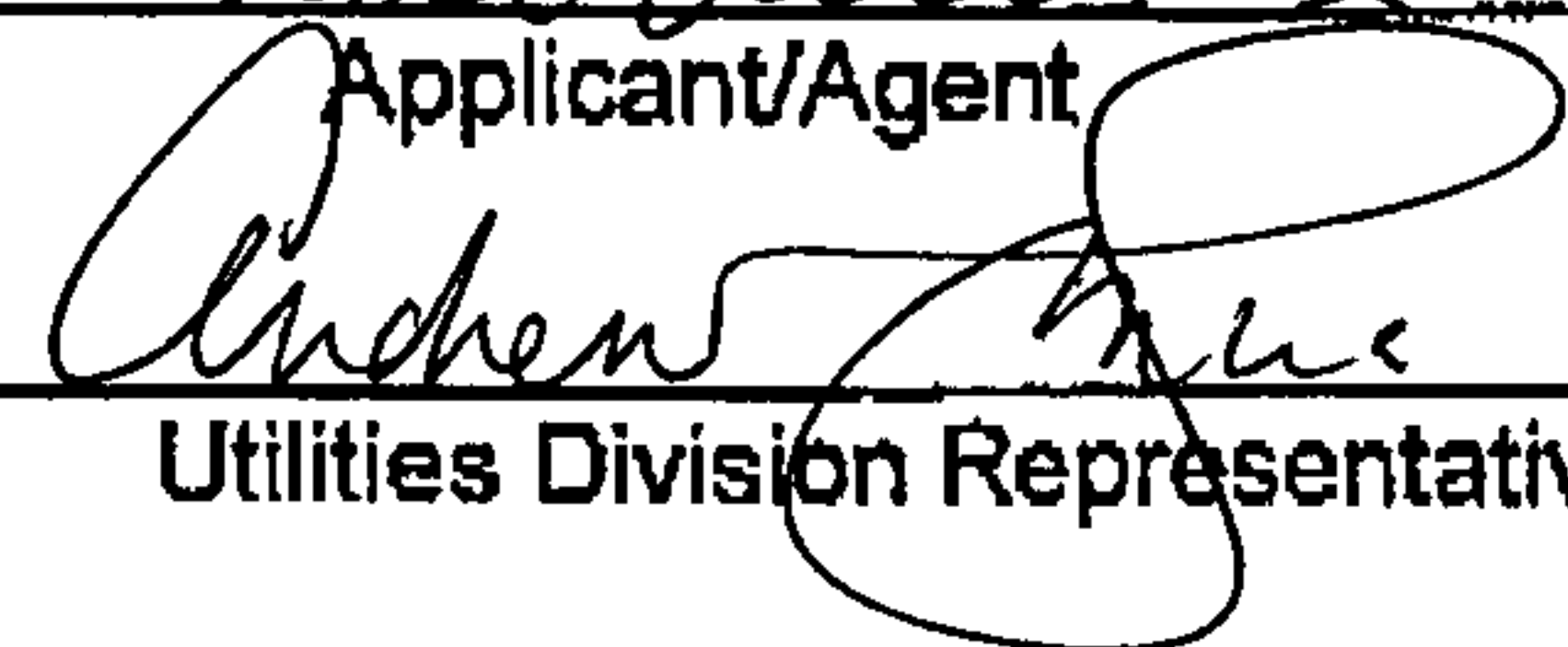
2-28-08
Date

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 _____ (date).

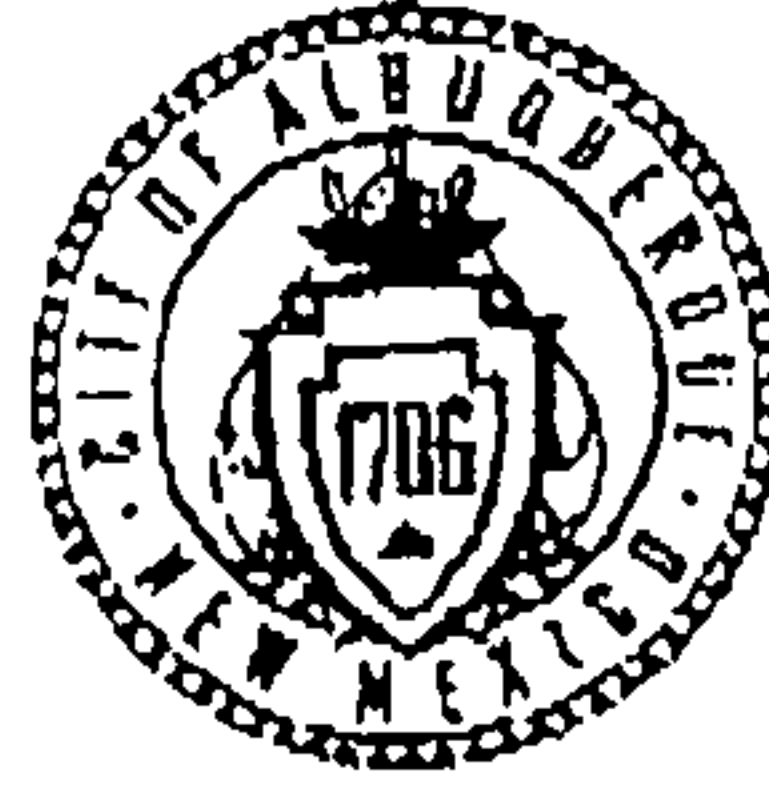

Applicant/Agent

2-28-08
Date


Utilities Division Representative

2-28-08
Date

PROJECT # 1004526



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: February 21, 2008

TO CONTACT NAME: Lisa Parish
 COMPANY/AGENCY: Precision Surveys Inc.
 ADDRESS/ZIP: 8500-A Jefferson NE 87113
 PHONE/FAX #: 856-5700 / 856-7900

Thank you for your inquiry of February 21, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 100-A, Tracts allotted from Town of Atrisco Grant, Unit 3 located Sage Rd SW between Amole del Norte Diversion channel and 75th Street SW
 zone map page(s) L-10

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

Stinson Tower NA
 Neighborhood or Homeowner Association
 Contacts: Norman Mason
7427 Via Tranquilo SW 87121
836-9671(L)
Victor Wyant
612 Cotton Tail SW 87121
239-8856 (h)

Neighborhood or Homeowner Association
 Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations 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,

 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Norman Mason
Stinson Tower A
7427 Via Tranquilo SW
Albuquerque, New Mexico
87121

2. Article Number
(Transfer from service label)

7006 0100 0005 1918 8130

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

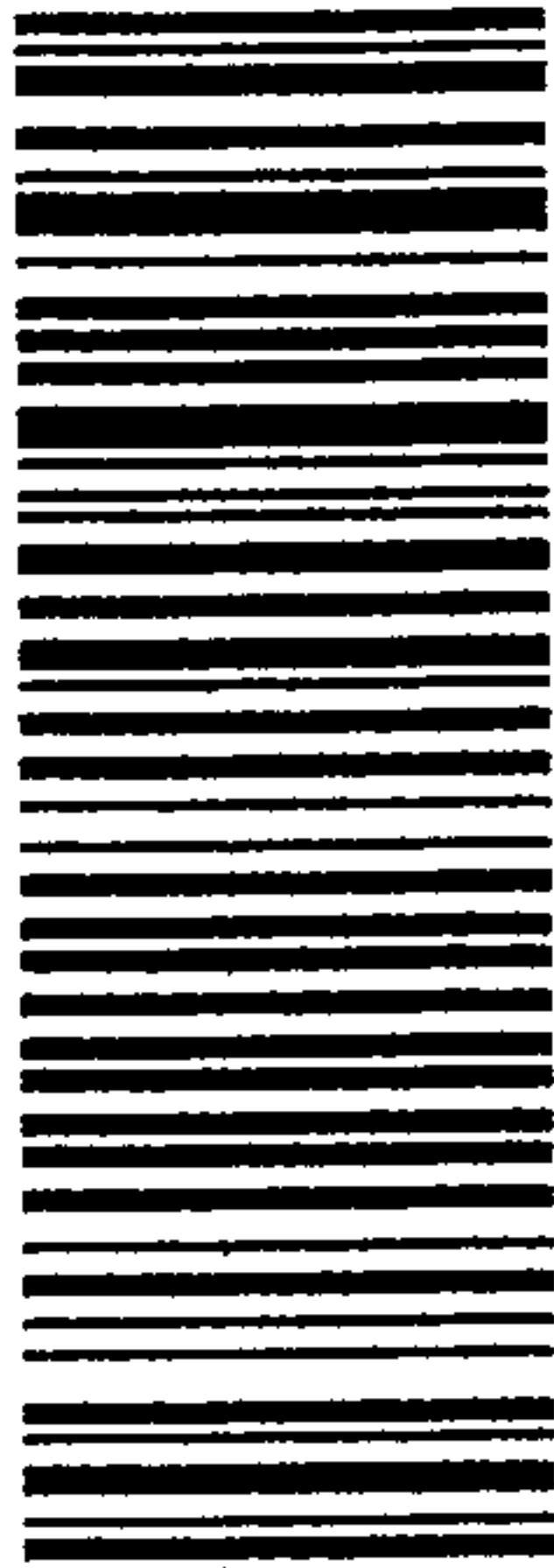
4. Restricted Delivery? (Extra Fee) Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
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7006 0100 0005 1918 8130

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

Postmark
Here

Sent To Norman Mason
Street, Apt. No.,
or PO Box No. 7427 Via Tranquilo SW
City, State, ZIP+4 Albuquerque New Mexico 87121

PS Form 3802, June 2002

See Reverse for Instructions

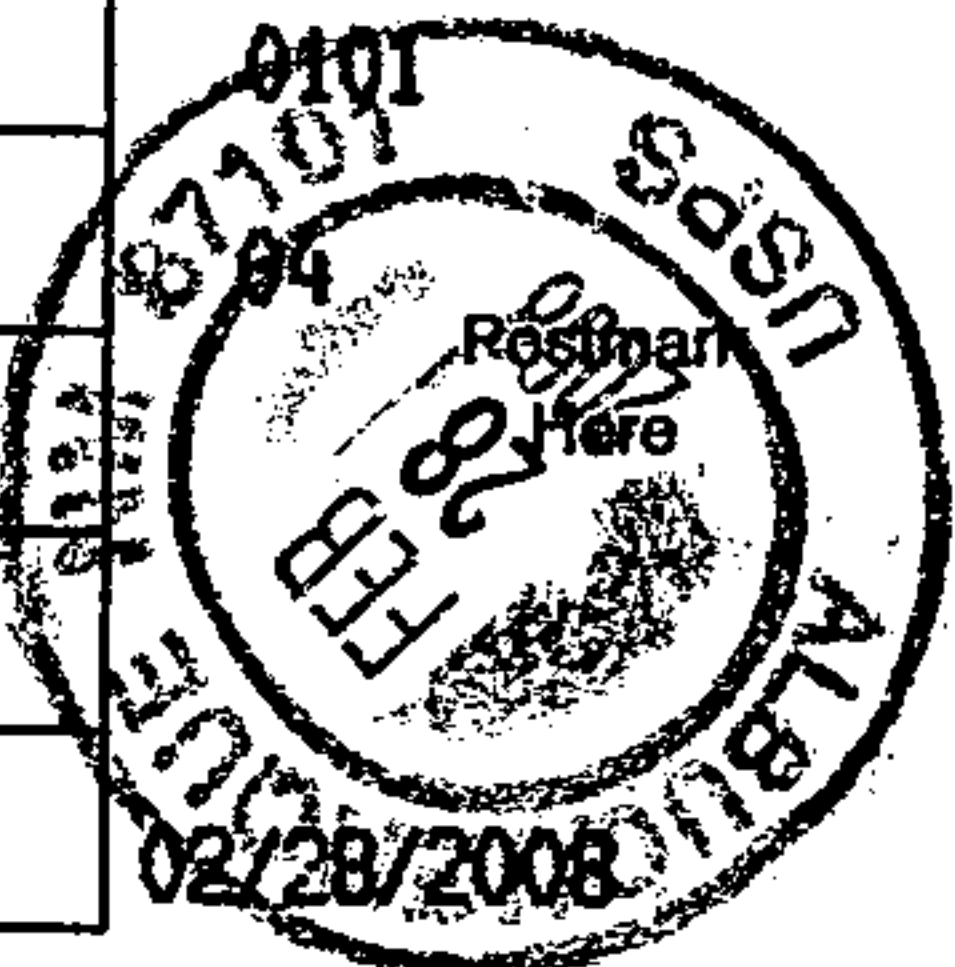
7006 0100 0005 1918 8130

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

ALBUQUERQUE NM 87121 **OFFICIAL USE**

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Norman Mason
 Street, Apt. No.,
 or PO Box No. 7427 Via Tranquilo SW
 City, State, ZIP+4 Albuquerque New Mexico 87121
 PS Form 3803, June 2002 See Reverse for Instructions

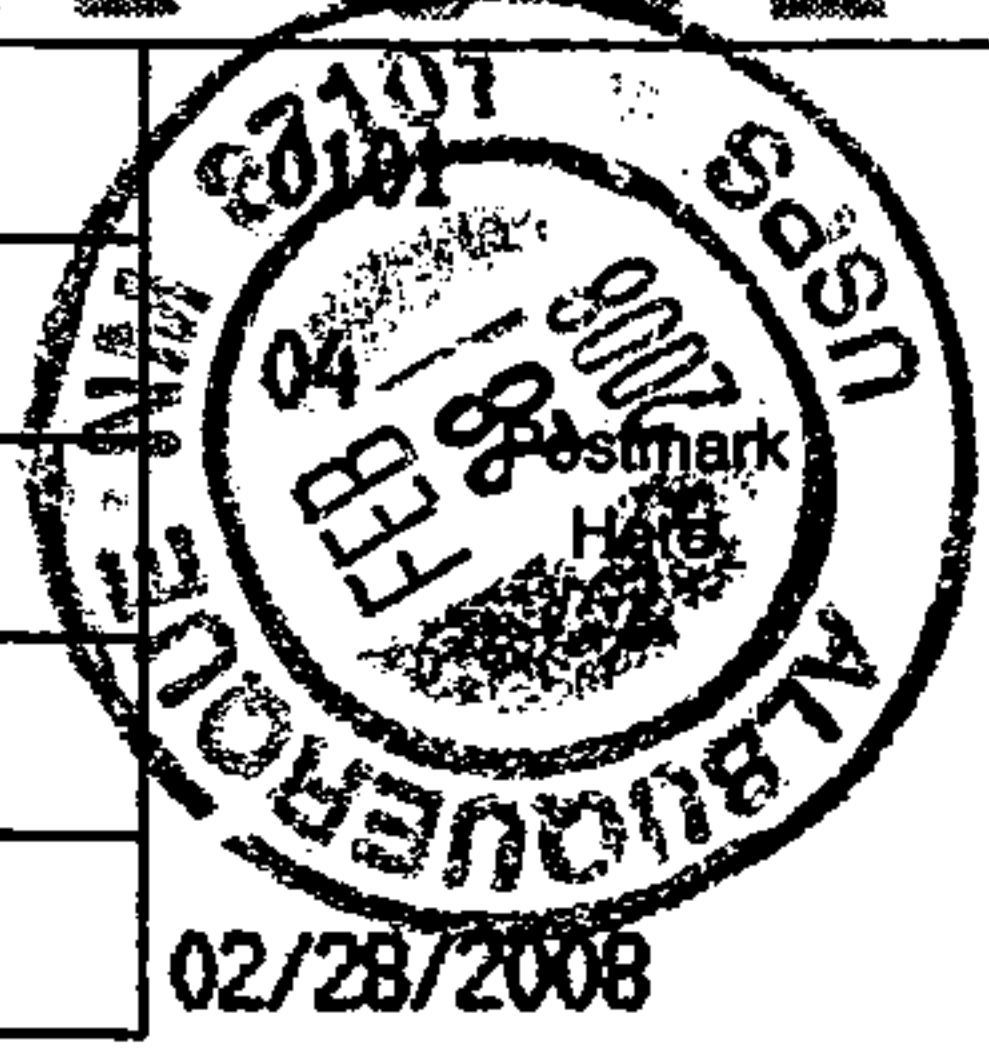
7006 0100 0005 1918 8147

U.S. Postal Service™
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For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87121 **OFFICIAL USE**

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Victor Wyant
 Street, Apt. No.,
 or PO Box No. 612 Cottontail SW
 City, State, ZIP+4 Albuquerque New Mexico 87121
 PS Form 3803, June 2002 See Reverse for Instructions



Pre-Development Facilities Fee (PDFF) Cover Sheet

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

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

Project # (if already assigned by DRB/EPC) 1004526

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name Tracts Allotted from Town of Atrisco Grant, Unit 3

Legal Description Tracts 399-A & 400-A, Tracts Allotted from Town of Atrisco Grant, Unit 3

Location of Project (address or major cross streets) W of Coors Blvd btw San Ygnacio Rd and Sage Rd

Proposed Number of Units: _____ Single-Family _____ Multi-Family _____ Total Units

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

Comments

Waiver Information

Property Owner Loretta Chavez Legal Description Tracts 399-A & 400-A, Tracts Allotted from Town of Atrisco Grant, Unit 3 Zoning R-D

Reason for Waiver/Deferral To vacate right of way, to dedicate additional street right of way, and to replace the vacated right of way and the existing two tracts into two new tracts.

Contact Information

Name Lisa Parish

Company Precision Surveys, Inc

Phone 856-5700

E-mail _____

Please include with your submittal:

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

FOR OFFICE USE ONLY
APS Cluster West Mesa

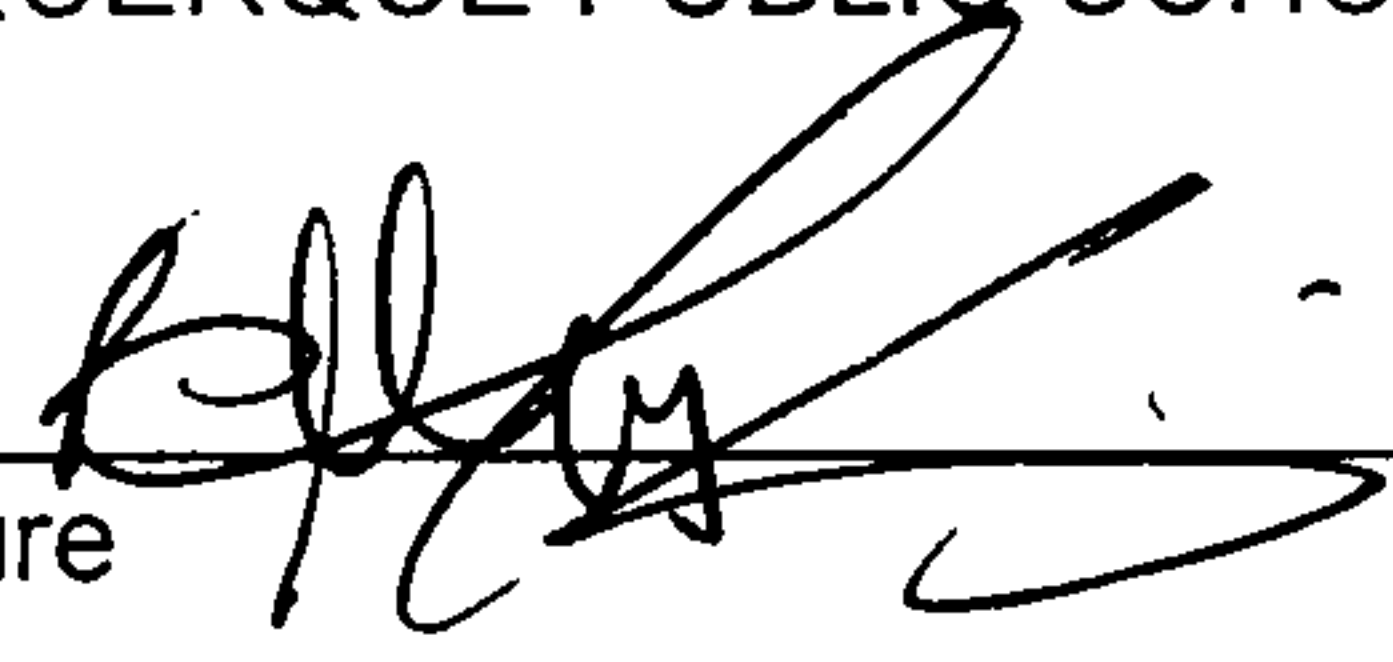
Date Submitted 1/2/08

Date Completed 1/7/08

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tracts 399-A & 400-A, Tracts Allotted from Town of Atrisco Grant, Unit 3, which is zoned as R-D, on January 4, 2008 submitted by Loretta Chavez, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner plans to vacate right of way, to dedicate additional street right of way, and to replace the vacated right of way and the existing two tracts into two new tracts..

ALBUQUERQUE PUBLIC SCHOOLS

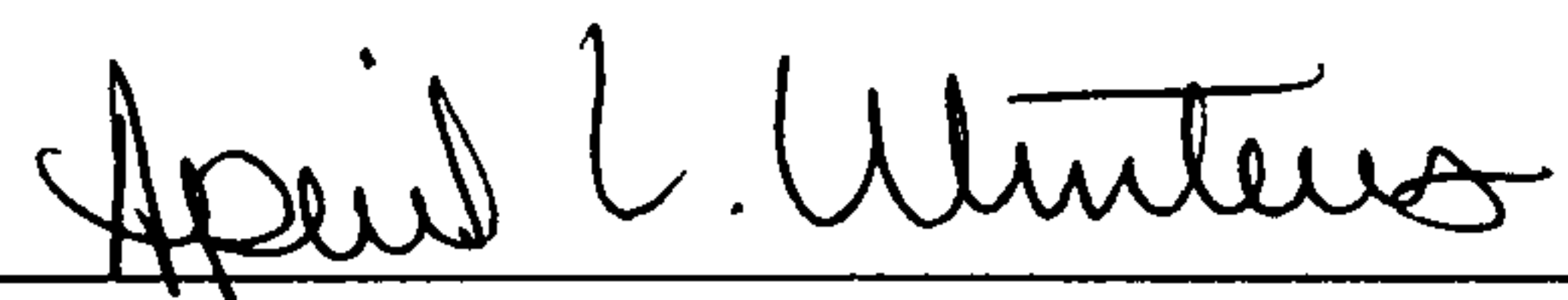
By: 
Signature

Betty King, Planner, Capital Master Plan

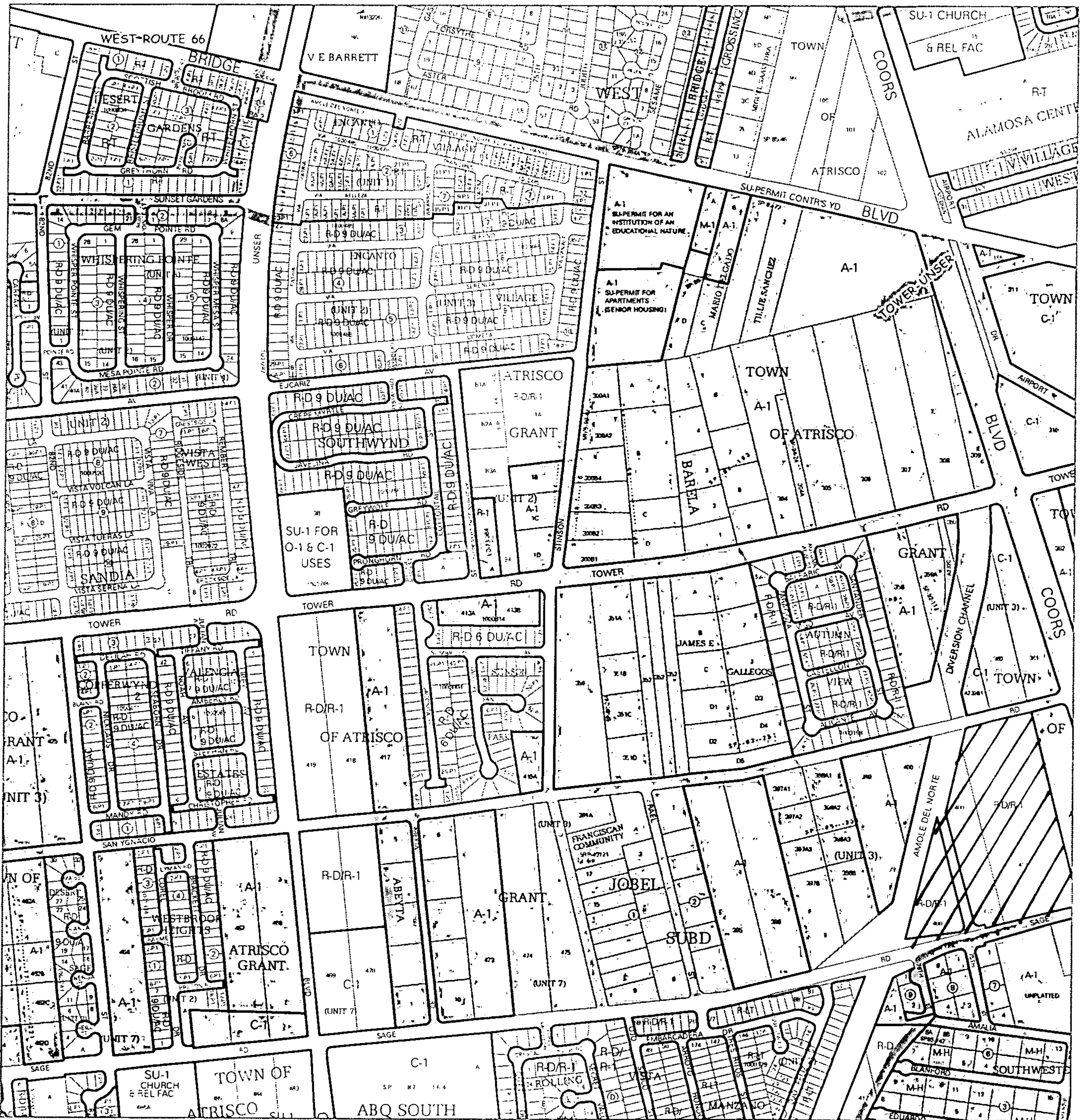
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1-7-08, by Betty King as Planner, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)


Notary Public

My commission expires: May 18, 2011



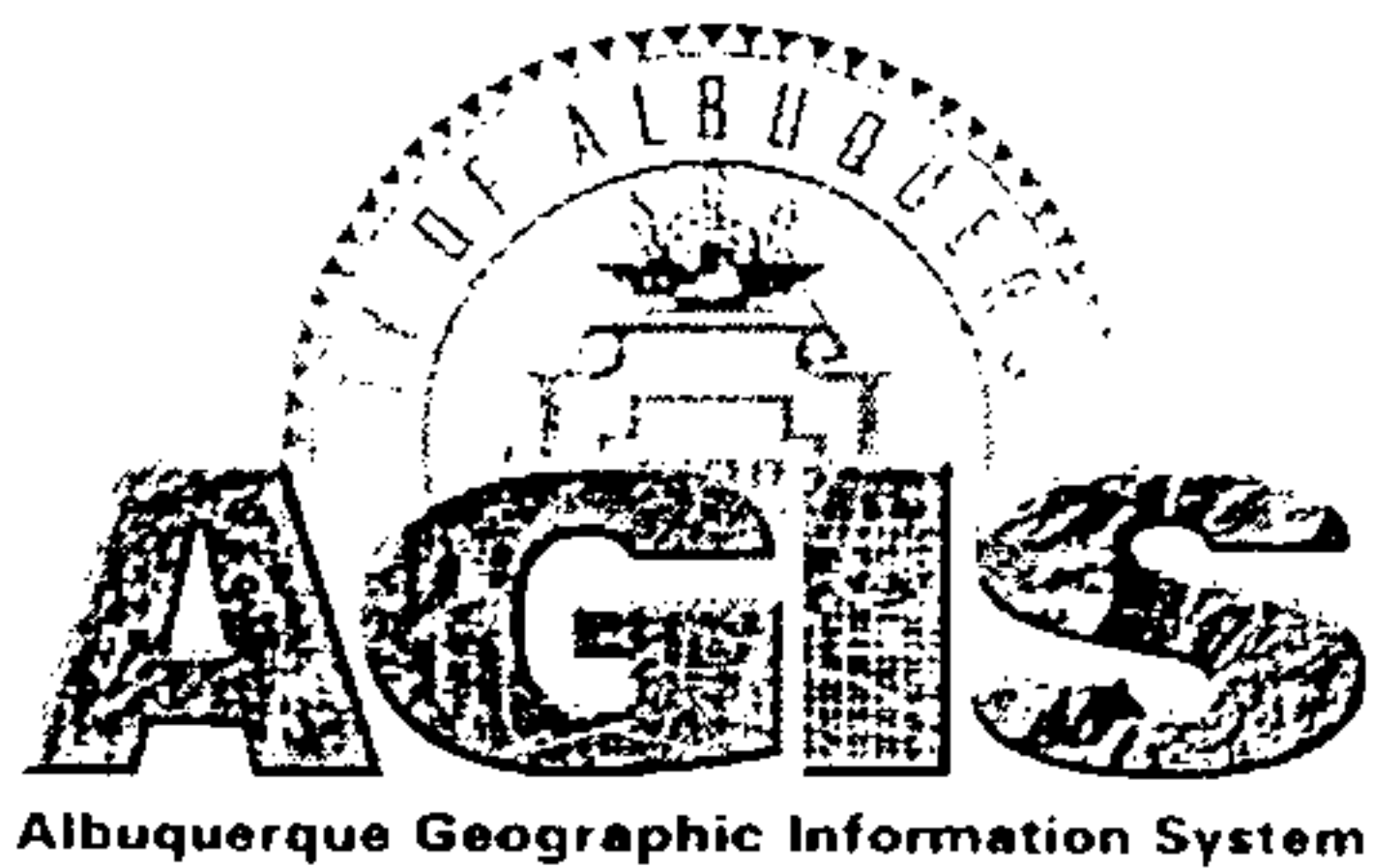
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

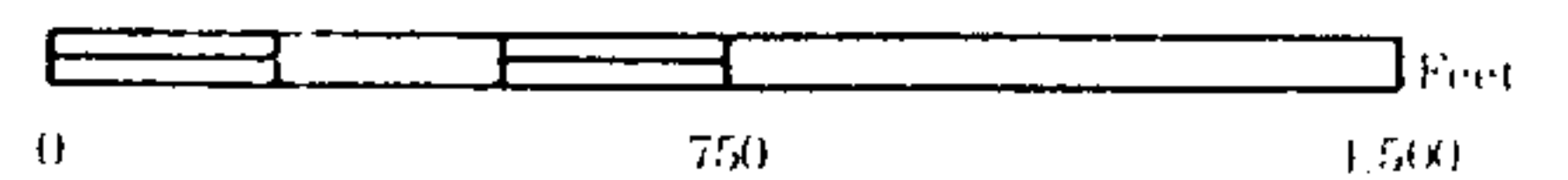
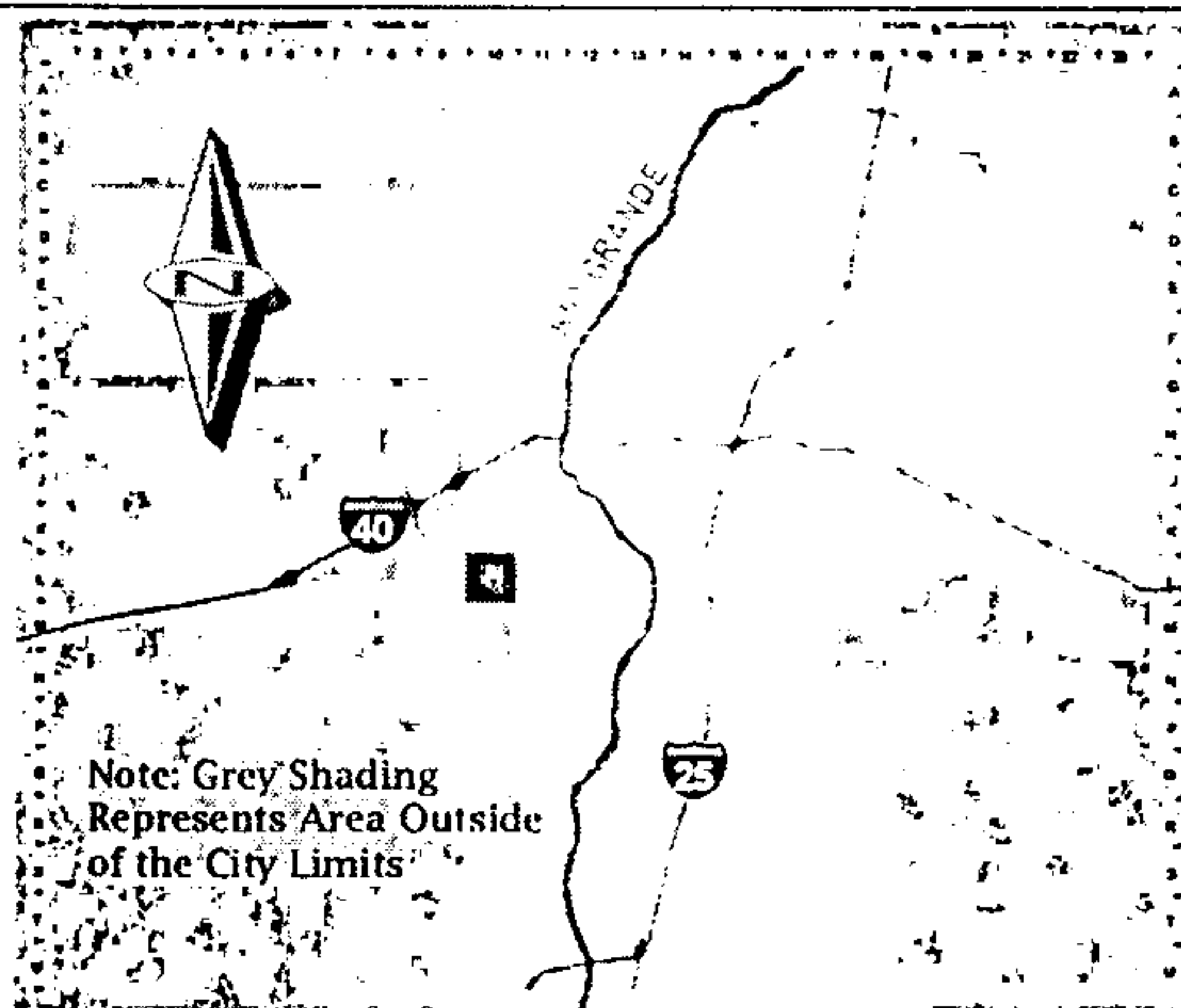
L-10-Z

Selected Symbols

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



Map amended through: 1/4/2008



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 March 18, 2008 to April 2, 2008

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.

[Signature] 2-28-08
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2-28-08 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004526

"NOTICE OF SUBDIVISION PLAT CONDITIONS"
TRACT 400-A, TOWN OF ATRISCO GRANT, UNIT 3

The plat of Town of Atrisco Grant, Unit 3, Tract 400-A, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or site development plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability, future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:

Owner Tract 400-A, Town of Atrisco Grant, Unit 3


Loretta Chavez, Owner



Chairperson
Development Review Board

State of New Mexico)

)

County of Bernalillo)

This Instrument was acknowledged before me on 5/23, 2008, by Loretta Chavez
Owner Tract 400-A, Town of Atrisco Grant, Unit 3.


Notary Public Date
[My commission expires: 12/17/2011]

Doc# 2008058714

05/23/2008 02:27 PM Page: 1 of 1
NOT R: \$9 00 M. Toulouse Oliver, Bernalillo County





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): Precision Surveys, Inc. PHONE: 856-5700
 ADDRESS: 8500-A Jefferson NE FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

APPLICANT: Rio Grande Brokerage PHONE: 450-8030
 ADDRESS: 2324 Isleta Blvd. SW FAX: 836-0624
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: inexp.rgb@comcast.net
 Proprietary interest in site: Agent List all owners: Loleta Chawey

DESCRIPTION OF REQUEST: Vacation of Right of way within Tract 400
Town of Atrisco Grant, Unit 3

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. 400A Block: _____ Unit: 3
 Subdiv/Addn/TBKA: Town of Atrisco Grant
 Existing Zoning: RD Proposed zoning: RD MRGCD Map No N/A
 Zone Atlas page(s): L-10 UPC Code: 101005647210040524

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004526

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 1.2
 LOCATION OF PROPERTY BY STREETS: On or Near: Sage Road S.W.
 Between: San Ignacio SW and Sage SW

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

SIGNATURE Lisa Parish DATE 2-22-08
 (Print) Lisa Parish Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>08 DRB - 70093</u>	<u>VRW</u>	<u>✓</u>	<u>\$ 300.00</u>
_____	<u>Adv</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	_____
_____	_____	_____	_____

Hearing date March 19, 2008

Form revised 4/07

Total \$ 395.00

Andrew Garcia 2/22/08
 Planner signature / date

Project # 1004526

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

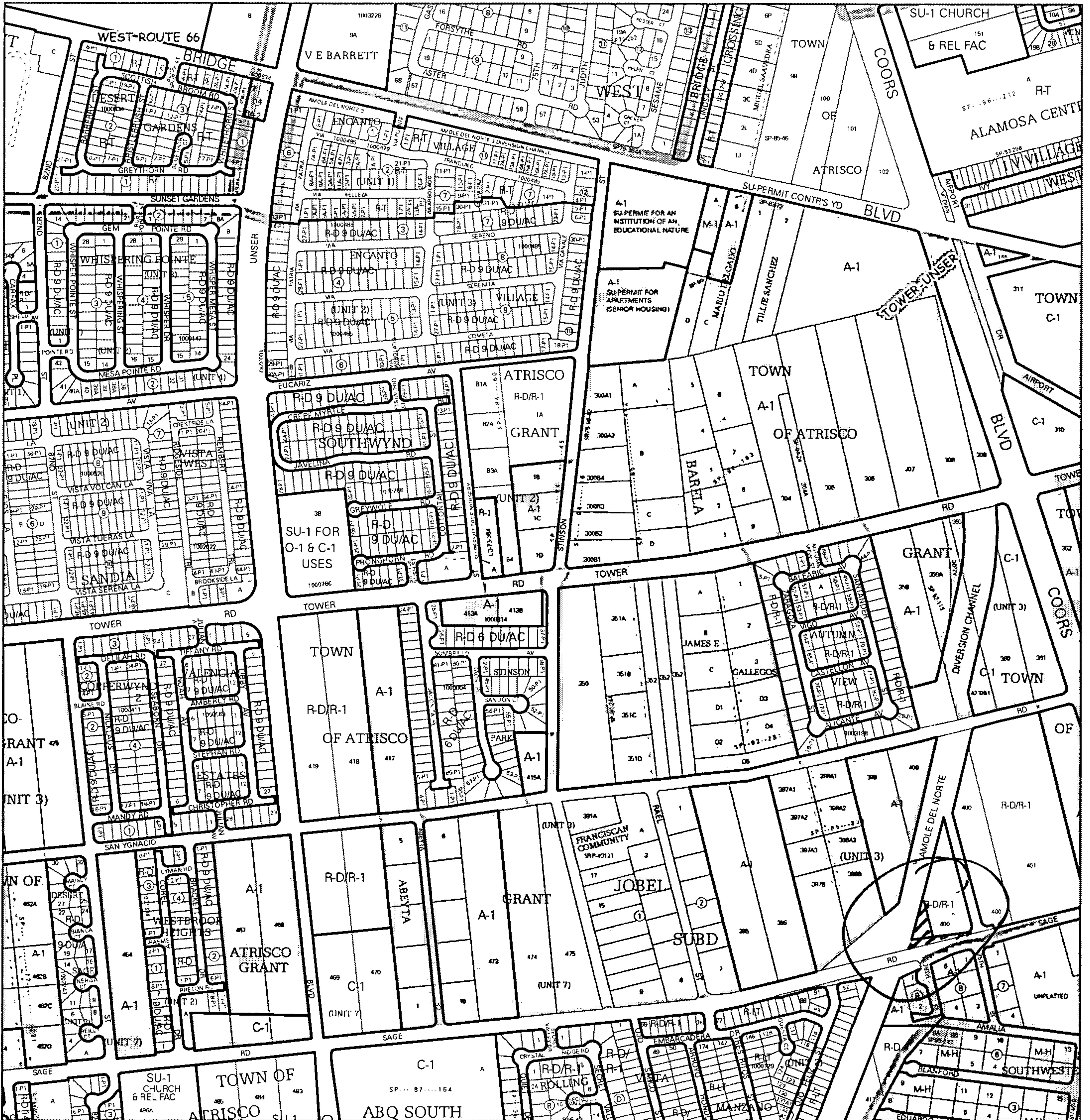
Lisa Parish
Applicant name (print)
Lisa Parish 2-21-08
Applicant signature / date



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

Application case numbers
08DRB- - 7093

Form revised 4/07
Andrew Gomez 2/22/08
Planner signature / date
Project # 1004526



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

0 750 1,500
Feet



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

February 21, 2008

Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY, TRACT 400-A,
 TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, UNIT 3, ZONE
 ATLAS PAGE L-10.**

Dear DRB Chair,

On behalf of our client, Rio Grande Brokerage, we are submitting an application for a Vacation of public right of way. This vacation of right of way has been in before, it expired before we could finish the plat.

Enclosed are the required submittals.

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

Sincerely,

A handwritten signature in black ink that reads "Lisa Parish". The signature is fluid and cursive, with a large loop at the end.

Lisa Parish
Precision Surveys



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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

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

Private Development (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project []

CONTACT NAME: Lisa Parish

COMPANY NAME: Precision Surveys, Inc.

ADDRESS/ZIP: 8500-A Jefferson NE 87113

PHONE: 856-5700 FAX: 856-7900

LEGAL DESCRIPTION INFORMATION

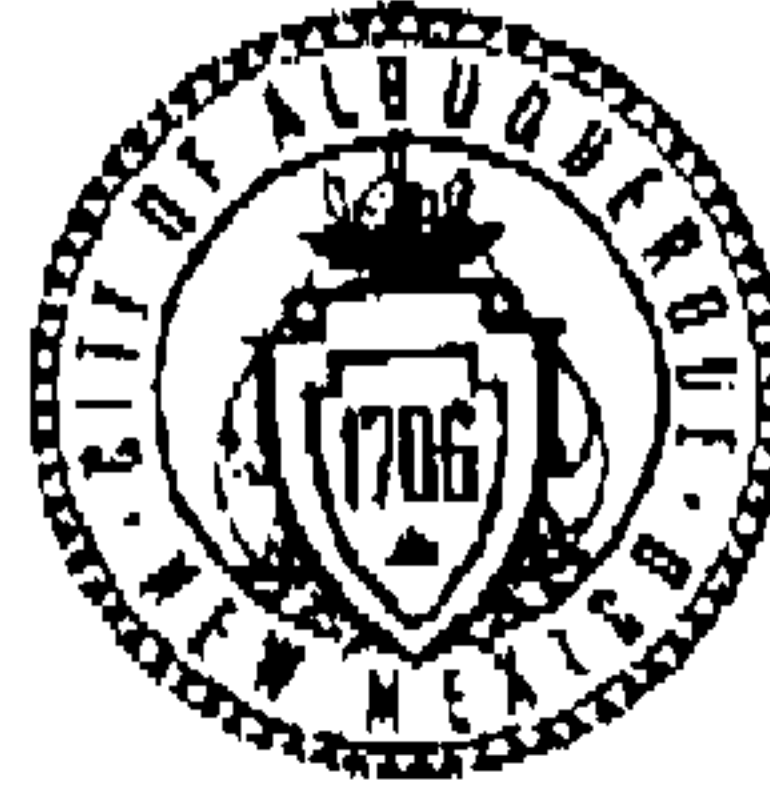
PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Tract 400-A Tracts allotted from Town of Atresco Grant Unit 3

LOCATED ON Sage Road SW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Amole Del Norte Diversion Channel AND
STREET NAME OR OTHER IDENTIFYING LANDMARK
75th Street S.W.
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (L-10).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



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: February 21, 2008

TO CONTACT NAME: Lisa Parish
 COMPANY/AGENCY: Precision Surveys Inc.
 ADDRESS/ZIP: 8500-A Jefferson NE 87113
 PHONE/FAX #: 856-5700 / 856-7900

Thank you for your inquiry of February 21, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract 400-A, Tracts Alloted from Town of Atrisco Grant, Unit 3 located Sage Rd SW between Amole Del Norte Diversion channel and 75th Street SW
 zone map page(s) L-10

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

Stinson Tower NA.
 Neighborhood or Homeowner Association
 Contacts: Norman Mason
7427 Via Tranquilo SW 87121
836-9671 (L)
Vic For Wyant
612 Cotton Tail SW 87121
239-8856 (h)

Neighborhood or Homeowner Association
 Contacts: _____

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precision-surveys.com

February 22, 2008

Stinson Tower Neighborhood Association
7427 Via Tranquilo S. W.
Albuquerque, NM 87121
ATTN: Norman Mason

**RE: REQUEST FOR VACATION SUBMITTAL
ZONE ATLAS L10-Z**

Dear Mr. Mason:

On behalf of our client, Rio Grande Mortgage., we are submitting an application for vacation approval. We are requesting that a portion of right of way, off of Sage road S. W. and the Amole Del Norte Diversion Channel, be vacated. The proposed vacation is shown on the attached exhibit and zone atlas page.

Please call me at 856-5700 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Parish', written over a white background.

Lisa Parish
Precision Surveys, Inc.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Norman Mason
Stinson Tower NA
7427 Via Tranquilo SW
Albuquerque, New Mexico 87121*

2. Article Number

(Transfer from service label)

7006 0100 0005 1918 8093

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7006 0100 0005 1918 8093
7006 0100 0005 1918 8093

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

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

Postmark
Here

Sent To

Norman Mason

Street, Apt. No.;
or PO Box No. *7427 Via Tranquilo SW*

City, State, ZIP+4
Albuquerque, New Mexico 87121

PS Form 3800, Jun 2002

See Reverse for Instructions



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precision-surveys.com

February 22, 2008

Stinson Tower Neighborhood Association
612 Cottontail S. W.
Albuquerque, NM 87121
ATTN: Victor Wyant

**RE: REQUEST FOR VACATION SUBMITTAL
ZONE ATLAS L10-Z**

Dear Mr. Mason:

On behalf of our client, Rio Grande Mortgage., we are submitting an application for vacation approval. We are requesting that a portion of right of way, off of Sage road S. W. and the Amole Del Norte Diversion Channel, be vacated. The proposed vacation is shown on the attached exhibit and zone atlas page.

Please call me at 856-5700 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Parish', written in a cursive style.

Lisa Parish
Precision Surveys, Inc.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Victor Woyant
Stinson Tower NA
612 Cottontail S.W.
Albuquerque, New Mexico
87121*

2. Article Number

(Transfer from service label)

7006 0100 0005 1918 8079

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL™



7006 0100 0005 1918 8079
7006 0100 0005 1918 8079

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

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

Postmark Here

Sent To *Victor Woyant*

Street, Apt. No.; or PO Box No. *612 Cottontail SW*

City, State, ZIP+4 *Albuquerque New Mexico 87121*

PS Form 3800, June 2002 See Reverse for Instructions

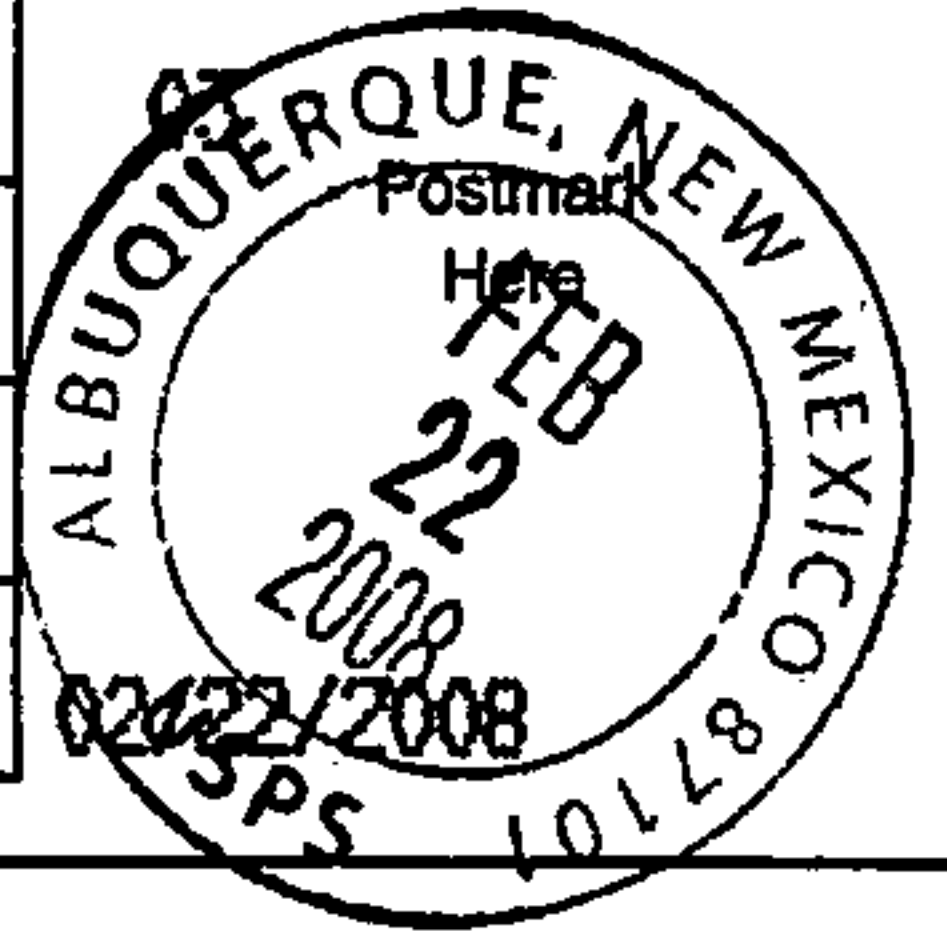
7006 0100 0005 1918 8079

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 87121 **OFFICIAL USE**

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Victor Wyatt
 Street, Apt. No.,
 or PO Box No. 612 Cottontail SW
 City, State, ZIP+4 Albuquerque New Mexico 87121
 PS Form 3800, June 2002 See Reverse for Instructions

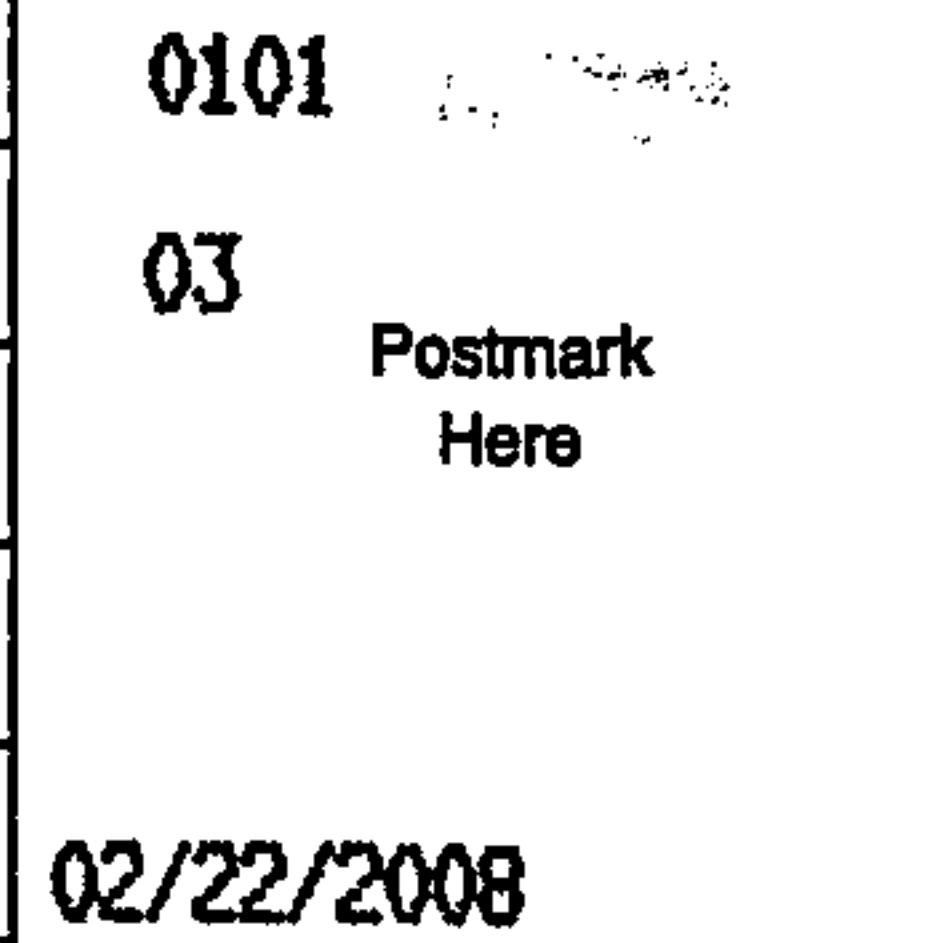
7006 0100 0005 1918 8093

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 87121 **OFFICIAL USE**

Postage	\$	\$0.58
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.38



Sent To Norman Mason
 Street, Apt. No.,
 or PO Box No. 7427 Via Tranquillo SW
 City, State, ZIP+4 Albuquerque New Mexico 87121
 PS Form 3800, Jun 2002 See Reverse for Instructions

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.

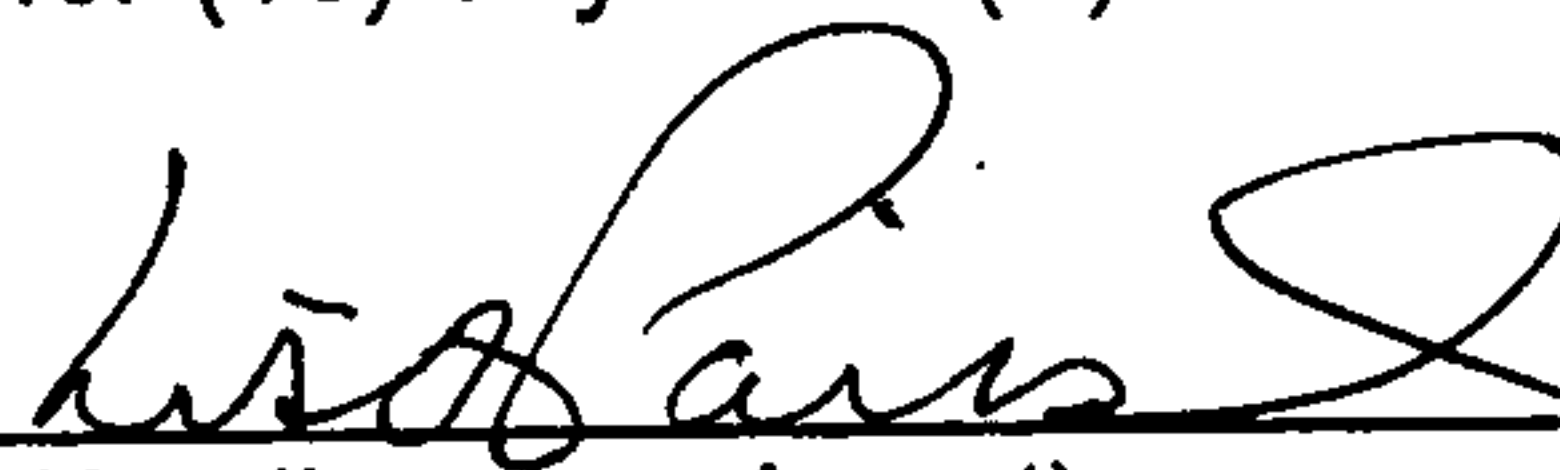
4. TIME

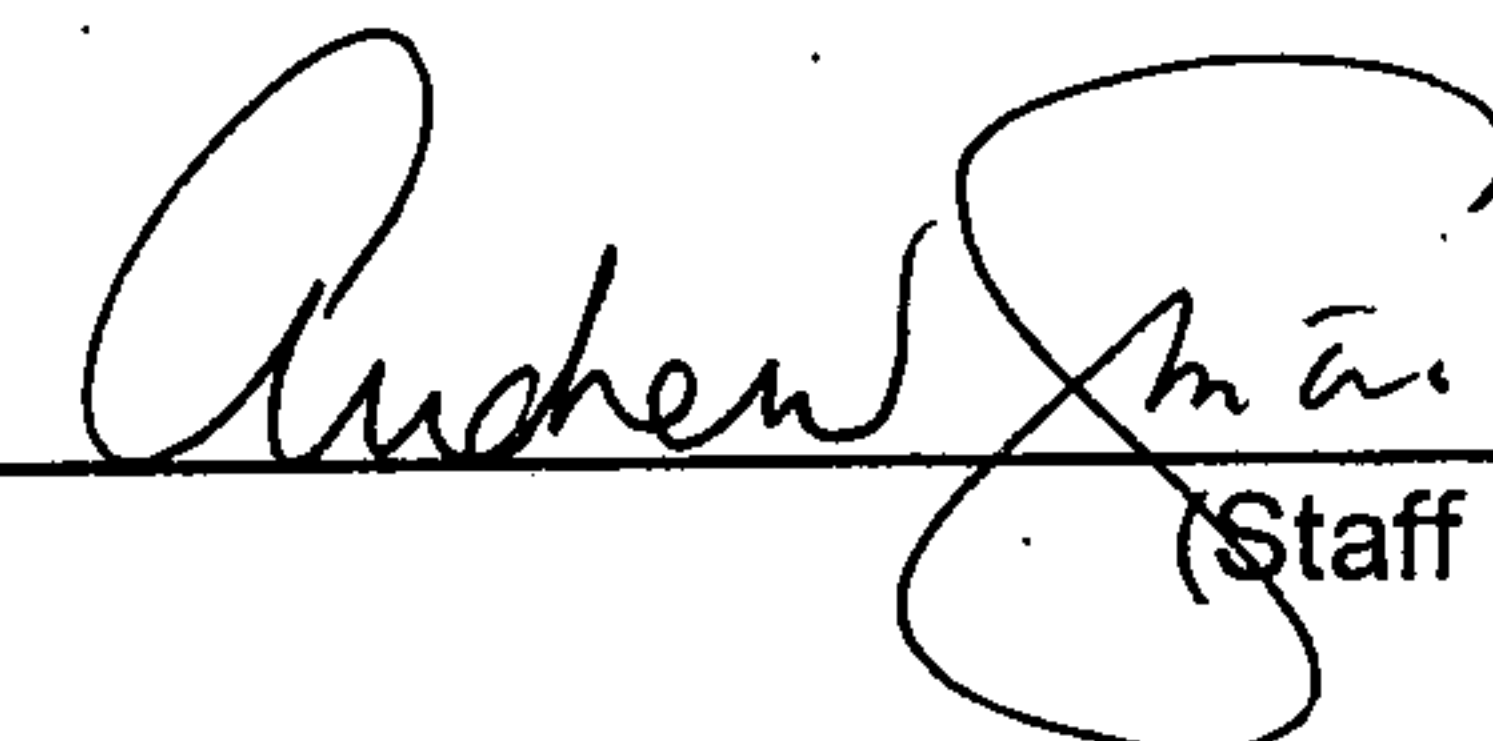
Signs must be posted from March 4, 2008 To March 19, 2008

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.

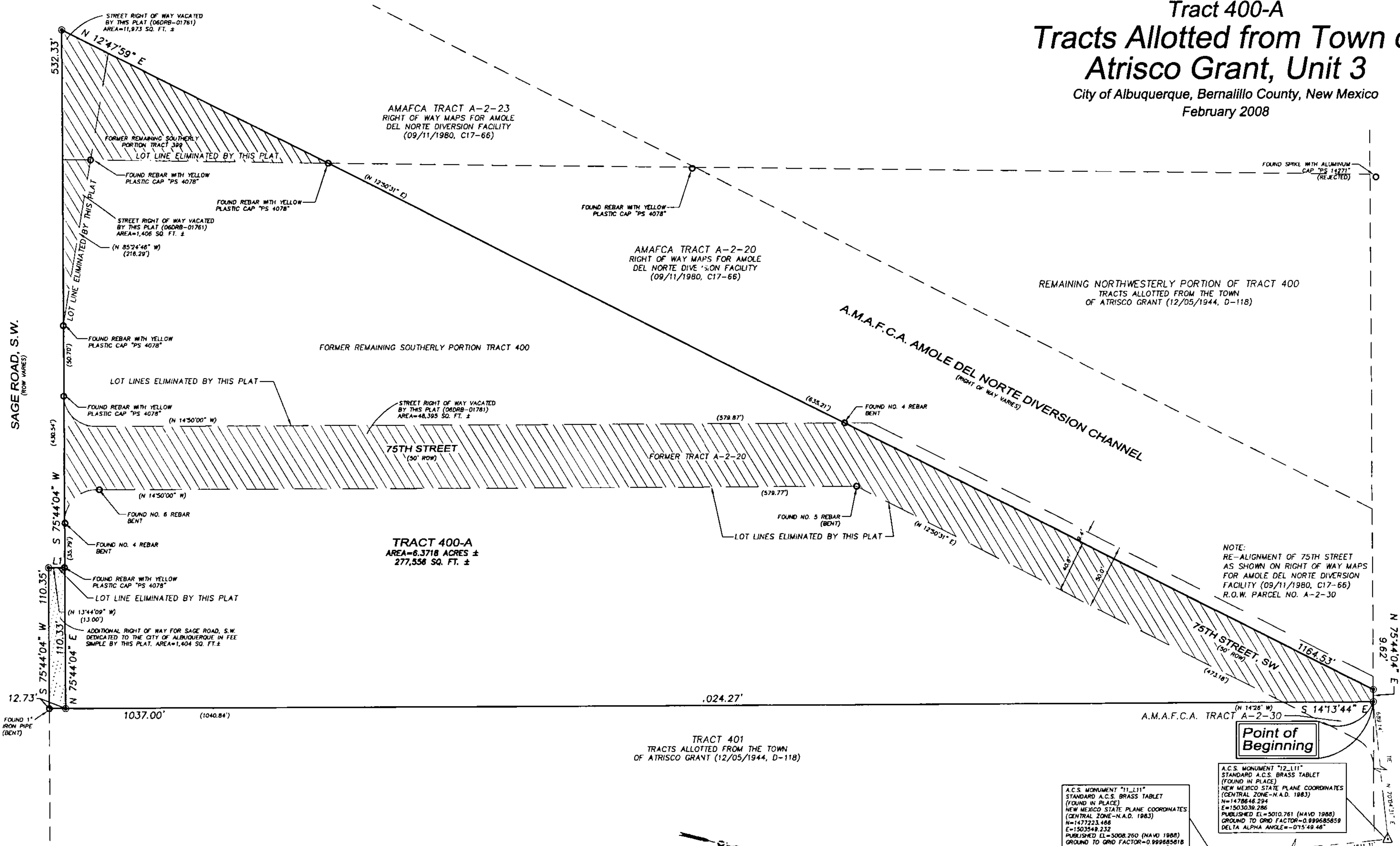
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 2-22-08
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2/22/08 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004526

Bulk Land Plat of
Tract 400-A
Tracts Allotted from Town of
Atrisco Grant, Unit 3
 City of Albuquerque, Bernalillo County, New Mexico
 February 2008



NOTE:
 RE-ALIGNMENT OF 75TH STREET AS SHOWN ON RIGHT OF WAY MAPS FOR AMOLE DEL NORTE DIVERSION FACILITY (09/11/1980, C17-66) R.O.W. PARCEL NO. A-2-30

A.C.S. MONUMENT "11_L11"
 STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
 N=1472233.466
 E=1503549.232
 PUBLISHED EL=3008.260 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999685618
 DELTA ALPHA ANGLE=-07°54'50"

A.C.S. MONUMENT "12_L11"
 STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
 N=1478846.294
 E=1503036.286
 PUBLISHED EL=3010.761 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999685618
 DELTA ALPHA ANGLE=-07°54'48"

Legend

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES
 N 90°00'00" E MEASURED BEARINGS AND DISTANCES

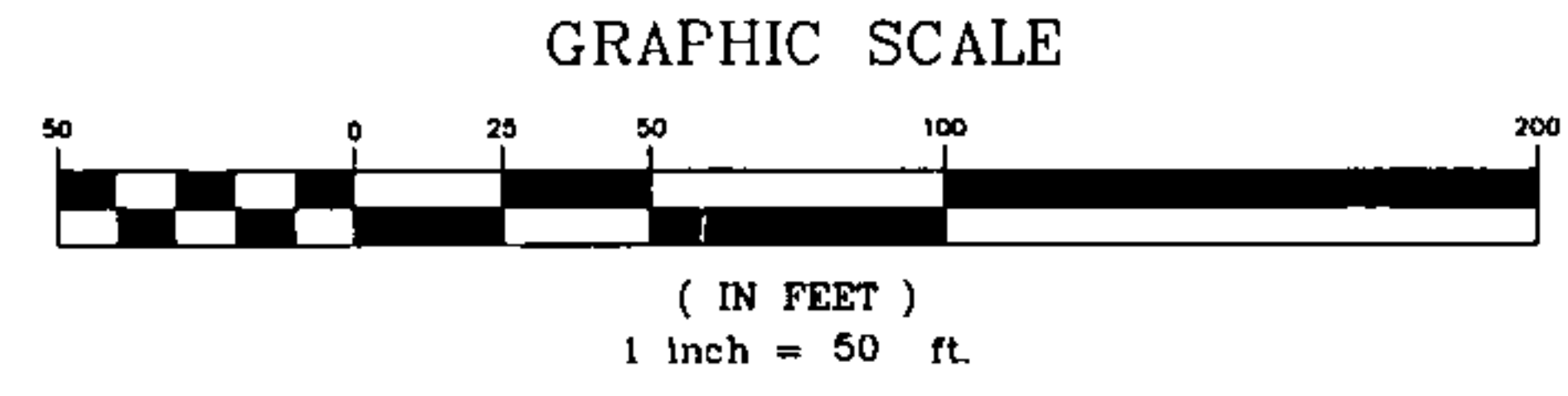
○ FOUND AND USED MONUMENT AS DESIGNATED

⊙ DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11893" SET BY THIS SURVEY

▨ PUBLIC RIGHT OF WAY VACATED BY THIS PLAT. 060RB-01761. AREA= 60,368 SQ. FT. ±

Line Table

LINE	BEARING	DISTANCE
L1	S 14°09'54" E	12.73'



Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10.00'	20.43'	117°03'55"	16.34'	S 45°43'58" E	17.06'

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113
 866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

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

Sage Park Subdivision

PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Tract 401, Town of Atrisco Grant, Unit 3

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. This 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 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
		32' F-F	Residential Paving w/ Curb & Gutter	Sage Park Street	North Property Line	85' South of North Property Line	/	/	/
		32' F-F	Residential Paving w/ Curb & Gutter	Sage Park Street	South Property Line	89' North of South Property Line	/	/	/
		28' F-F	Residential Paving w/ Curb & Gutter	Sage Park Street	Parsley Court	Cumin Court, SW	/	/	/
		4'	* Concrete Sidewalk East and West Sides	Sage Park Street	North Property Line	South Property Line	/	/	/
		8"	Water PVC Line	Sage Park Street	North Property Line	South Property Line	/	/	/
		10"	SAS Gravity Line	Sage Park Street	North Property Line	South Property Line	/	/	/
			Type C Drop Inlets	Sage Park Street			/	/	/
		30"	RCP Storm Drain	Sage Park Street	Lot 11	Parsely Court	/	/	/
		28' F-F	Residential Paving w/ Curb & Gutter	Cumin Court	Sage Park Street	End of Cul-de-Sac	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		4'	* Concrete Sidewalk North & South sides	Cumin Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		6"	Water PVC Line	Cumin Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		8"	SAS Gravity Line	Cumin Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		28' F-F	Residential Paving w/ Curb & Gutter	Paprika Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		4'	* Concrete Sidewalk North & South sides	Paprika Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		6"	Water PVC Line	Paprika Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		8"	SAS Gravity Line	Paprika Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		28' F-F	Residential Paving w/ Curb & Gutter	Parsley Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		4'	* Concrete Sidewalk North & South sides	Parsley Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		6"	Water PVC Line	Parsley Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		8"	SAS Gravity Line	Parsley Court	Sage Park Street	End of Cul-de-Sac	/	/	/
			Standard C & G, 6' Sidewalk South Side Only	San Ygnacio			/	/	/
		24'	Pavement section	San Ygnacio	West Property Line	East Property Line	/	/	/
		8"	Water PVC Line	San Ygnacio	West Property Line	East Property Line	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: Impact Fee Administrator Signature Date	Approval of Creditable Items: City User Dept. Signature Date
---	--

NOTES

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

- 1 * All internal sidewalks deferred.
- 2 Engineers certification of grading plan is required for release of SIA.
- 3 Approved LOMR is required for release of Financial Guarantee.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<i>Ronald R. Behanan</i> NAME (print)	<i>[Signature]</i> 02/07/07 DRB CHAIR - date	<i>Christina Sandoval</i> 2/7/07 PARKS & RECREATION - date
<i>Terra West LLC</i> FIRM	<i>[Signature]</i> 2-7-07 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>[Signature]</i> 2/4/07 SIGNATURE - date	<i>William J. Batch</i> 02/07/07 UTILITY DEVELOPMENT - date	- date
	<i>Bradley J. Bryan</i> 2/7/07 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

- 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.

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Clearbrook Investments Inc PHONE: 923-4606

ADDRESS: 8801 Jefferson NE Bldg A FAX: 858-1811

CITY: Alb STATE NM ZIP 87113 E-MAIL: ajyarbrough@stillbrooke.com

Proprietary interest in site: Owner List all owners: Clearbrook Investments, Inc

DESCRIPTION OF REQUEST: Extention of Preliminary Plat for 1 year

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. 401 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Sage Park

Existing Zoning: PRD Proposed zoning: PRD

Zone Atlas page(s): L-10-2 UPC Code: 101005652511390513 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004526

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 52 Total area of site (acres): 10(9.96) AC

LOCATION OF PROPERTY BY STREETS: On or Near: Sage and Coors SW

Between: Sage and San Ygnacio

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

SIGNATURE [Signature] DATE JA/18/08

(Print) AJ Yarbrough Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING

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

Application case numbers
OBDRB-70039

Action
EPP S.F. 3(3)
CMF

Fees
\$ 50.00
\$ 20.00
\$ _____
\$ _____
\$ _____
Total
\$ 70.00

Hearing date 01/30/08

Sandy Handley 01/22/08
Planner signature / date

Project # 1004526

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Art Yarbrough
Applicant name (print)
[Signature] JA/22/08
Applicant signature / date

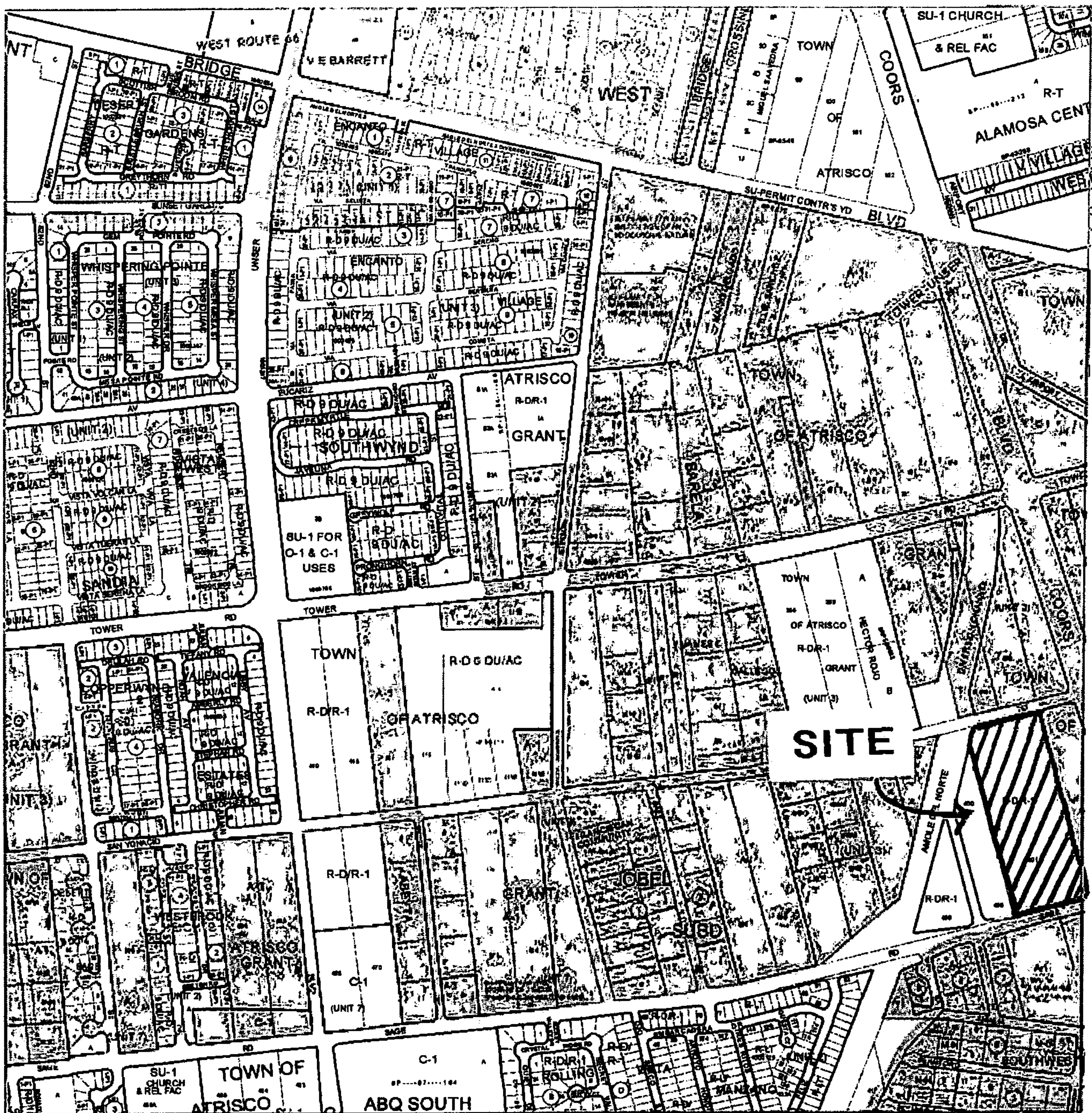


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08DRB - 70039

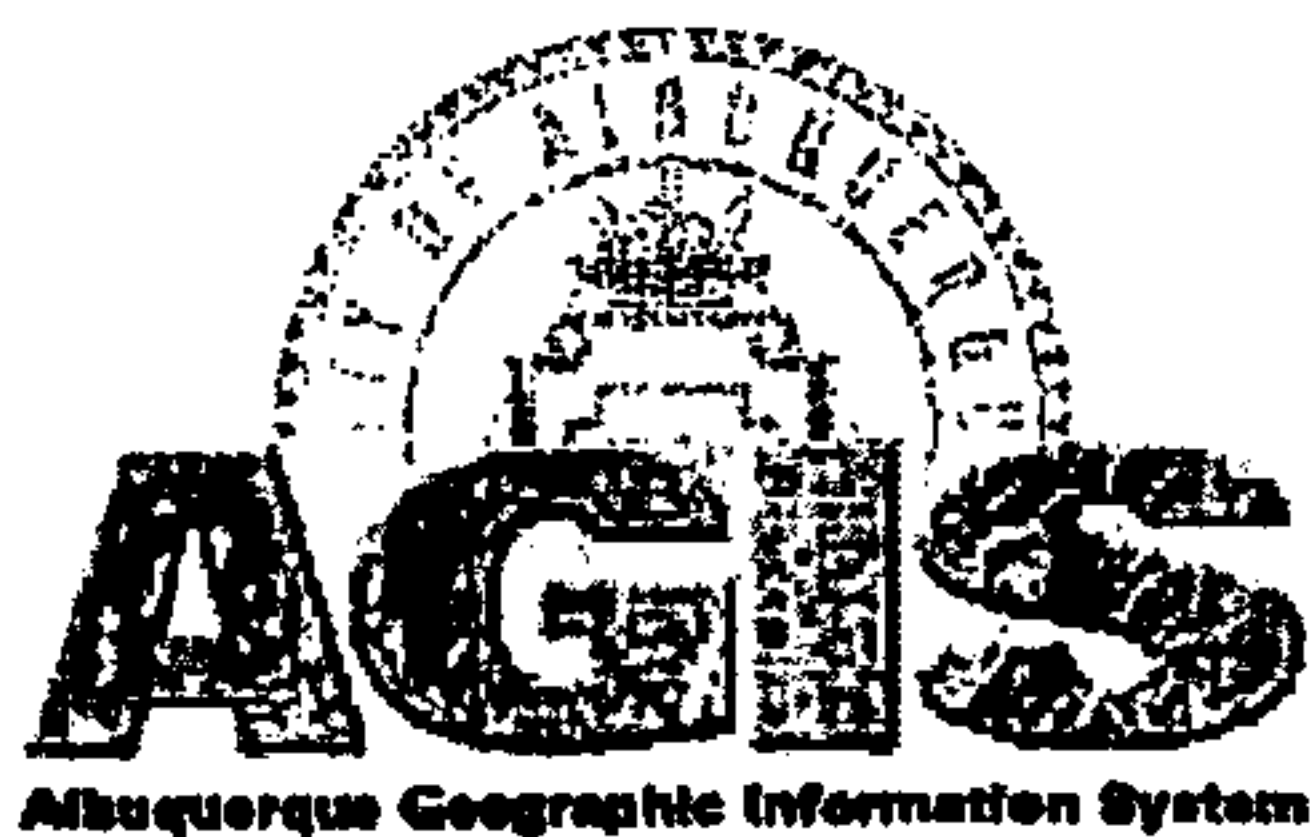
Form revised **October 2007**

Sandy Handley 01/22/08
Donner signature / date

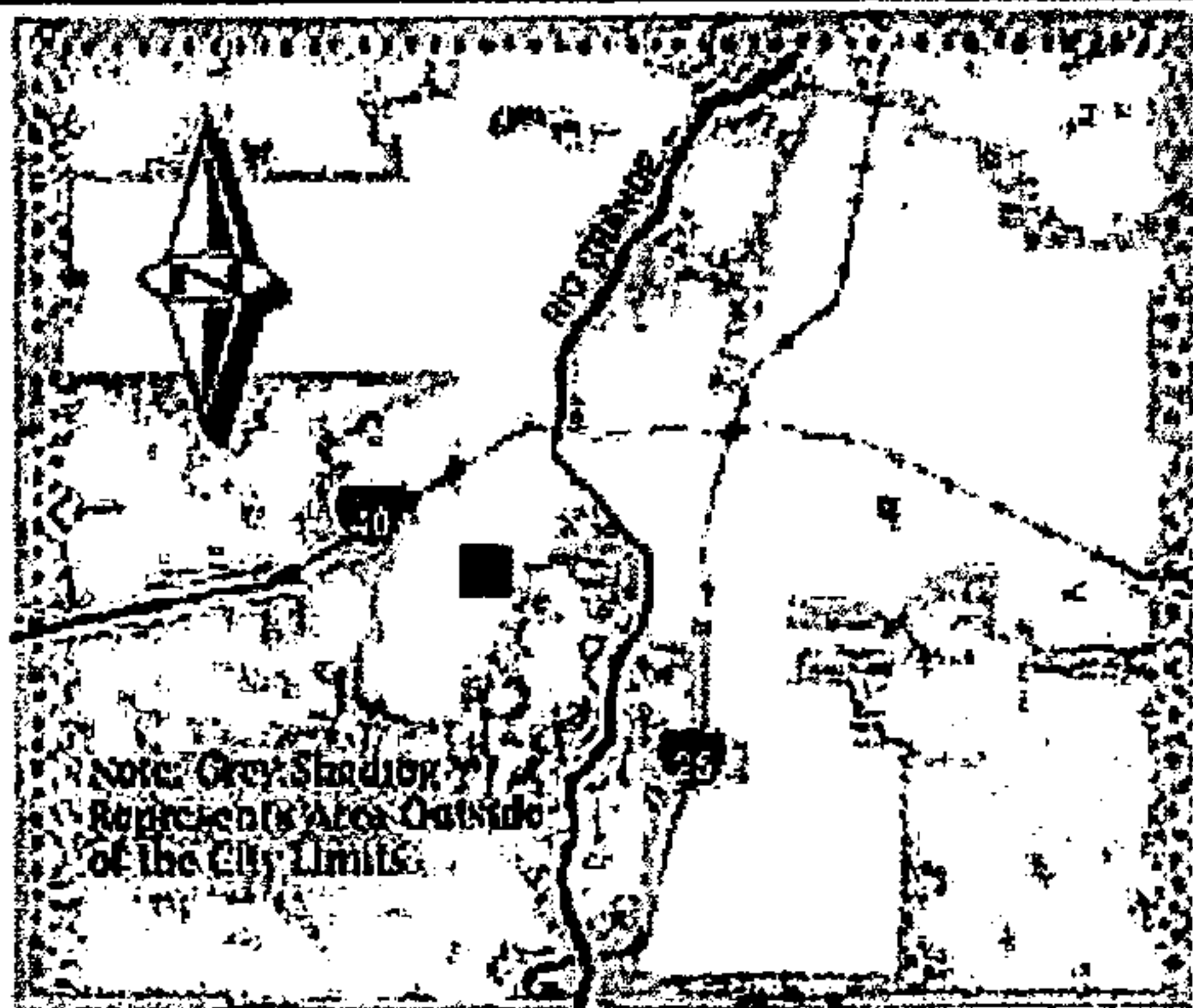
Project # 1004526



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



Map amended through: 5/1/2006

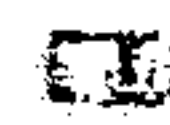



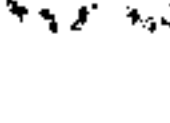

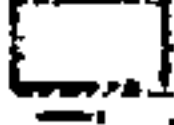




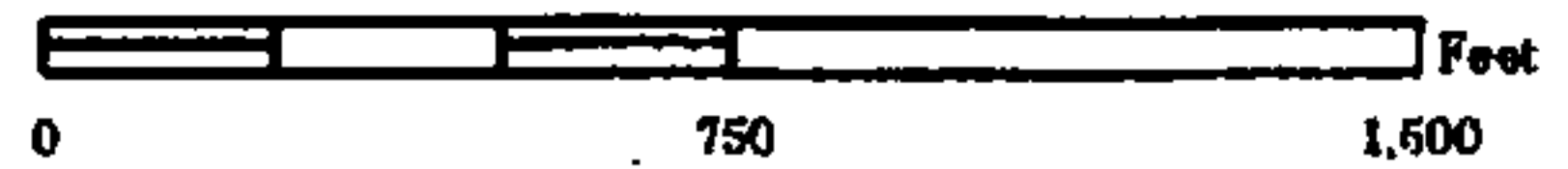
Note: Grey Shaded Area Represents Area Outside of the City Limits.

Zone Atlas Page:

L-10-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



Request for extension of preliminary plat for Sage Park

Date January 18, 2008

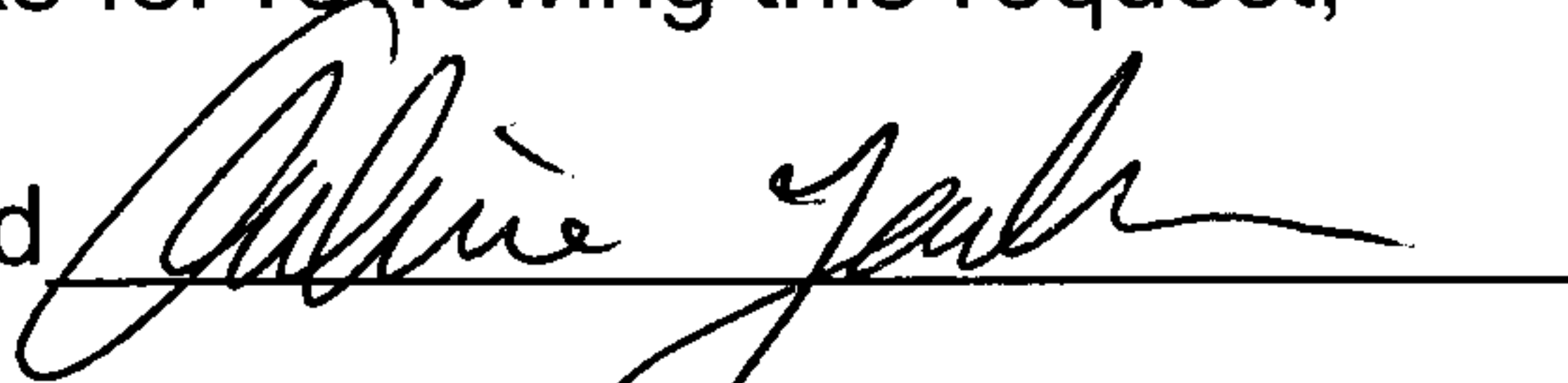
Dear Members of the Board,

This application is for a 52 lots subdivision by Clearbrook Investments with the other arm of our business concern, Stillbrooke Homes Inc, being the end user. Albuquerque Excavators was the original developer, but we had to buy it from them due to their inability to perform under the contract. The market condition for residential lots has dramatically dropped off since we started this development on the Southwest Mesa of Albuquerque. We had thought we would complete a nearby subdivision of 90 lots called Stinson Park by early 2007, and then have this one come on line to replace it in the Spring of 2008. With the delays in completing Stinson Park, and then the market decline we don't need these lots (and the carrying cost) until the market improves. We hope that by the end of 2008 we will see enough activity to go forward with the final plat and construction of this subdivision.

I kindly request that Sage Park preliminary plat be extended for a period of one year to see what the market does.

Thanks for reviewing this request,

Signed



Date

JA/22/08

By: AJ Yarbrough direct 923-4606
Clearbrook Investments, Inc.
Stillbrooke Homes, Inc.
8801 Jefferson NE Bldg A
Albuquerque, NM 87113

Sage
(10 Acre Layout)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 7, 2007

4. Project # 1004526

07DRB-00013 Major-Preliminary Plat Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] [Deferred from 1/31/07] (L-10)

At the February 7, 2007, Development Review Board meeting, with the signing of the infrastructure list dated 2/7/07, and approval of the grading plan engineer stamp dated 2/6/07 the preliminary plat was approved.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by February 22, 2007, in the manner described below.

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

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

Please note that 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.)


Sheran Matson, AICP, DRB Chair

Cc: Stillbrooke Homes Inc., 8801 Jefferson St NE, Bldg A, 87113
Tierra West LLC, 5571 Midway Park Pl NE, 87109
Norman Mason, 7427 Via Tranquilo SW, 8121
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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

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)
- 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): Precision Surveys, Inc. PHONE: 856-5700
 ADDRESS: 8500-A Jefferson N.E. FAX: 857-7900
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

APPLICANT: Loretta Chavez / City of Albuquerque PHONE: 450-8030
 ADDRESS: 2324 Isleta SW 10 FAX: 877-2839
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Replat is to dedicate R of W + vacate R of W to incorporate new R of W + 2 tracts into 2 new tracts.

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. SE + SW portion Tract 400 + SE portion 399 Block: _____ Unit: 3
 Subdiv/Addn/TBKA: Town of Abasco Grant / TBKA Tracts Allotted from Town of Abasco Grant
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No N/A Unit 3
 Zone Atlas page(s): L-10 UPC Code: 101005650106540511

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004526

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 1.3718
 LOCATION OF PROPERTY BY STREETS: On or Near: Sage Road S.W.
 Between: COORS SW and San Ignacio Road SW

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

SIGNATURE Lisa Parish DATE 12-19-07
 (Print) Lisa Parish Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>08DRB 70022</u>	<u>P&F</u>	<u>5(3)</u>	\$ <u>285.00</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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>01/23/08</u>				Total \$ <u>305.00</u>

Sandy Handley 01/15/08
 Planner signature / date

Project # 1004526

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

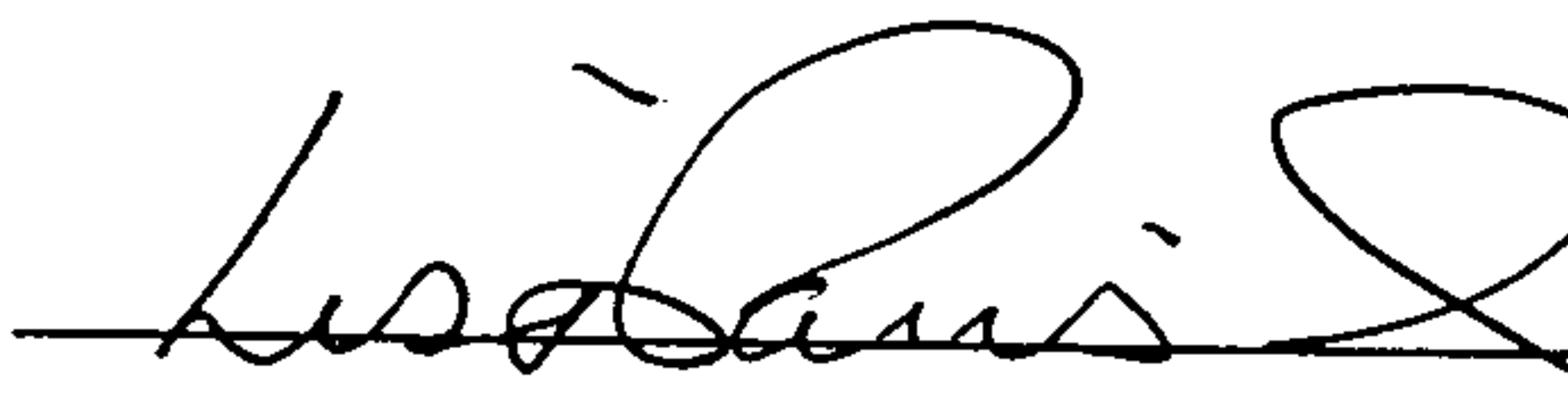
AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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


 _____ Applicant name (print)
 Lisa Parish 12-19-07
 _____ Applicant signature / date




Form revised 4/07

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

Application case numbers

08DRB - 70022


 _____ Planner signature / date

Project # 1004526



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

Albuquerque Geographic Information System

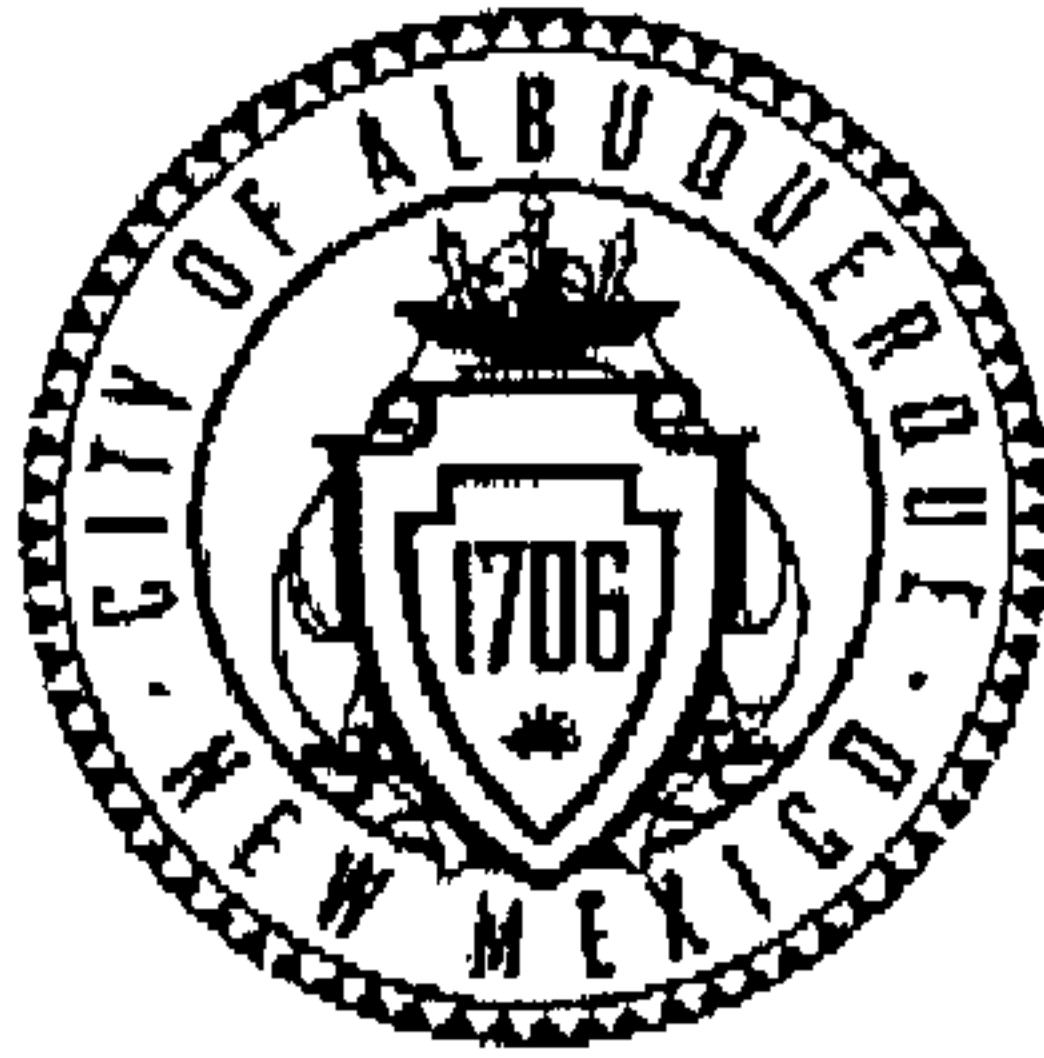
Map amended through: 9/6/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

0 750 1,500 Feet



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

January 15, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): #1004526
Case Number(s): 05DRB-01678
Agent: Inez Aguilar
Applicant:
Legal Description: Tract 400, Town of Atrisco Grant Unit 3
Acreage: 2 acres
Zone Atlas Page: L-10

CERTIFICATE OF NO EFFECT: Yes X No _____


SUPPORTING DOCUMENTATION: DRB submittals to file

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 2B) project area is less than 5 acres.***

NOTE: Future platting actions involving tracts of greater than 5 acres will be subject to ordinance requirements

SUBMITTED:

Matthew Schmader, PhD. 
Superintendent, Open Space Division
Acting City Archaeologist



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

December 19, 2007

Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR PRELIMINARY/FINAL PLAT, TRACTS 399-A AND 400-A,
TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, UNIT 3, ZONE
ATLAS PAGE L-10.**

Dear DRB Chair,

On behalf of our client, Rio Grande Brokerage, we are submitting an application for a Preliminary/Final plat. This re-plat will consolidate the vacated right of way and existing two tracts into two new tracts and to dedicate additional right of way for Sage Road S. W.

Enclosed are the required submittals.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Parish', with a long, sweeping flourish extending to the right.

Lisa Parish
Precision Surveys



Pre-Development Facilities Fee (PDFF) Cover Sheet

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

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

Project # (if already assigned by DRB/EPC) 1004526

Please check one:

[] Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

[] Final PDFF (Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)

[x] Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information

Subdivision Name Tracts Allotted from Town of Atrisco Grant, Unit 3

Legal Description Tracts 399-A & 400-A, Tracts Allotted from Town of Atrisco Grant, Unit 3

Location of Project (address or major cross streets) W of Coors Blvd btw San Ygnacio Rd and Sage Rd

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

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

Comments

Waiver Information

Property Owner Loretta Chavez Legal Description Tracts 399-A & 400-A, Tracts Allotted from Town of Atrisco Grant, Unit 3 Zoning R-D

Reason for Waiver/Deferral To vacate right of way, to dedicate additional street right of way, and to replace the vacated right of way and the existing two tracts into two new tracts.

Contact Information

Name Lisa Parish

Company Precision Surveys, Inc

Phone 856-5700

E-mail

Please include with your submittal:

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

FOR OFFICE USE ONLY

APS Cluster West Mesa

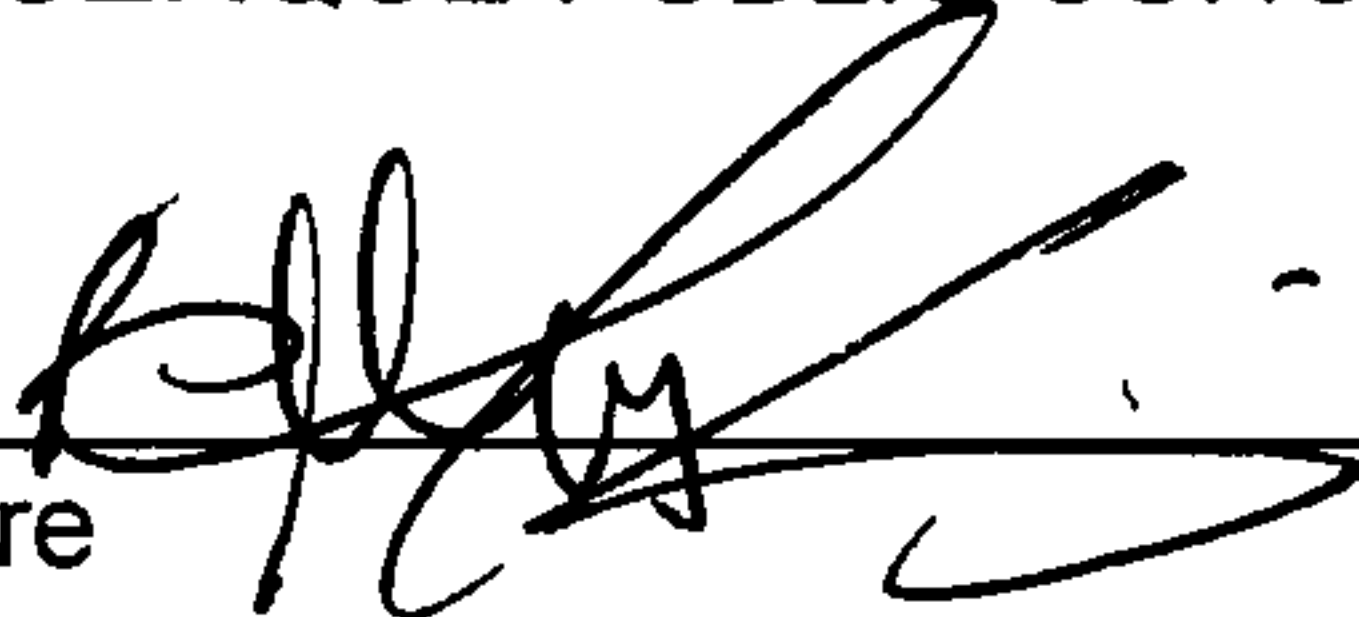
Date Submitted 1/2/08

Date Completed 1/7/08

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tracts 399-A & 400-A, Tracts Allotted from Town of Atrisco Grant, Unit 3, which is zoned as R-D, on January 4, 2008 submitted by Loretta Chavez, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner plans to vacate right of way, to dedicate additional street right of way, and to replace the vacated right of way and the existing two tracts into two new tracts..

ALBUQUERQUE PUBLIC SCHOOLS

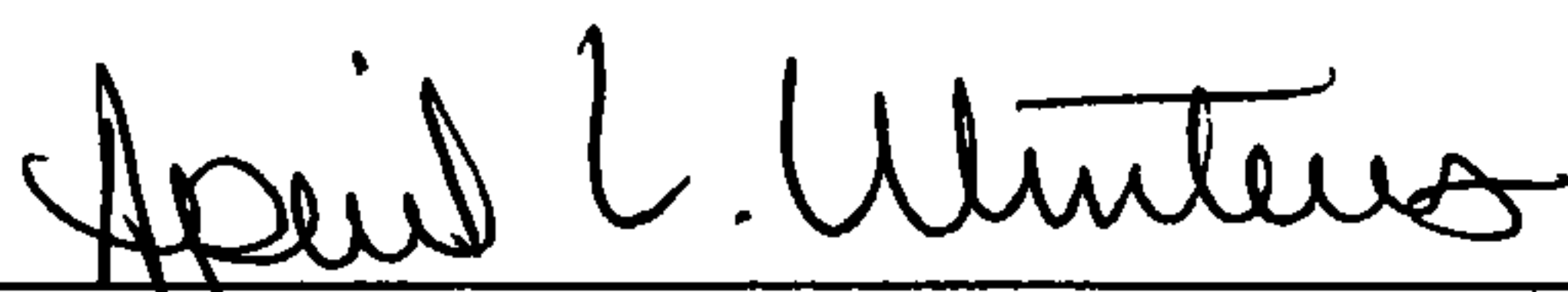
By: 
Signature

Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1-7-08, by Betty King as Planner, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)


Notary Public

My commission expires: May 18, 2011

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 1-5-07
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 2/7/07
 Date Preliminary Plat Expires: 2/7/08
 DRB Project No.: 1004526
 DRB Application No.: 07DRB-1005189

ORIGINAL

INFRASTRUCTURE LIST
 (Rev. 9-20-05)
EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Sage Park Subdivision

 PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

 Tract 401, Town of Atrisco Grant, Unit 3

 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. This 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 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
<input type="text"/>	<input type="text"/>	32' F-F	Residential Paving w/ Curb & Gutter	Sage Park Street	North Property Line	85' South of North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	32' F-F	Residential Paving w/ Curb & Gutter	Sage Park Street	South Property Line	89' North of South Property Line	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Paving w/ Curb & Gutter	Sage Park Street	Parsley Court	Cumin Court, SW	/	/	/
<input type="text"/>	<input type="text"/>	4'	* Concrete Sidewalk East and West Sides	Sage Park Street	North Property Line	South Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water PVC Line	Sage Park Street	North Property Line	South Property Line	/	/	/
<input type="text"/>	<input type="text"/>	10"	SAS Gravity Line	Sage Park Street	North Property Line	South Property Line	/	/	/
<input type="text"/>	<input type="text"/>		Type C Drop Inlets	Sage Park Street			/	/	/
<input type="text"/>	<input type="text"/>	30"	RCP Storm Drain	Sage Park Street	Lot 11	Parsely Court	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Residential Paving w/ Curb & Gutter	Cumin Court	Sage Park Street	End of Cul-de-Sac	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		4'	* Concrete Sidewalk North & South sides	Cumin Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		6"	Water PVC Line	Cumin Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		8"	SAS Gravity Line	Cumin Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		28' F-F	Residential Paving w/ Curb & Gutter	Paprika Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		4'	* Concrete Sidewalk North & South sides	Paprika Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		6"	Water PVC Line	Paprika Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		8"	SAS Gravity Line	Paprika Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		28' F-F	Residential Paving w/ Curb & Gutter	Parsley Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		4'	* Concrete Sidewalk North & South sides	Parsley Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		6"	Water PVC Line	Parsley Court	Sage Park Street	End of Cul-de-Sac	/	/	/
		8"	SAS Gravity Line	Parsley Court	Sage Park Street	End of Cul-de-Sac	/	/	/
			Standard C & G, 6' Sidewalk South Side Only	San Ygnacio			/	/	/
		24'	Pavement section	San Ygnacio	West Property Line	East Property Line	/	/	/
		8"	Water PVC Line	San Ygnacio	West Property Line	East Property Line	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this

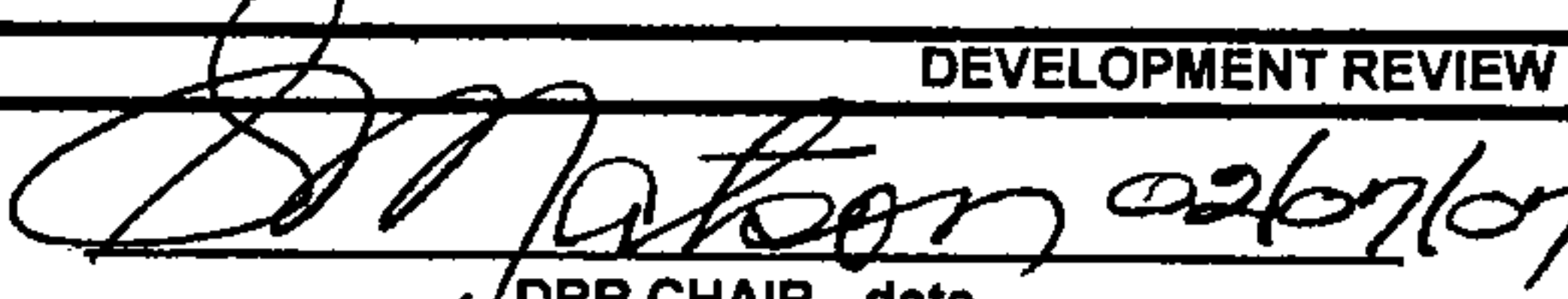




Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

- 1 * All internal sidewalks deferred.
- 2 Engineers certification of grading plan is required for release of SIA.
- 3 Approved LOMR is required for release of Financial Guarantee.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Ronald R. Bohannon NAME (print) Terra West LLC PIRM SIGNATURE - date 2/4/07	 DRB CHAIR - date 2-7-07  TRANSPORTATION DEVELOPMENT - date  UTILITY DEVELOPMENT - date  CITY ENGINEER - date 2/7/07	 PARKS & RECREATION - date 2/7/07 AMAFCA - date _____ _____ - date _____ _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

EXHIBIT A**PRELIMINARY
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
Homesite Five Ltd. ("Developer") effective as of this 6th day of December, 20⁰⁶, and pertains to the subdivision commonly known as Sage Park Subdivision, and more particularly described as Tract 401, Town of Atrisco Grant, Unit 3

(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, 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 that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.**
- 2. The amount of the fee shall be:**
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.**

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

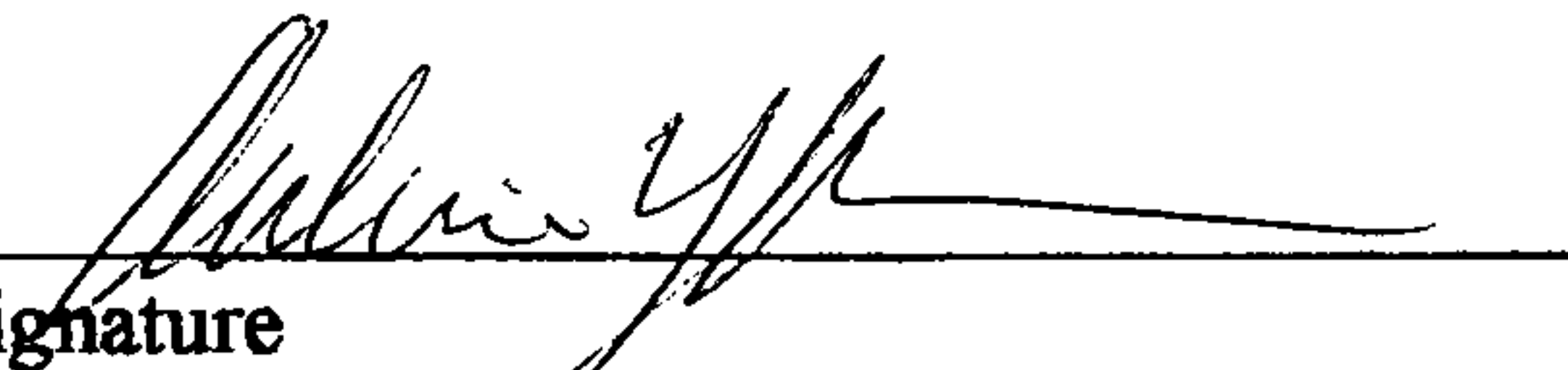
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

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

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

5. This contract 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

AJ Yarbrough Director of Land Development
Name (typed or printed) and title

Homesite Five Ltd
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO


This instrument was acknowledged before me on December 6, 2006, by A. J. Yarbrough
as Director of Land Development of Homesite Five Ltd., a corporation.



Keli D. Krueger
Notary Public

My commission expires: March 6, 2010

ALBUQUERQUE PUBLIC SCHOOLS

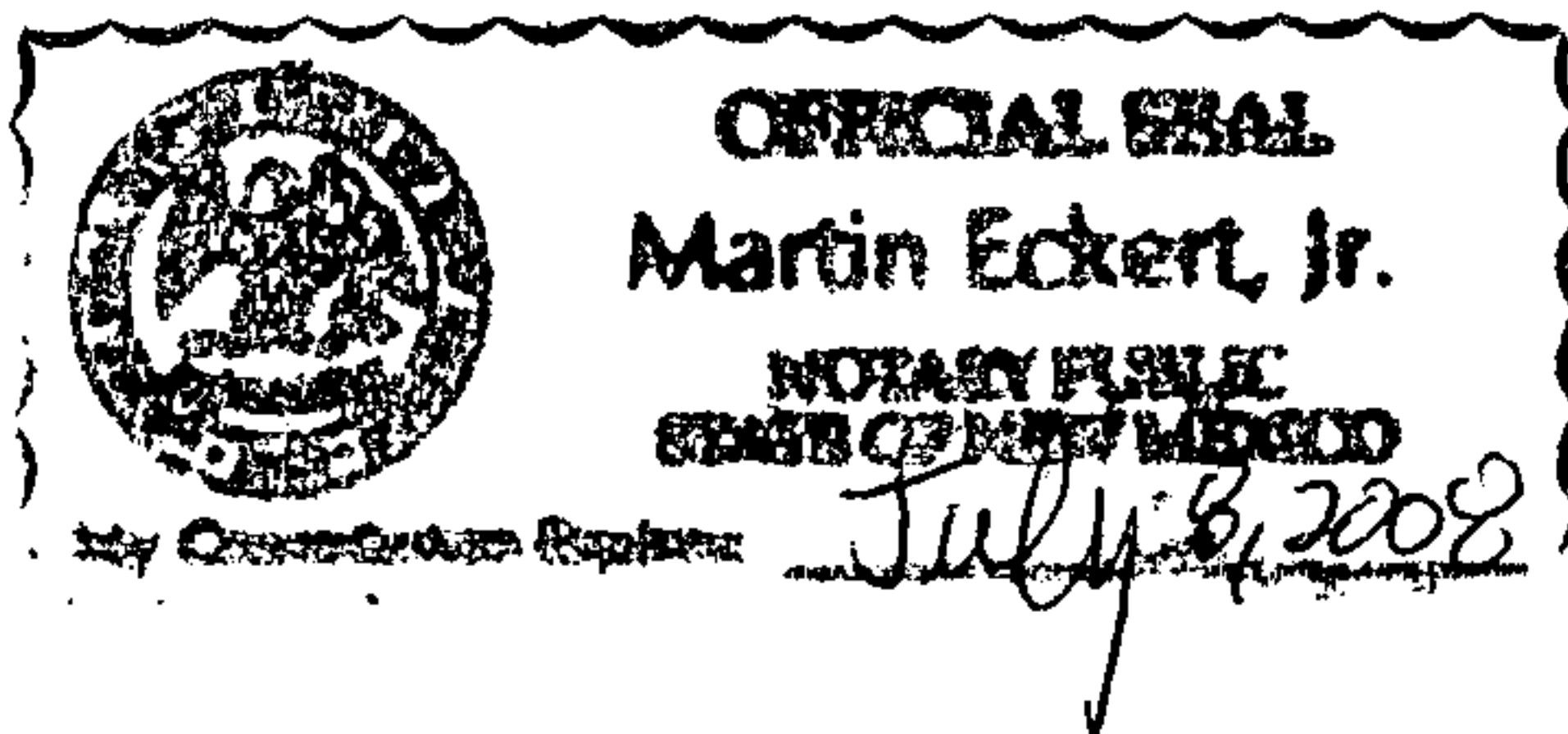
By: 
Signature

KIZITO WIJENTE, CAPITAL MASTER PLAN DIRECTOR
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 11, 2006 by Kizito Wijente
as Capital Master Plan 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.

(Seal)



Martin Eckert, Jr.
Notary Public

My commission expires: July 8, 2008

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

STORM DRAINAGE

- 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...**
- 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: Stillbrooke Homes, Inc. PHONE: 505-858-1800
 ADDRESS: 8801 Jefferson St. NE, Bldg. A FAX: 505-858-1811
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Same
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary Plat Approval

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

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

Lot or Tract No. Tract 401 Block: _____ Unit: 3
 Subdiv. / Addn. Town of Atrisco Grant *TBK Sage Post Subdivision*
 Current Zoning: R-D Proposed zoning: No Change
 Zone Atlas page(s): L-10 No. of existing lots: 1 No. of proposed lots: 52
 Total area of site (acres): 9.96 +/- Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101005652511340513 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Sage Road SW
 Between: 75th St SW and Coors Road SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 05DRB-01129
Project # 1004526
 Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: _____

SIGNATURE _____ DATE 1/4/07
 (Print) Ronald R. Bohannon, PE _____ 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>07DRB - 00013</u>	<u>PP</u>	<u>5(2)</u>	<u>\$ 1,820.⁰⁰</u>
<u>07DRB - 00014</u>	<u>TDS</u>	<u>V</u>	<u>\$ 0</u>
_____	<u>CMF</u>	_____	<u>\$ 20.⁰⁰</u>
_____	<u>ADU</u>	_____	<u>\$ 75.⁰⁰</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>

Hearing date Jan 31, 2007

Total
\$ 1915.⁰⁰

Rudens Garcia 1-5-07

Project # **1004526**

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
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- 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
- n/a **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.

Ronald R. Bohannon, PE

Applicant name (print)

1/4/07

Applicant signature / date



Form revised 11/04, 6/05 and NOV 06

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

Application case numbers	
<u>07 DRB-</u>	<u>-00013</u>
_____	_____
_____	_____

Rudens [Signature]
Planner signature / date

Project # 1004526

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies
 - 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.

VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
 - 6 copies of documents justifying the vacation.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter describing, explaining, and justifying the vacation
 - Any original and/or related file numbers are listed on the cover application
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- 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.

Ronald R. Bohannon, PE
Applicant name (print)
[Signature]
Applicant signature / date 1/4/07



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers	
OT DRB-	00014
_____	_____
_____	_____

[Signature] 1-5-07
Planner signature / date
Project # 1004526

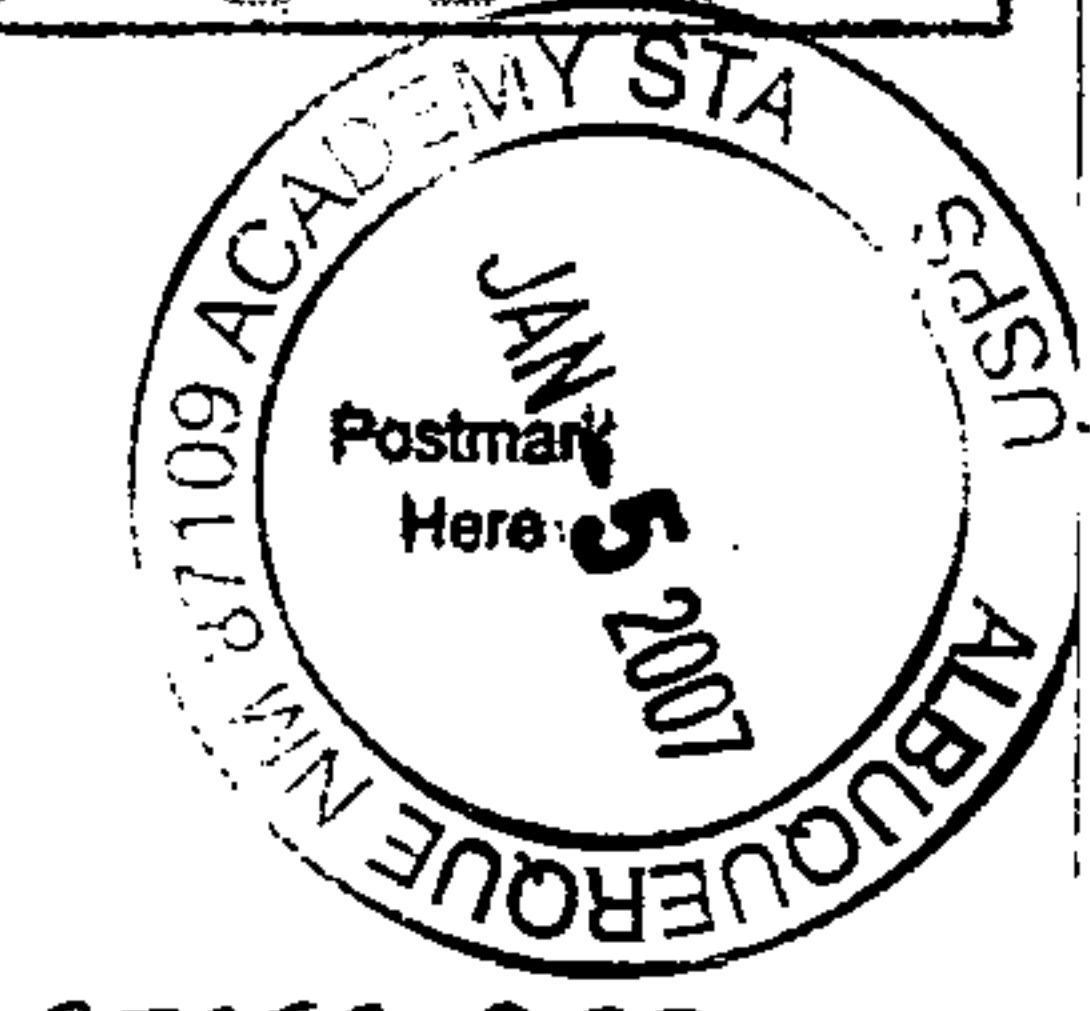
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.12



Sent To **Victor Wyant** 25059 DRB
Stinson Tower N.A.
 Street, Apt. No., or PO Box No. **612 Cottontail SW**
 City, State, ZIP+4 **Albuquerque, NM 87121**

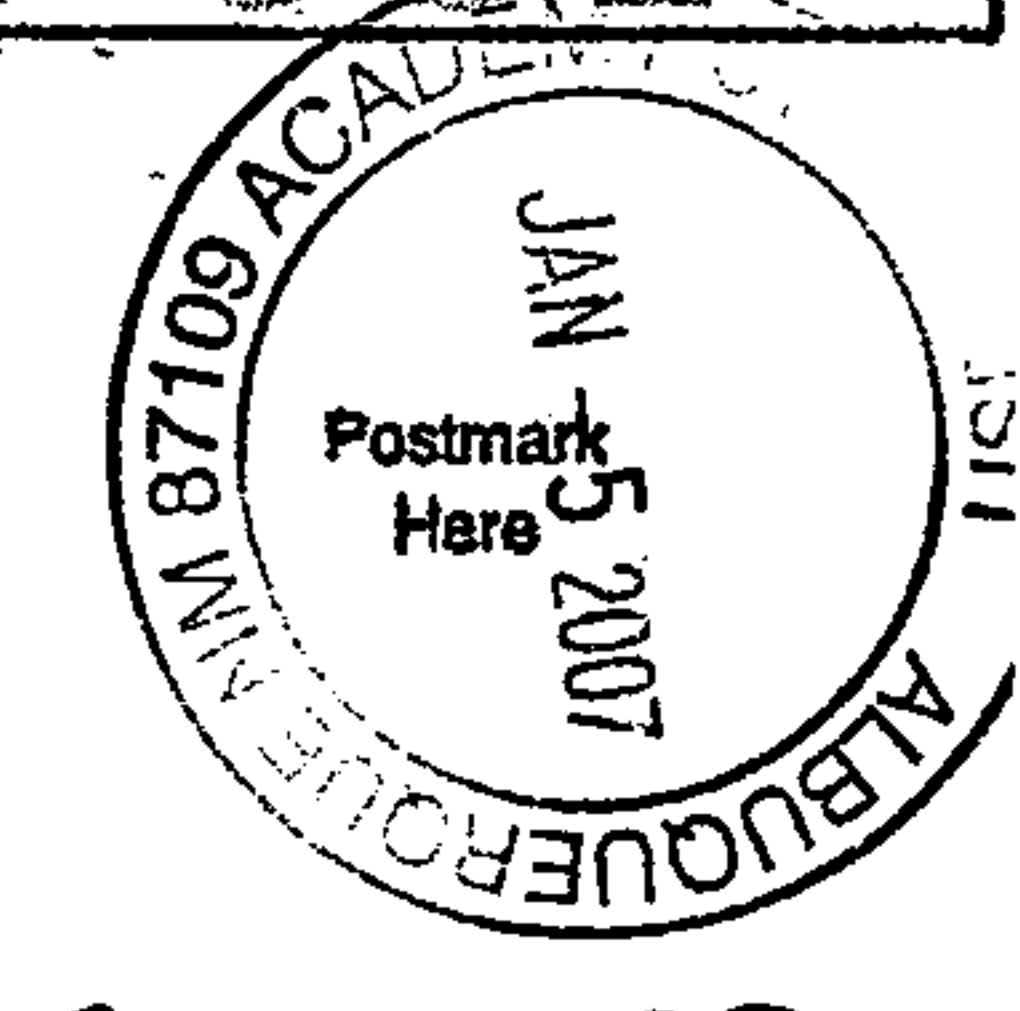
62E2 000T 0000 1000 7329

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OFFICIAL USE

Postage	\$ 1.87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.12



Sent To **Nerman Mason** 25059 DRB
Stinson Tower N.A.
 Street, Apt. No., or PO Box No. **7427 Via Tranquilo SW**
 City, State, ZIP+4 **Albuquerque, NM 87121**



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 5/1/2006

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 4, 2007

Ms. Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Major Preliminary Plat / Temporary Deferral of Sidewalks
Sage Park Subdivision
DRB # 1004526, Zone Atlas Page L-10**

Dear Ms. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes, Inc., requests approval of the Major Preliminary Plat and Temporary Deferral of Sidewalk Construction for Sage Park Subdivision. The site is located along Sage Road SW, with the Amole Del Norte Diversion Channel to the west and San Ygnacio to the north. The site is currently zoned R-D, contains 9.96 +/- acres and our client is proposing 52 single-family lots. Also included for your approval are the infrastructure list and the elevations and cross sections for the proposed perimeter walls.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: A.J. Yarbrough
Norman Mason, Stinson Tower N.A.
Victor Wyant, Stinson Tower N.A.

JN: 25059
RRB/SA/kdk

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Sage Park Subdivision

AGIS MAP # L-10

LEGAL DESCRIPTIONS: Tract 401, Unit 3,

Town of Atresco Grant

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 1-5-07 (date).

Keeli D. Krueger
Applicant/Agent

1-4-07
Date

Andrew Snow
Hydrology Division Representative

1-5-07
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 3-28-06 (date).

Keeli D. Krueger
Applicant/Agent

1/4/07
Date

Andrew Snow
Utilities Division Representative

1-5-07
Date

PROJECT # 1004526



Albuquerque Bernalillo County Water Utility Authority

One Civic Plaza NW, Room 5012
Albuquerque, NM 87102
Phone (505) 768-2500
Fax (505) 768-2580

December 22, 2006

Chair

Alan B. Armijo
County of Bernalillo
Commissioner, District 1

Vice-Chair

Issac Benton
City of Albuquerque
Councillor, District 3

Michael J. Cadigan
City of Albuquerque
Councillor, District 5

Teresa Cordova
County of Bernalillo
Commissioner, District 2

Issac Benton
City of Albuquerque
Councillor, District 3

Martin Heinrich
City of Albuquerque
Councillor, District 6

Deanna Archuleta
County of Bernalillo
Commissioner, District 3

Martin J. Chávez
City of Albuquerque
Mayor

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
<http://www.abcwua.org>

Sara Abeyta
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Water and Sanitary Sewer Availability Statement - L-10
Tract 401 of the Town of Atrisco Grant Unit 3**

Dear Ms. Abeyta:

Project Information: The subject site includes approximately 9.96 acres of undeveloped land located between San Ignacio and Sage on the east side of the Amole del Norte diversion channel, within the city limits. Service requirements for this property were last addressed in a letter dated March 28, 2006. That commitment addressed Tracts 400 and 401 and is still valid. You requested a separate availability statement for the single Tract 401 in which to construct a proposed 52-lot residential subdivision with access from both San Ignacio and Sage. The site is currently zoned R-1 and is within water pressure zone 1W in the Atrisco trunk.

Existing Conditions: Nearby infrastructure includes a 30-inch water transmission line in the Amole right-of-way and a 12-inch master plan water line in Sage. An 8-inch sanitary sewer line is also present in Sage which does not extend the entire way across the site.

Sanitary Sewer Service will require the construction of both on-site and perimeter infrastructure. A new "dry" sewer must be constructed in San Ignacio and the existing sewer in Sage must be extended westward from manhole #801. Both lines are to cover the entire frontage of the property. The sewers shall be 8-inch and will drain through the development and outfall to Sage. This corridor will be the ultimate outfall for the region west of the drainage channel to Stinson, between Tower and San Ignacio.

Metered Water Service will also require the construction of internal and external infrastructure. New connections will not be made to the existing 30-inch line in San Ignacio at the Amole. Rather, a tap off of the existing 6-inch hydrant leg, at hydrant #231, may be made to extend a 6-inch line to the site and along the San Ignacio frontage. The 12-inch water line in Sage will be tapped with an 8-inch line and looped to the 6-inch from San Ignacio. Internal lines must be no less than 6-inch and will be located at standard locations within the dedicated rights-of-way. Fire hydrants must be included at regular intervals and standard locations.

Additionally, the use of dual check valves at each water service will be required as prevention against backflow contamination of the water system.

Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / city work order process. Designs must be by a licensed, New Mexico registered, Professional Engineer. Construction must be by a licensed, bonded, public utility contractor.

Easements: Rights-of-way will have to be established for all new public line locations. Public water and sanitary sewer easements are also required for all lines that are to be constructed outside of any dedicated rights-of-way. The minimum easement width for public water and sanitary sewer lines shall be 25-feet in width. Acceptable easements must be documented on the final site plan and/or plat prior to approval.

Costs and Fees: In addition to installation and construction costs, both sanitary sewer and metered water service to each property will be subject to utility expansion charges (UEC) payable at the time of service application. Any outstanding pro rata assessments must be paid in full at that time. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility as soon as possible.

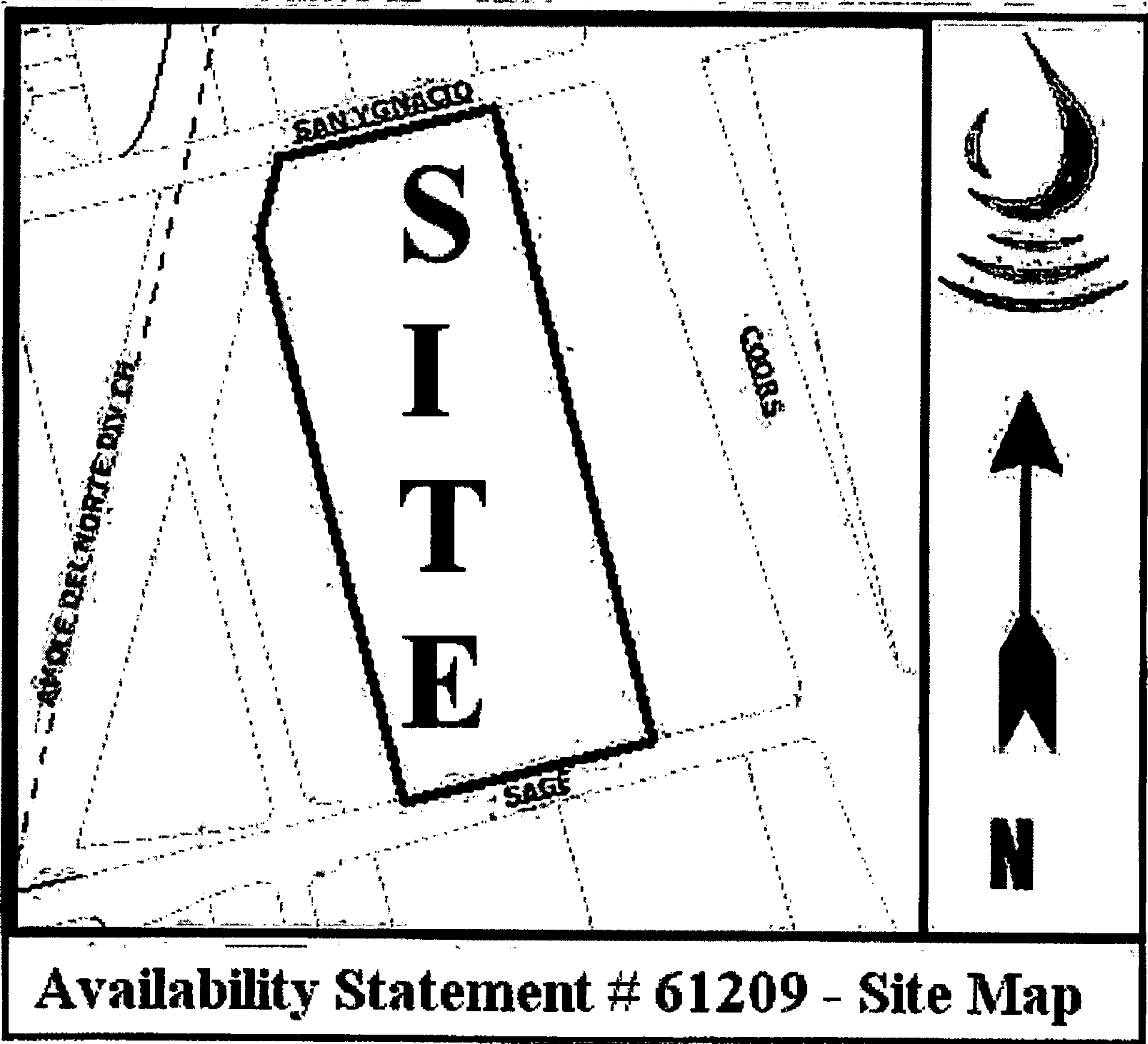
Sincerely,



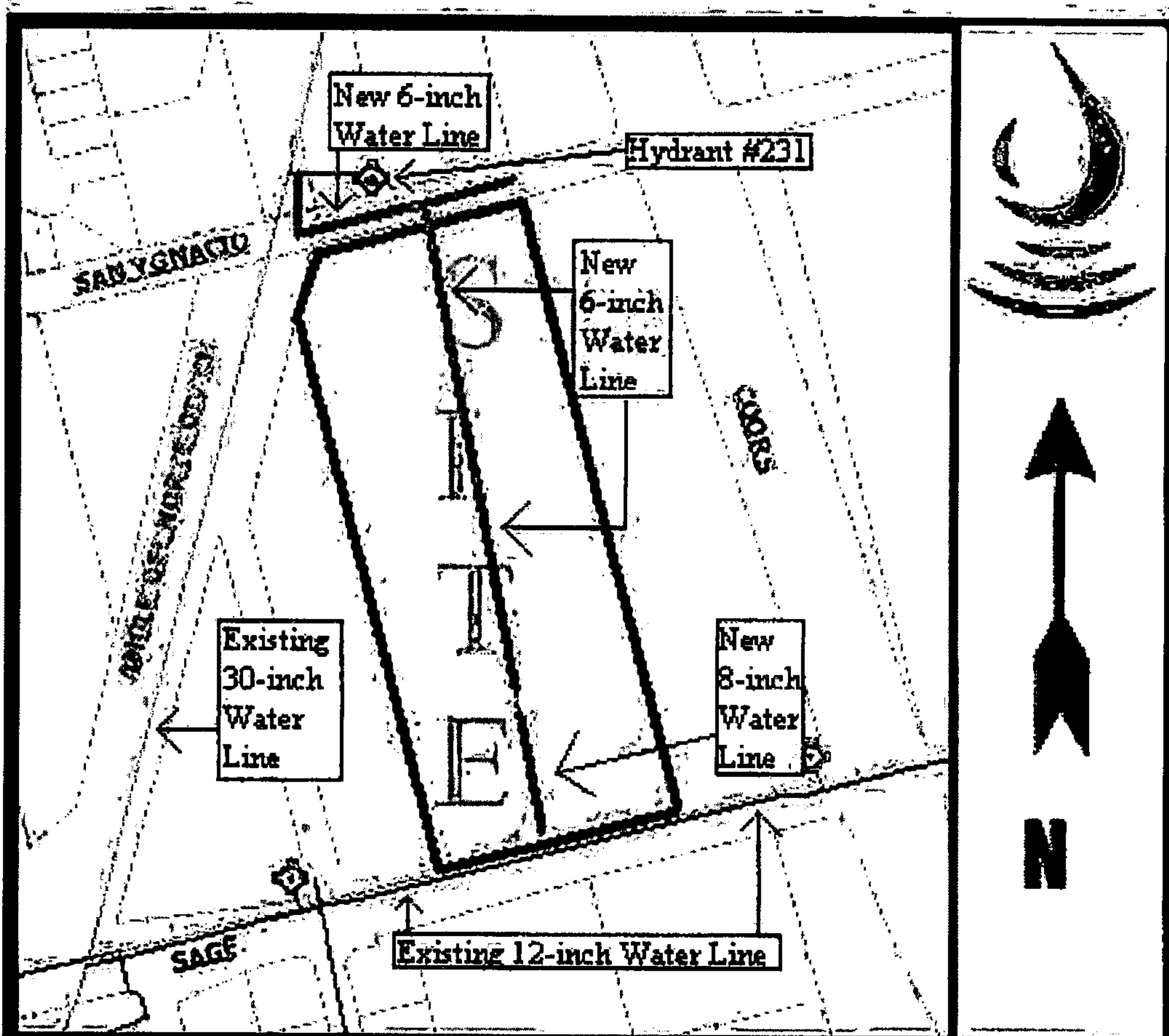
Mark S. Sanchez
Executive Director

Encl: Site and Infrastructure Maps (3)

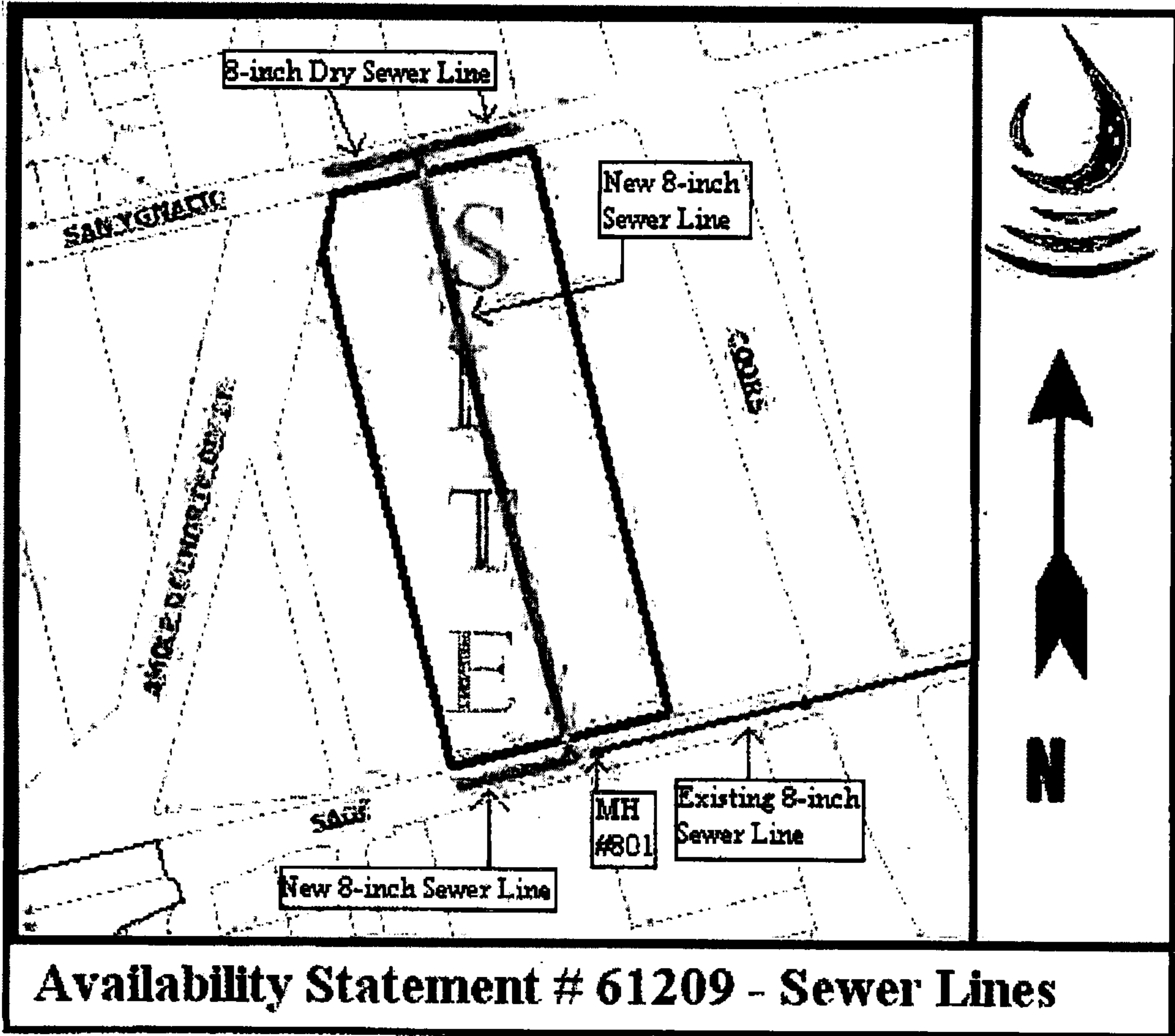
C: f/ Readers #61209
f/ Availability L-10
f/ DRB #1004526



Availability Statement # 61209 - Site Map



Availability Statement # 61209 - Water Lines



Availability Statement # 61209 - Sewer Lines

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION **FAX:** 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 25059

Date: December 14, 2006

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:**

Tract 401, Town of Atrisco Grant, Unit 3

LEGAL DESCRIPTION

LOCATED ON Sage Road SW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Amole Del Norte Diversion Channel **AND** Coors Road SW

STREET NAME OR OTHER IDENTIFYING LANDMARK

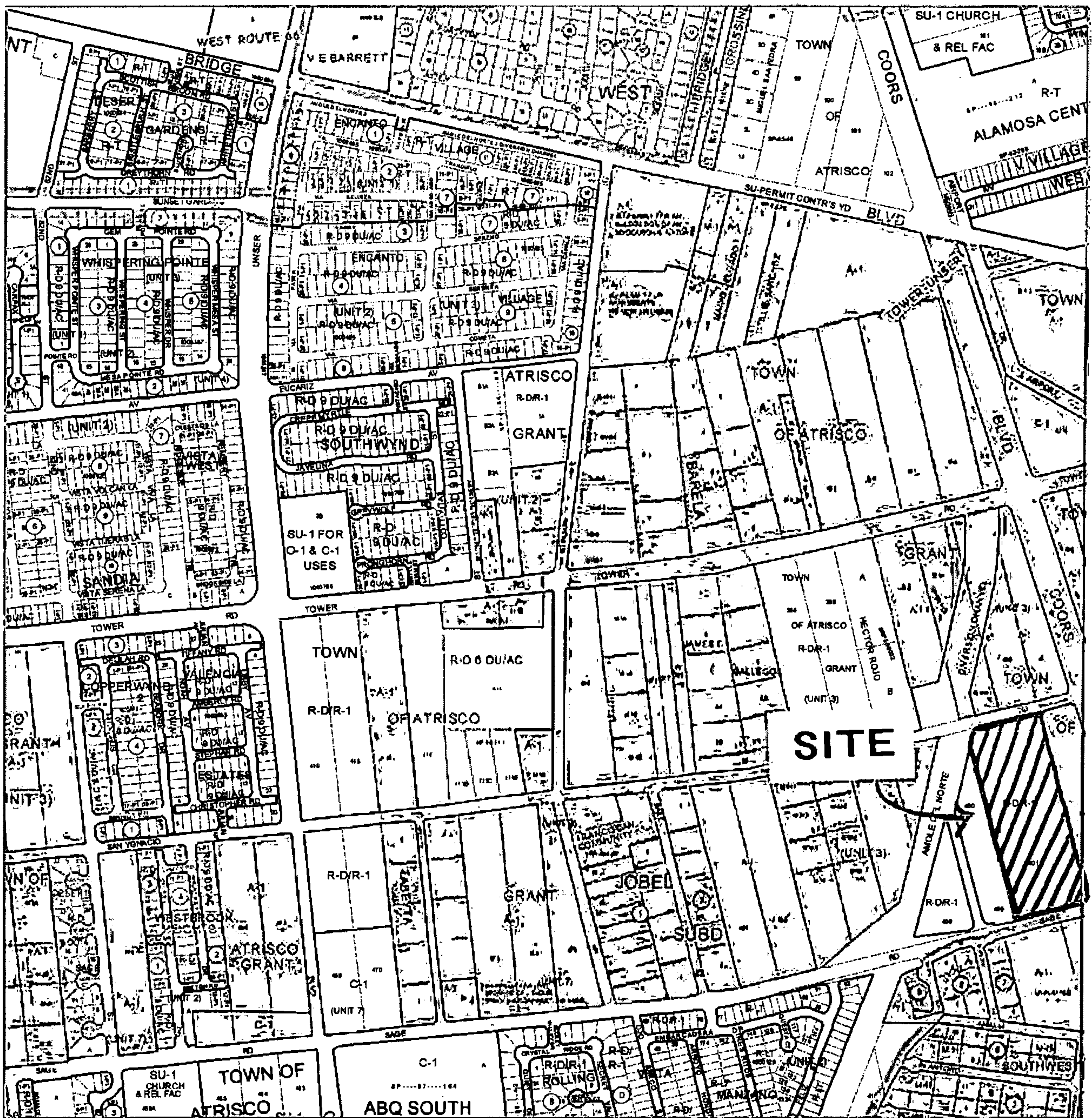
STREET NAME OR OTHER IDENTIFYING LANDMARK

**THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: L-10
PLEASE CALL IF YOU HAVE ANY QUESTIONS.**

**SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE
TO CONTACT OUR OFFICE.**

**IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY,
8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU.**

C:ONC - NA Info Request.WPD



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

Map amended through: 5/1/2006

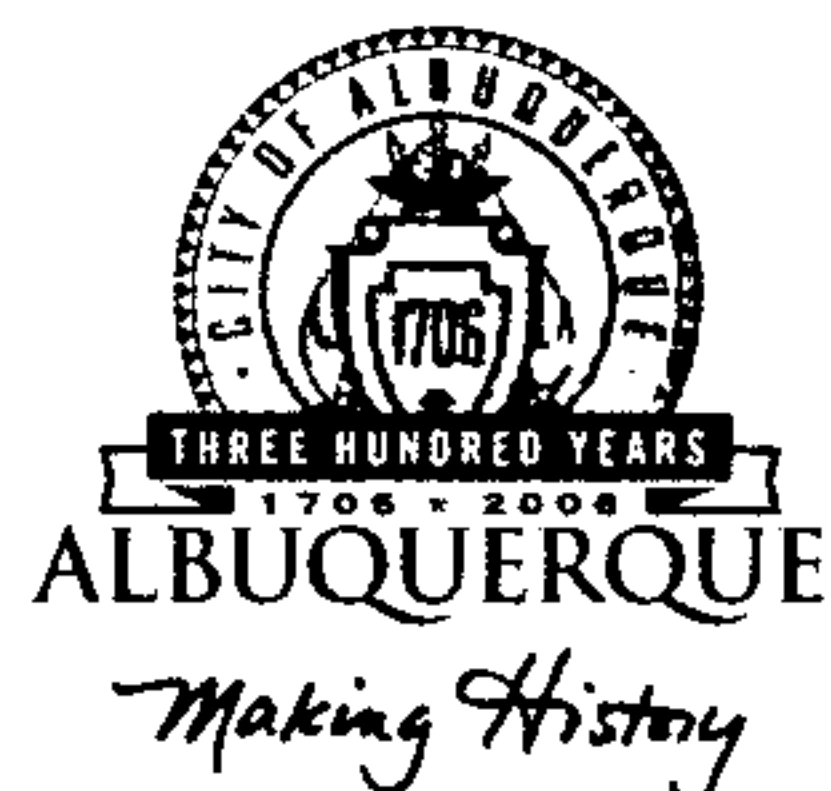
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

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

0 750 1,500 Feet



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

December 14, 2006

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **December 14, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, LOCATED ON SAGE ROAD SW BETWEEN AMOLE DEL NORTE DIVERSION CHANNEL AND COORS ROAD SW** zone map **L-10**.

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

STINSON TOWER N.A. (STT) "R"

***Victor Wyant**

612 Cottontail SW/87121 239-8856 (h)

Norman Mason

7427 Via Tranquilo SW/87121 836-9671 (h)

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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **12/14/06** Time Entered: **8:39 a.m.** ONC Rep. Initials: **SW**

You are not required by the O-92 Ordinance to “officially notify” these neighborhood associations of this project. You did request the names of the following “Unrecognized” associations in the area of the property to let them know.

FOR JN: 25059 – swinklepleck@cabq.gov

None for this Job Number – siw – 12/14/06

CITY OF ALBUQUERQUE

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

APPLICANT: Tierra West LLC DATE OF REQUEST: 12/14/06 ZONE ATLAS PAGE(S): L-10

CURRENT:

ZONING R-ID

PARCEL SIZE (AC/SQ. FT.) 9.96 acres

REQUESTED CITY ACTION(S):

ANNEXATION []

SECTOR PLAN []

COMP. PLAN []

ZONE CHANGE []

AMENDMENT []

CONDITIONAL USE []

LEGAL DESCRIPTION:

LOT OR TRACT # 400 BLOCK # _____

SUBDIVISION NAME Town of Atrisco Grant, Unit 3

TBK - Sage Park Subdivision

SITE DEVELOPMENT PLAN:

A) SUBDIVISION [] BUILDING PERMIT []

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: 52

BUILDING SIZE: 2800 (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 Keli D. Krueger DATE 12-14-06
(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 Szal
TRAFFIC ENGINEER

12-15-06
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.*

Keli D. Krueger
APPLICANT

12-14-06
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 _____

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

PAID RECEIPT

APPLICANT NAME Clearbrooke Investments
 AGENT Tierra West LLC
 ADDRESS 5571 Midway Park Place NE
 PROJECT & APP # 1004526 / 07 DRB-00013
 PROJECT NAME Sage Park Subdivision

City Of Albuquerque
Treasury Division

1/5/2007 11:01AM LOC: ANN
 RECEIPT# 00073955 WSH 007 TRNSH 0014
 Account 441018 Fund 0110
 Activity 4971000 TRSARC
 Trans Amt \$1,915.00
 J24 Misc \$75.00
 CK \$1,915.00
 CHANGE \$0.00

- \$ 20⁰⁰ 441032/3424000 Conflict Management Fee
- \$ 1820⁰⁰ 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75⁰⁰ 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
- \$ 1915⁰⁰ TOTAL AMOUNT DUE

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

CLEARBROOK INVESTMENTS INC.
 8801 JEFFERSON NE, BLDG. A
 ALBUQUERQUE, NM 87113
 (505) 858-1800

BANK OF ALBUQUERQUE, NA
 ALBUQUERQUE, NM 87105
 95-660/1070

4174

12/19/2006

PAY TO THE ORDER OF City of Albuquerque

\$ ****1,915.00**

One Thousand Nine Hundred Fifteen and 00/100*****

1/5/2007 11:01AM LOC: ANN
 RECEIPT# 00073955 WSH 007 TRNSH 0014
 Account 441006 Fund 0110
 Activity 4983000 TRSARC
 Trans Amt \$1,915.00
 J24 Misc \$1,820.00

1/5/2007 11:00AM LOC: ANN
 RECEIPT# 00073953 WSH 007 TRNSH 0014
 Account 441032 Fund 0110
 Activity 3424000 TRSARC
 Trans Amt \$1,915.00
 J24 Misc \$20.00

MEMO Plat Submittal; Sage Park

[Signature]

⑈004174⑈ ⑆107006606⑆ 7827208678⑈

Thank You

© 2005 INTUIT INC. # 542 1-800-433-8610

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order 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 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 January 16, 2007 To January 31, 2007

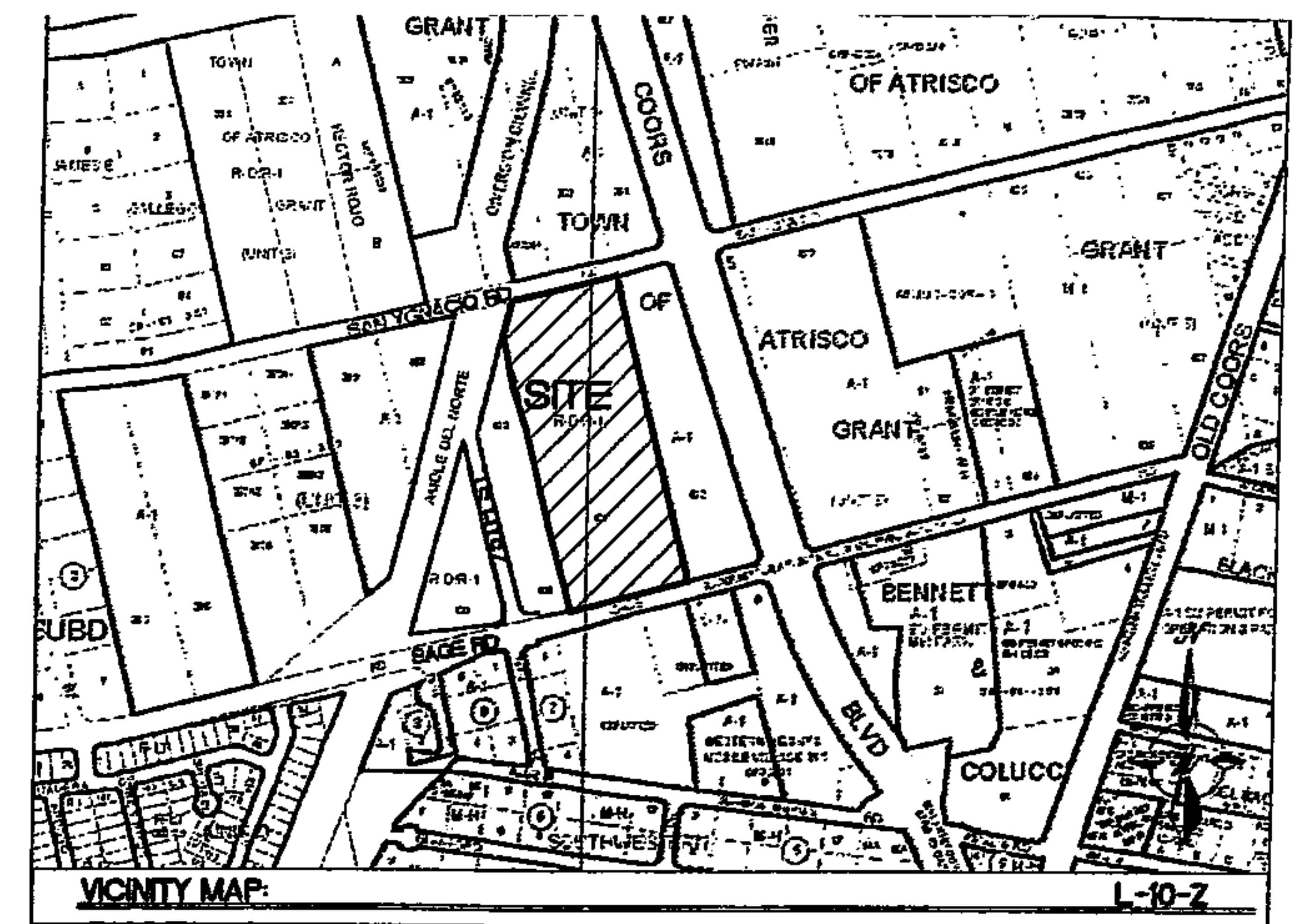
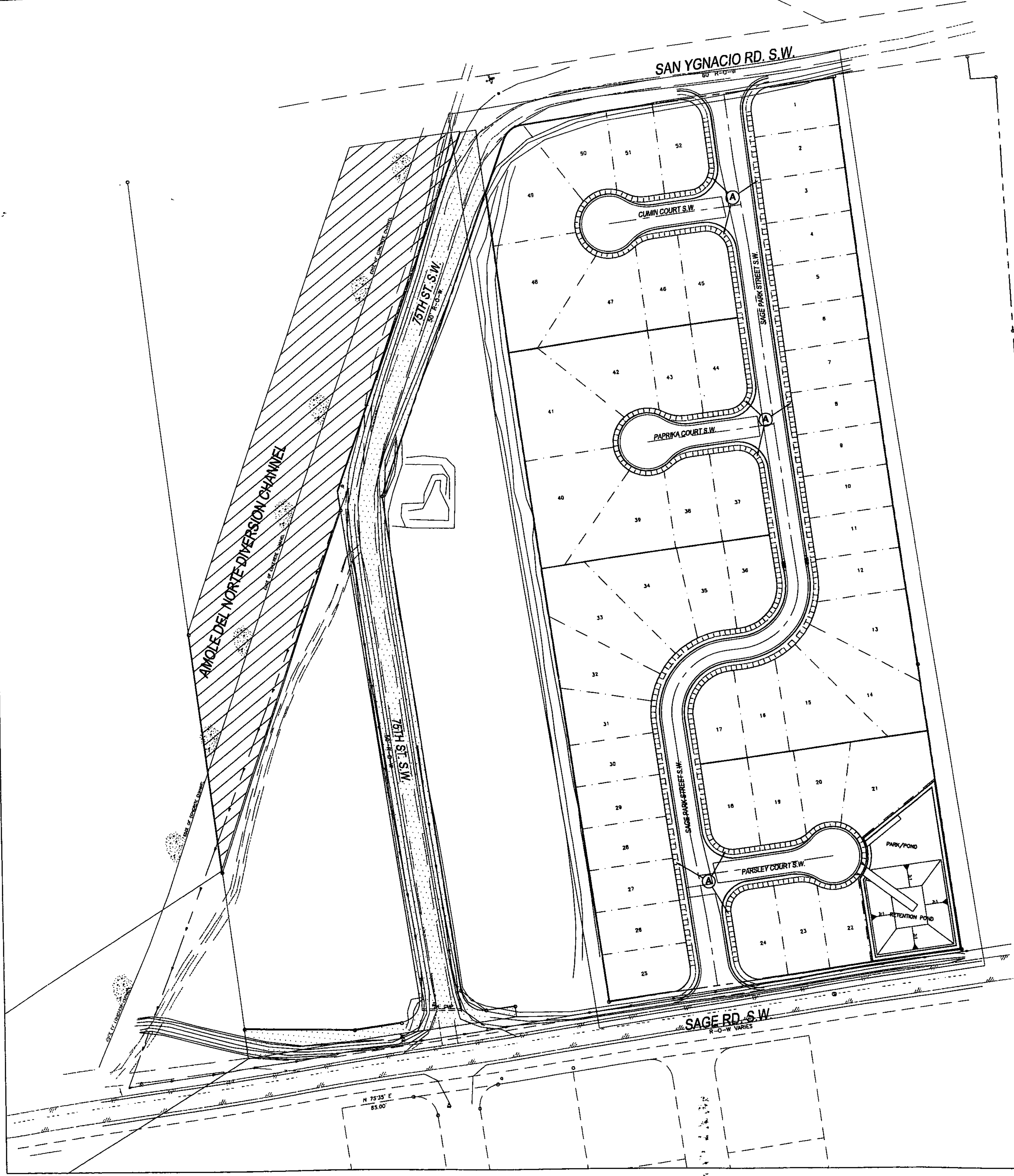
5. REMOVAL

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

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Keeli D. Krueger, 1/5/07
(Applicant or Agent) (Date)

I issued 2 signs for this application, 1-5-07, Andrew Guea
(Date) (Staff Member)



LEGAL DESCRIPTION:
 TRACTS A AND B, LANDS OF HECTOR ROJO, AND TRACT 400, 401 TOWN OF ATRISCO GRANT, UNIT 3

LEGEND	DESCRIPTION
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL W/ SCREEN WALL
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	FUTURE SIDEWALK (DEFERRED)
	RIGHT-OF-WAY
	LOT LINES

KEYED NOTES
 (A) SIDEWALK TO BE DEFERRED

Sidewalk
EXHIBIT C
 Date 01/31/07



NOT TO SCALE

ENGINEER'S SEAL	SAGE PARK	DRAWN BY AM
	SIDEWALK DEFERRAL EXHIBIT	DATE 01-30-07
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # 1
		JOB # 25059

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

PAID RECEIPT

APPLICANT NAME Inez Aguilar
 AGENT Inez Aguilar
 ADDRESS 2324 Isleta Blvd SW
 PROJECT & APP # 1004526
 PROJECT NAME Atrisco Grant, Unit 3


\$ _____ 441032/3424000 Conflict Management Fee
 \$ 110.00 441006/4983000 DRB Actions DEF 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.

INEZ AGUILAR 1-77
 PH. 505-836-8624
 4904 LA BAJADA RD. N.W.
 ALBUQUERQUE, NM 87105-1562

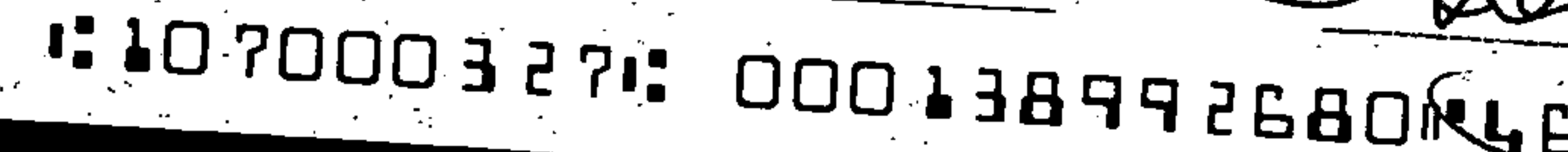
4699
 95-32/1070 NM
 2260

DATE Jan 23, 2007

PAY TO THE ORDER OF City of Albuq \$ 110.00
ONE Hundred ten & no/100
 Bank of America.  DOLLARS

ACH R/T 107000327

Premier Banking 4:17PM
 RECEIPT 00071845 WSA 006 TRANSH 0052
 Fund 0110
 TRSXXS
 Amt \$110.00
 124 Hier

Counterr  0001389926804699

CHANGE \$0.00
 Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	ZONING & PLANNING
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Vacation	<input type="checkbox"/> V		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> EPC Submittal
			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> L	<input type="checkbox"/> A	APPEAL / PROTEST of...
STORM DRAINAGE	<input type="checkbox"/> D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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: INEZ AGUILAR PHONE: 450-8030
 ADDRESS: 2324 ISLETA BLVD SW FAX: 836-8624
 CITY: Albuquerque STATE: NM ZIP: 87105 E-MAIL: inez.p.rgab@comcast.net
 Proprietary interest in site: Agent List all owners: _____
 AGENT (if any): INEZ AGUILAR PHONE: 450-8030
 ADDRESS: 2324 ISLETA BLVD SW FAX: 836-8624
 CITY: Albuquerque STATE: NM ZIP: 87105 E-MAIL: inez.p.rgab@comcast.net

DESCRIPTION OF REQUEST: VACATION OF ROWAY WITHIN TRACT 400 TN of ATRISCO GRANT, UNIT 3

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. TRACT 400 / ~~401~~ Block: _____ Unit: 3
 Subdiv. / Adn. Town of Atrisco Grant
 Current Zoning: RD Proposed zoning: _____
 Zone Atlas page(s): L-10 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 1.2 Density if applicable: dwellings per gross acre: 6 dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101005647210040524 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SAGE Rd SW
 Between: SAN IGNACIO RD SW and SAGE Camino del Norte SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1004526 (05DRD-01478)

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

SIGNATURE Inez Aguilar DATE _____
 (Print) INEZ AGUILAR Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>06DRB-01761</u>	<u>VRW</u>	<u>V</u>	\$ <u>300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>01/10/07</u>			Total \$ <u>395.00</u>

Sandy Handley 12/15/06
 Planner signature / date

Project # 1004526

Primer
Variation
Eppiped
Thesis
(AHEAD)

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY
 VACATION OF PUBLIC EASEMENT

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

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

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)
 SIDEWALK DESIGN VARIANCE
 SIDEWALK WAIVER

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

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

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

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

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies**
- 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.

VACATION OF RECORDED PLAT

- 6 copies** of the recorded plat to be vacated.
- 6 copies** of documents justifying the vacation.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter describing, explaining, and justifying the vacation
- Any original and/or related file numbers are listed on the cover application
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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.

INEZ P. AGUILAR
 -Applicant name (print)
[Signature] 12/14/2006
 Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
06DRB - 01761
 _____ - _____
 _____ - _____

Sandy Handley 12/15/06
 Planner signature / date
 Project # 1004726

Sharon

RIO GRANDE BROKERAGE

2324 Isleta Blvd., SW
Albuquerque, New Mexico 87105
(505) 877-7000 Phone (505) 877-2839 Fax

December 5, 2006

To: Ms. Sharon Matson, DRB Chair

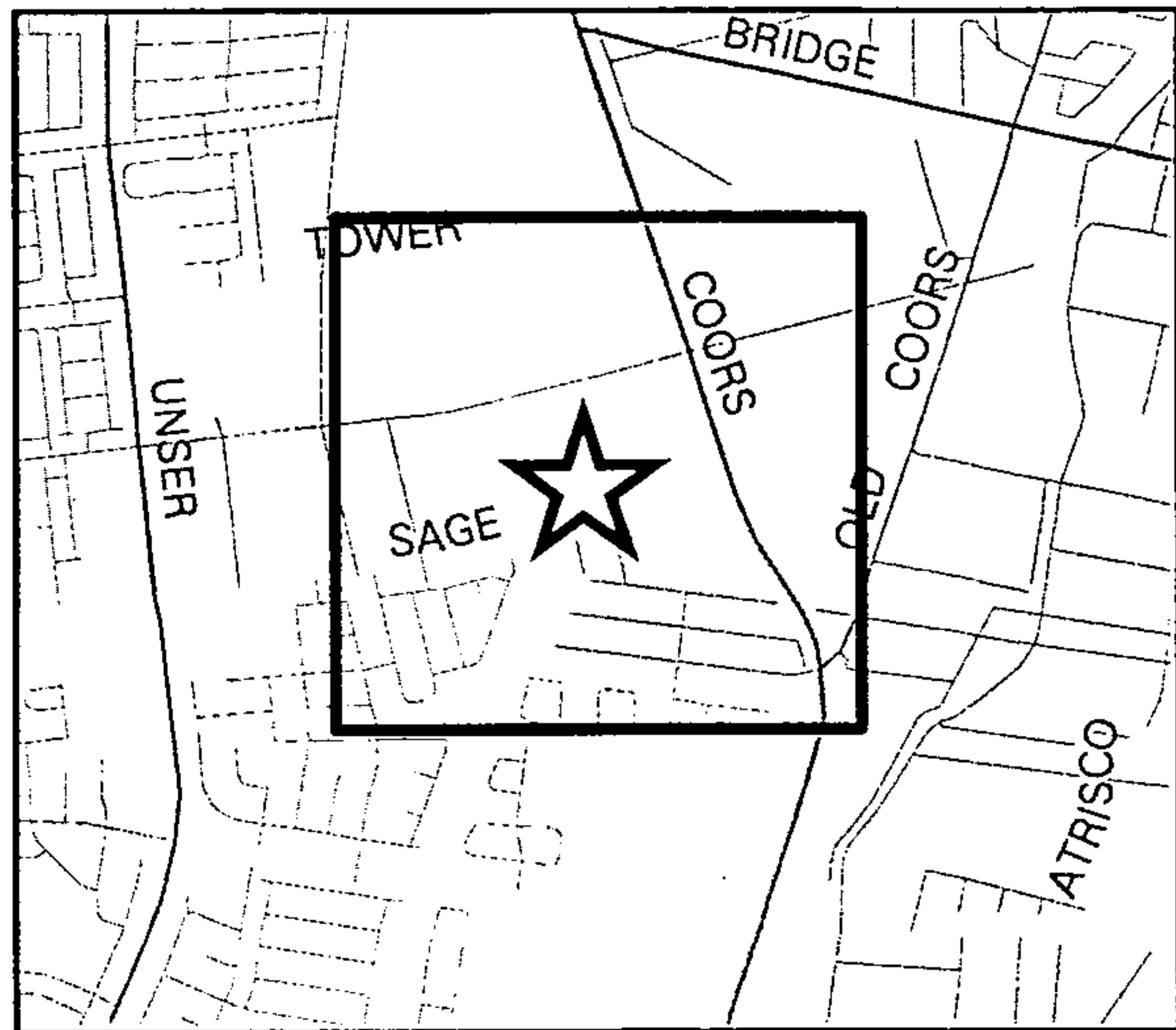
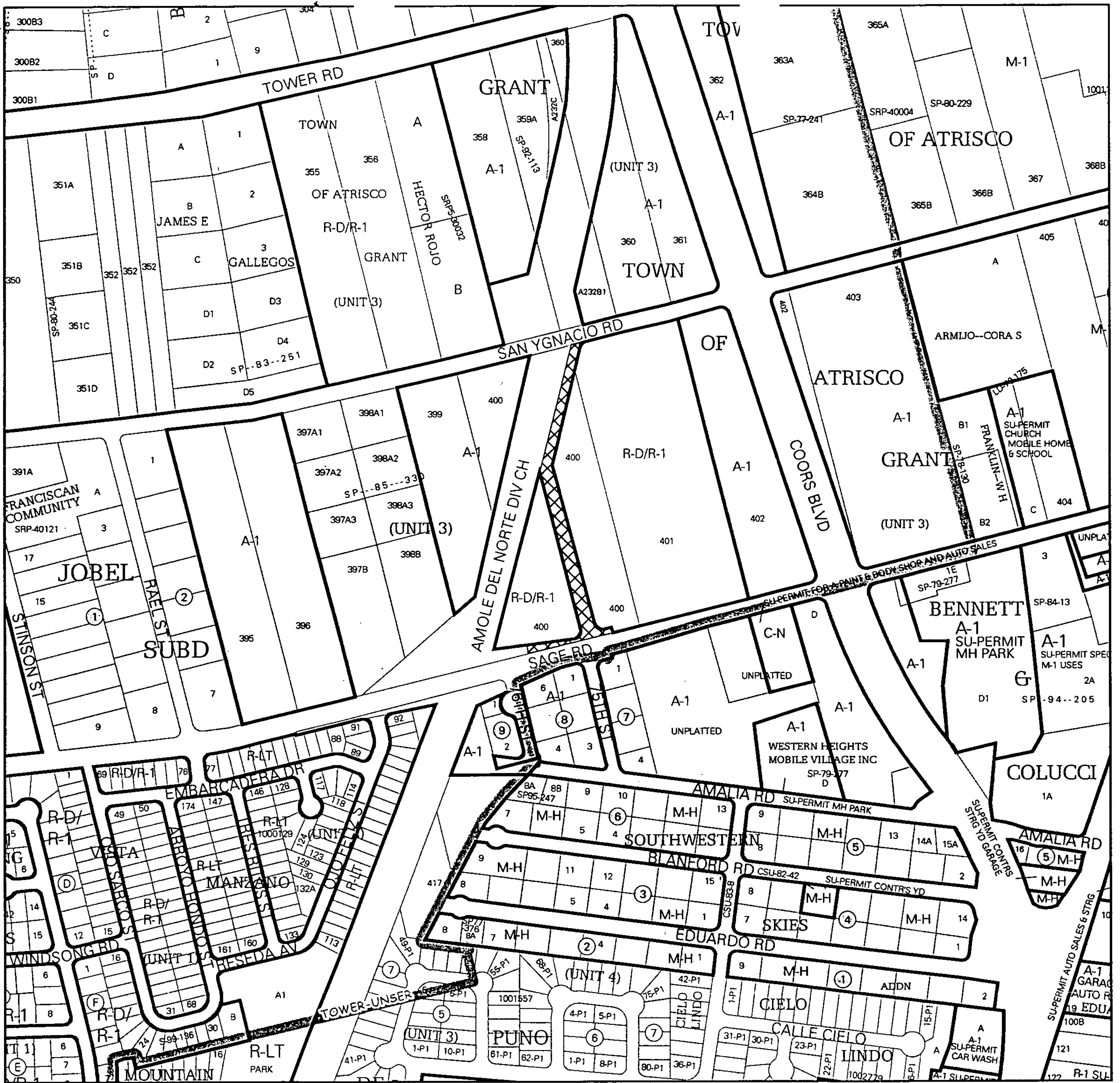
From: Inez Aguilar, Rio Grande Brokerage 

Subject: **VACATION OF PUBLIC RIGHT OF WAY**

On November 23, 2005 We were granted the Vacation of a Public Right -of-way, Project number 1004526 (05DRB-01678) for a portion of Tract 400, Town of Atrisco Grant, Unit 3, zoned R-D, located on Sage Rd SW, between San Ignacio Rd SW and the Amole Del Norte SW containing approximately 2 acres.

When I met with Mr. Glenn Haikin, the City Surveyor for preliminary plat approval It was determined that there should be a total re- plat of not only tract 400, but Tract 401 as well. This would also cleanup the City own portion of the tract.

I was unable to meet the re-plat requirement of one year, as per City Ordinance. Time has now expired and I am respectfully asking for your support in starting the process once again.



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004526

Hearing Date:
11/23/05

Zone Map Page:
L-10

Additional Case Numbers:

Shoren

Exhibit A

PARCEL 1:

Tract 400, ATRISCO GRANT UNIT NO. 3, as shown on the plat of Tracts allotted from the Town of Atrisco Grant, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944, in Volume D, folio 118, EXCEPTING THEREFROM those portions conveyed to the City of Albuquerque by Warranty Deed, filed April 14, 1981, recorded in Book D 140A, page 798, as Document No. 81 19382, records of Bernalillo County, New Mexico.

PARCEL 2:

Tract No. 401, Unit 3 of the Atrisco Grant, described in Deeds recorded in Book D 341, page 137 and Book D 341, page 138, more particularly described as follows:

Beginning at the Northeast corner No. 116, whence the 1/4 corner between Sections 25 and 26, Township 10 North, Range 2 East, N.M.P.M., bears N. 77° 49' E., 5383.0 feet distant and running
Thence S. 14° 26' E., 1037 feet to the Southeast corner No. 115;
Thence S. 75° 34' W., 420 feet to the Southwest corner No. 117;
Thence N. 14° 26' W., 1037 feet to the Northwest corner No. 118;
Thence N. 75° 34' E., 420 feet to the point of beginning.

and also being described by survey of Boyle Engineering Corporation as follows:

Beginning at a point on the Westerly boundary of said tract whence a Brass Cap marking Albuquerque City Monument "TRANS" bears S. 48° 22' 07" W., 9720.34 feet distant;
Thence N. 14° 17' 29" W., 73.76 feet along said Westerly boundary to a point on the South right of way line of San Ygnacio Road S.W., for the Northwest corner of said Tract 401;
Thence N. 75° 48' 05" E., 420.00 feet along said South right of way line to the Northeast corner of said Tract 401;
Thence S. 14° 17' 29" E., 1038.36 feet to the Southeast corner of said Tract 401;
Thence S. 75° 45' 23" W., 420 feet to the Southwest corner of said Tract 401;
Thence N. 14° 17' 29" W., 984.91 feet to the point of beginning.

EXCEPTING FROM said Tract 401 that portion conveyed to the City of Albuquerque by Warranty Deed, filed November 1, 1980, recorded in Book D 131A, page 858, as Document No. 80 65872, records of Bernalillo County, New Mexico.

81 19382

WARRANTY DEED

Subj: 101
Albuquerque, New Mexico
SATURNINO M.

ANASTACIO MARQUEZ, JR., as to an undivided 1/2 interest and
BARBOA, as to an undivided 1/2 interest
to CITY OF ALBUQUERQUE, a Municipal Corporation
for consideration paid, grant

798

whose address is
the following described real estate in BERNALILLO County, New Mexico:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTIONS.
EXHIBITS A, B AND C.

SUBJECT TO Reservations, Restrictions and Easements of record and to
Taxes for the current year and subsequent years.

with warranty covenants.
WITNESS their hands and seals this 14th day of April 19 51
Anastacio Marquez, Jr. (Seal) Saturnino M. Barboa (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 14th day of April 19 51
by Anastacio Marquez, Jr. and Saturnino M. Barboa

My commission expires: 7-16-53

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

My commission expires: Henry Potts

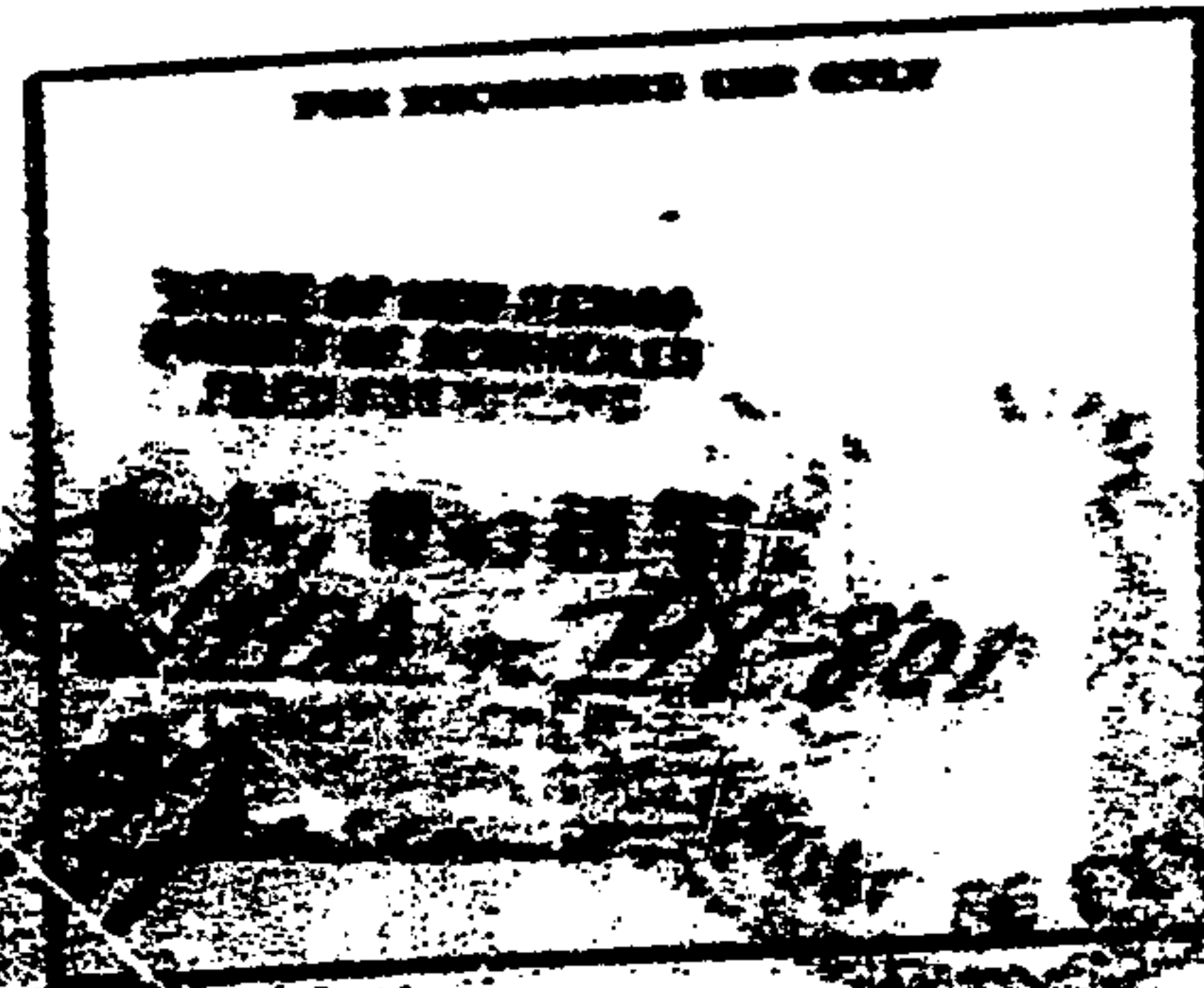


EXHIBIT "A"

DEPARTMENT OF MUNICIPAL DEVELOPMENT
CITY OF ALBUQUERQUE,
NEW MEXICO

799

A CERTIFICATE OF SURVEY FOR THE
AMOLE DEL NORTE DIVERSION FACILITY
PARCEL NO A-2-20

A certain tract of land being a portion of Tract 400, Unit No. 3 as shown on the plat of "Tracts Alloted from Town of Atrisco Grant", filed on December 5, 1944 in Volume D, folio 118 in the map records of the County Clerk of Bernalillo County, New Mexico, and being more particularly described as follows:

Beginning at a point on the west boundary of Tract 400, for the south corner of this tract, whence a Brass Cap marking Albuquerque City Monument "TRMS" bears S 51° 19' 43" W, 9011.75 feet distant;

- Thence N 13° 11' 50" W, 254.84 feet along said west boundary;
- Thence N 12° 50' 31" E, 599.40 feet to a point on the south right-of-way line of San Ignacio Road S.W., for the northwest corner of this tract;
- Thence N 75° 45' 17" E, 129.27 feet along said right-of-way line, to the northeast corner of this tract;
- Thence S 12° 50' 31" W, 442.93 feet;
- Thence S 14° 29' 02" E, 21.50 feet;
- Thence S 12° 50' 31" W, 451.74 feet to the point of beginning.

Containing 2.0752 acres, more or less

This parcel is shown on Sheet 2 of the Right-Of-Way Maps for Amole Del Norte Diversion Facility, recorded September 11, 1980 in Volume C17, Folio 66-2 in the office of the Bernalillo County Clerk.

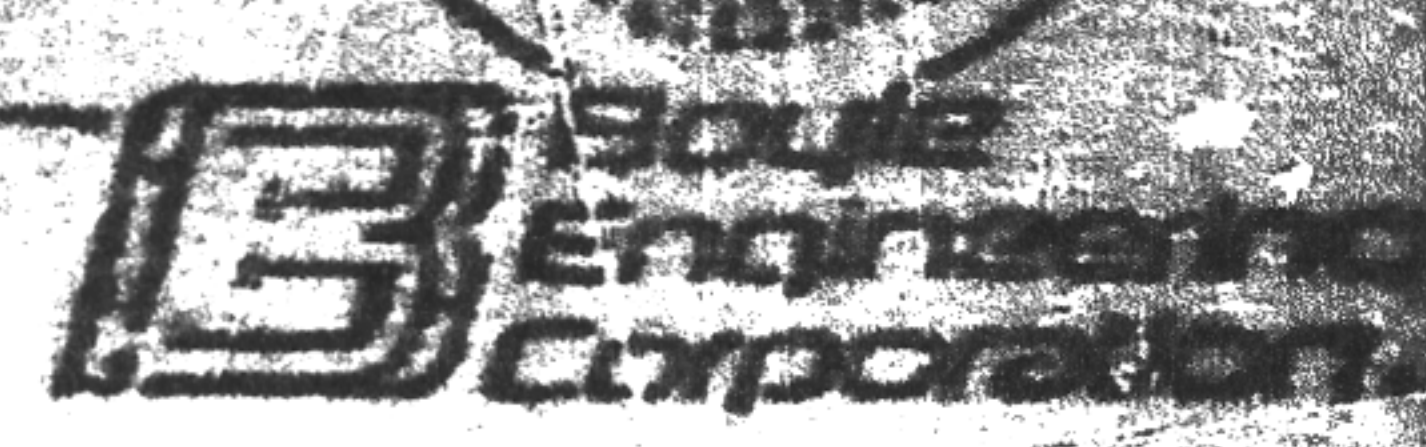
- NOTES:
1. All Bearings shown and Coordinate Values indicated hereon refer to the New Mexico State Plane Coordinate Grid System, Central Zone.
Delta Alpha = -0° 16' 42"
 2. All Distances indicated hereon are with reference to ground data. Grid Distances can be obtained by multiplying Ground Distances by the Conversion Factor = 0.99972785.

PREPARED BY: [illegible]

I hereby certify that this map was prepared from a field survey conducted by [illegible] and that the information contained herein is true and correct to the best of my knowledge.

9-10-80

[Handwritten Signature]
[illegible]
[illegible]



DEPARTMENT OF MUNICIPAL DEVELOPMENT
CITY OF ALBUQUERQUE,
NEW MEXICO

A CERTIFICATE OF SURVEY FOR THE
AMOLE DEL NORTE DIVERSION FACILITY
PARCEL NO A-2-20B

A certain tract of land being a portion of Tract 400, Unit No. 3 as shown on the plat of "Tracts Alloted from Town of Atrisco Grant", filed on December 5, 1944 in Volume D, Folio 118 in the map records of the County Clerk of Bernalillo County, New Mexico, and being more particularly described as follows:

Beginning at a point on the west boundary of Tract 400, for the south corner of this tract, whence a Brass Cap marking Albuquerque City Monument "TRANS" bears S 49° 42' 58" W, 9137.88 feet distant;

Thence N 13° 11' 50" W, 536.20 feet along said west boundary to a point on the south right-of-way line of San Ygnacio Road S.W., for the northwest corner of this tract;

Thence N 76° 29' 23" E, 191.48 feet along said right-of-way line;

Thence N 75° 45' 17" E, 71.66 feet along said right-of-way line, to the northeast corner of this tract;

Thence S 12° 50' 31" W, 599.40 feet to the point of beginning.

Containing 1.6174 acres, more or less.

This parcel is shown on Sheet 2 of the Right-Of-Way Maps for Amole Del Norte Diversion Facility, recorded September 11, 1980 in Volume C17, Folio 65-2 in the office of the Bernalillo County Clerk.

- NOTES: 1. All Bearings shown and Coordinate Values indicated herein refer to the New Mexico State Plane Coordinate Grid System, Central Zone.
Delta Alpha = -0' 15' 42"
2. All Distances indicated herein are with reference to ground distance. Grid Distances can be obtained by multiplying Ground Distances by the Conversion Factor = 0.99997285.

NOTICE OF CERTIFICATION

I hereby certify that this map was prepared from a field survey and that the information contained herein is true and correct to the best of my knowledge.

[Signature]

DEPARTMENT OF MUNICIPAL DEVELOPMENT
CITY OF ALBUQUERQUE, 801
NEW MEXICO

CERTIFICATE OF SURVEY FOR THE
MOLE DEL NORTE DIVERSION FACILITY
PARCEL NO A-2-21

A certain tract of land being a portion of Tract 400, Unit No. 3 as shown on the plat of "Tracts Allocated from Town of Atrisco Grant", filed December 5, 1944 in Volume D, folio 118 in the map records of the County Clerk of Bernalillo County, New Mexico, and being more particularly described as follows:

Beginning at the southwest corner of Tract 400 and of this tract, where a Brass Cap marking Albuquerque City Monument "TRANS" bears S 52° 36' 22" E, 6319.23 feet distant;

Thence N 73° 11' 00" W, 35.00 feet along the west boundary of Tract 400;

Thence N 85° 24' 46" E, 131.12 feet;

Thence N 75° 45' 23" E, 55.73 feet to a point of curvature;

Thence northeasterly along a curve to the left having a delta of 90° 05' 26" and a radius of 25.01 feet and a length of 39.32 feet, to a point of tangency;

Thence N 14° 29' 02" W, 606.28 feet;

Thence N 12° 50' 31" E, 442.93 feet to a point on the south right-of-way line of San Ygnacio Road S.W., for the northwest corner of this tract;

Thence N 75° 45' 17" E, 18.38 feet along said right-of-way line, to the northeast corner of Tract 400;

Thence S 14° 17' 25" E, 73.78 feet along the east boundary of Tract 400, to the northeast corner of this tract;

Thence S 12° 50' 31" W, 373.55 feet;

Thence S 14° 20' 02" E, 594.35 feet to a point of curvature;

Thence southeasterly along a curve to the left having a delta of 89° 54' 36" and a radius of 25.01 feet and a length of 39.24 feet, to a point of tangency;

Thence N 75° 45' 23" E, 34.30 feet;

Thence S 14° 17' 26" E, 13.00 feet to a point on the north right-of-way line of Sage Road S.W., for the southeast corner of this tract;

Thence S 75° 45' 23" W, 319.97 feet along said right-of-way line, to the point of beginning.

Containing 1.3367 acres, more or less.

This parcel is shown on Sheet 2 of the Right-Of-Way Map for the Mole del Norte Diversion Facility, recorded September 11, 1980 in Volume L-118 in the Office of the Bernalillo County Clerk.


1. All Bearings shown and Coordinate Values indicated hereon refer to the New Mexico State Plane Coordinate Grid System, Central Zone.
Delta Alpha = -0° 16' 42"

2. All Distances indicated hereon are with reference to ground datum. Grid Distances can be obtained by multiplying Ground Distances by the Conversion Factor = 0.999677785.

CERTIFICATION

I hereby certify that this map was prepared from a field survey by [redacted] Engineering Corporation and that the information contained hereon is true and correct to the best of my knowledge.

Theodore C. Hogsett
Theodore C. Hogsett
M.M. P.E. & L.S. No. 1117


B
CORPORATION

SAN YGNACIO ROAD S.W.

860

N 75°48'05"E 420.00'

366.91'

A = 62°57'34"
R = 25.01'
L = 27.48'

S 12°50'31"W
67.52'

A-2-30
0.0329 ACRES

S 18°22'07"W 9780.34'
TP - TRANS ALBUQUERQUE
CITY MONUMENT (MAGS 648)

SCALE: 1"=100'

1038.69'

964.91'

ANASTACIO
MARQUEZ JR.

TRACT 400

HADEN J. DAVENPORT

TRACT 401

REMAINING
9.9804 ACRES

MANUEL
SAAVEDRA

TRACT 402

1038.56'

N 14°17'29"W

S 14°17'29"E

TRACT 40i

TOTAL	10.0133 AC.
TAKEN	0.0329 AC.
REMAINING	9.9804 AC.

S 75°45'23"W

420.00'

SAGE ROAD S.W.





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 23, 2005

3. Project # 1004526
05DRB-01678 Major-Vacation of Pub Right-of-Way

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, TOWN OF ATRISCO GRANT, UNIT 3, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10)

At the November 23, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. 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.

If you wish to appeal this decision, you must do so by December 8, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.



OFFICIAL NOTICE OF DECISION

PAGE 2

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Inez Augilar, 3601 Torrey Pines, SE, Rio Rancho, 87124
Edward Baca, P.O. Box 12947, 87195
Prem Gabaldon, 6566 Sage Rd SW, 87121
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 23, 2005

Project # 1004526
05DRB-01678 Major-Vacation of Pub Right-of-Way

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10)

AMAFCA No adverse comments.

COG No adverse comments.

Transit

Although Transit does not object to vacating this particular right of way, Transit believes that any future development in this area should include some replacement connection between Sage and San Ygnacio.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Stinson Tower NA (R).

APS No adverse comments.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes 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. Transients: Vacant, unoccupied area attract them. Other: No development at present, no impact on area.

Fire Department No adverse comments.

PNM Electric & Gas Approves.

Comcast No comments received.

QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	

The Hydrology section has no objection to the vacation request. A condition of platting will be to provide adequate R/W for the Amole del Norte drainage facility.

Transportation Development

Does this right-of-way continue along the Amole Diversion Channel to San Ignacio? A replat of the properties will be required to consummate the action which may require infrastructure to public facilities.

Parks & Recreation	Defer to Transportation.
Utilities Development	No objection to Vacation request.
Planning Department	No objection to the vacation request.
Impact Fee Administrator	

Impact Fees are not applicable to the proposed vacation of the public right-of-way.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Inez P Aguilar, 3601 Torrey Pines SE, 87124



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: December 8, 06

TO CONTACT NAME: Inez P Aguilar
 COMPANY/AGENCY: Rio Grande Brokerage
 ADDRESS/ZIP: 2324 Isleta Blvd. SW
 PHONE/FAX #: 450-8030 - (Fax-836-8624)

Thank you for your inquiry of 12-8-06 requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Stenson tower located on West of Coors/IR 400 + 401 TN of Arisco U3 Between Sage SW + San Ignacio SW
 zone map page(s) 4-10

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

Stenson Tower N.A.
 Neighborhood Association
 Contact: Victor Wyant
612 Cotton Tail SW/ 87121
239-8856 (h)
Norman Mason
7427 Via Tranquilo SW
87121-836-9671 (h)

Neighborhood Association
 Contact: _____

See reverse side for additional Neighborhood Association Information: YES () NO

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

Sincerely,

Stephen [Signature]
 OFFICE OF NEIGHBORHOOD COORDINATION

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

RIO GRANDE BROKERAGE

2324 Isleta Blvd., SW
Albuquerque, New Mexico 87105
(505) 877-7000 Phone (505) 877-2839 Fax

December 5, 2006

To: Mr. Norman Mason, Stinson Tower Neighborhood association President

From: Inez Aguilar, Rio Grande Brokerage 

Subject: **VACATION OF PUBLIC RIGHT OF WAY**

On November 23, 2005 the DRB Board approved a Vacation action for Project number 1004526 (05DRB-01678), a portion of Tract 400, Town of Atrisco Grant, Unit 3, zoned R-D, located between Sage Rd SW, San Ignacio Rd SW and the Amole Del Norte SW containing approximately 2 acres. The final step to complete the vacation was the re-plating the affected parcel.

When I met with Mr. Glenn Haikin, the City Surveyor, for preliminary plat approval, it was determined that there should be a total re- plat of not only tract 400, but Tract 401 as well. This would also cleanup the City own portion of tract 400.

I was unable to meet the re-plat requirement of one year, as per City Ordinance.

Time has now expired and I am respectfully asking for your support in starting the process once again.


RIO GRANDE BROKERAGE

2324 Isleta Blvd., SW
Albuquerque, New Mexico 87105
(505) 877-7000 Phone (505) 877-2839 Fax

December 5, 2006

To: Mr. Victor Wyant, Stinson Tower Neighborhood association President

From: Inez Aguilar, Rio Grande Brokerage 

Subject: **VACATION OF PUBLIC RIGHT OF WAY**

On November 23, 2005 the DRB Board approved a Vacation action for Project number 1004526 (05DRB-01678), a portion of Tract 400, Town of Atrisco Grant, Unit 3, zoned R-D, located between Sage Rd SW, San Ignacio Rd SW and the Amole Del Norte SW containing approximately 2 acres. The final step to complete the vacation was the replating the affected parcel.

When I met with Mr. Glenn Haikin, the City Surveyor, for preliminary plat approval, it was determined that there should be a total re-plat of not only tract 400, but Tract 401 as well. This would also cleanup the City own portion of tract 400.

I was unable to meet the re-plat requirement of one year, as per City Ordinance.

Time has now expired and I am respectfully asking for your support in starting the process once again.

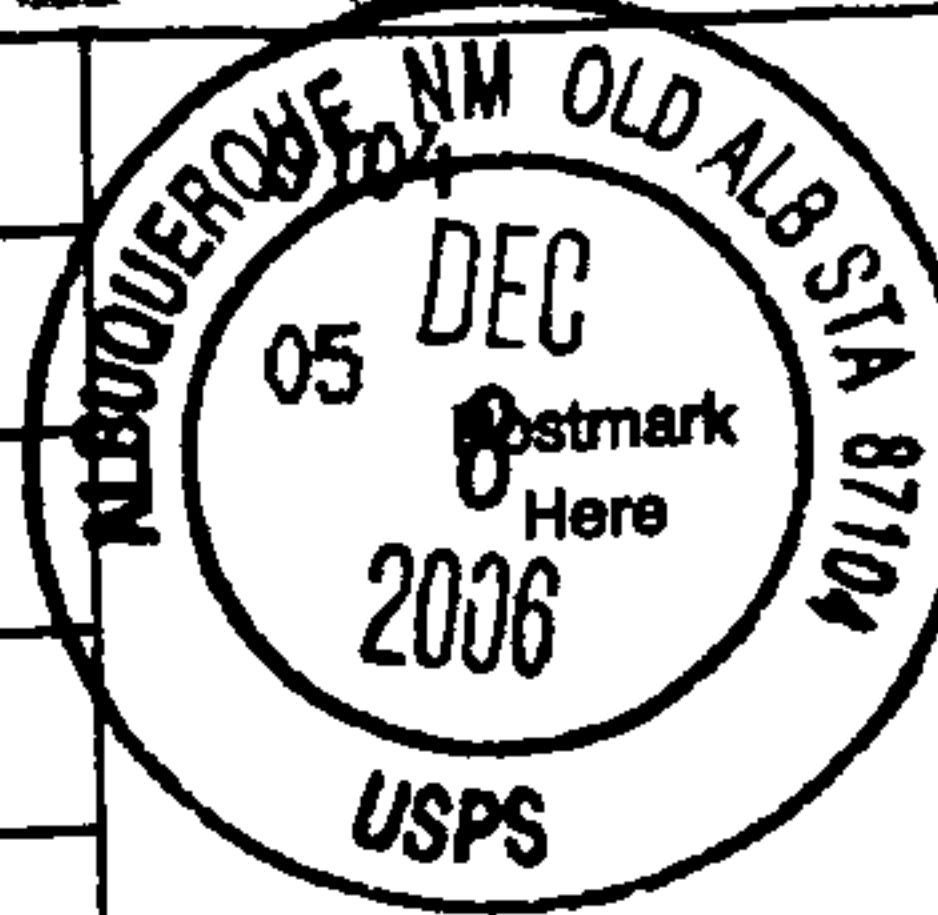
2559 4566 2000 0010 9002

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ALBUQUERQUE NM 87121 **OFFICIAL USE**

Postage	\$	\$0.39
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$1.85
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$4.64



12/08/2006

Sent To Norman Mason
 Street, Apt. No.,
 or PO Box No. 7427 Via Tranculeno
 City, State, ZIP+4 Albuq NM 87121

PS Form 3800, June 2002

See Reverse for Instructions

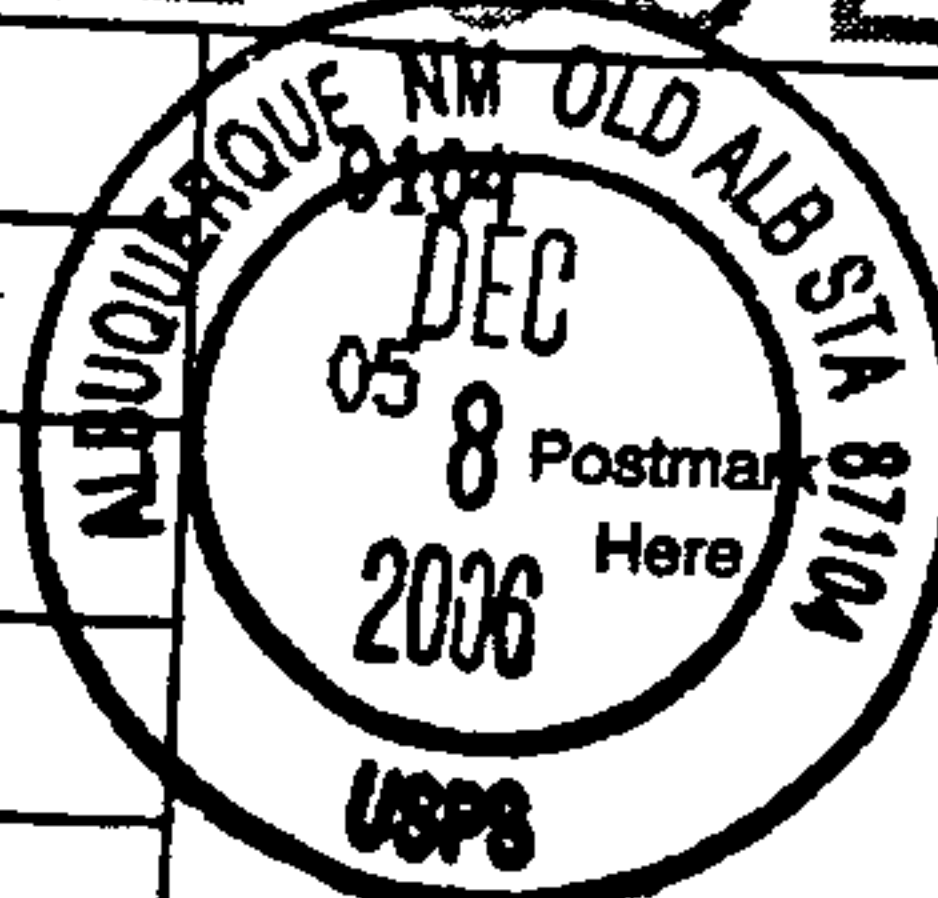
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$4.64



12/08/2006

Sent To Victor Wyant
 Street, Apt. No.,
 or PO Box No. 612 Cotton Trail SW
 City, State, ZIP+4 Albuq NM 87121

PS Form 3800, Jun 2002

See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME INEZ AGUILAR
 AGENT "
 ADDRESS 2324 ISLETA BLVD SW
 PROJECT & APP # 1004526/06 DRB 01761
 PROJECT NAME 75th & AMOLFE DEL NORTE DIY CH.

DUPLICATE
 City Of Albuquerque
 Treasury Division

12/15/2006 11:14AM LOC: ANN
 X RECEIPT# 00070927 WSH 006 TRANSH 0015
 Account 441006 Fund 0110
 Activity 4983000 TRSCCS
 Trans Amt \$395.00
 J24 Misc \$300.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 300.00 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
- \$ 395.00 TOTAL AMOUNT DUE

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

CHARGE
 INEZ AGUILAR
 PH. 505-836-8624
 4904 LA BAJADA RD. N.W.
 ALBUQUERQUE, NM 87105-1562
 RECEIPT# 00070928 WSH 006
 ACCOUNT 441032 Fund 0110
 ACTIVITY 3424000 TRSCCS
 TRANS AMT \$395.00
 J24 Misc \$20.00
 DATE Dec. 15, 2006
 \$ 395.00
 DOLLARS
 City of Albuquerque
 Treasury Division
 Premier Banking
 12/15/2006 11:14AM LOC: ANN
 RECEIPT# 00070926 WSH 006 TRANSH 0015
 Account 441032 Fund 0110
 Activity 3424000 TRSCCS
 Trans Amt \$395.00
 J24 Misc \$20.00

DUPLICATE
 City Of Albuquerque
 Treasury Division

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 DECEMBER 26, 2006 To JANUARY 10, 2007

5. REMOVAL

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

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

DEC 15, 2006
(Date)

I issued 2 signs for this application, 12/15/06 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004526

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

STORM DRAINAGE

- 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)
- 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.

APPLICANT INFORMATION:

NAME: STILLBROOKE HOMES INC PHONE: 505-858-1800
 ADDRESS: 8901 ADAMS NE SUITE A FAX: 505-858-1811
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: OWNER/DEVELOPER List all owners: STILLBROOKE HOMES
 AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100
 ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW & COMMENTS

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. TRACTS 400 & 401 Block: _____ Unit: 3
 Subdiv. / Addn. ATRISCO GRANT TBK SAGE PARK
 Current Zoning: R-D/R-1 Proposed zoning: SAME
 Zone Atlas page(s): L10 No. of existing lots: 3 No. of proposed lots: 97
 Total area of site (acres): 16.169 Density if applicable: dwellings per gross acre: _____ Dwellings per net acre: 91
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101005652511340513, ETC. MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SAGE ROAD SW
 Between: AMOLE DEL NORTE DIVERSION CHANNEL and COORS ROAD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): PROJ# 1003198
04EPC-00265/ EPC-00059/ 05DRB-01129

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 11-30-05

SIGNATURE [Signature] DATE 2/14/06
 (Print) RONALD R. BOHANNAN, PE 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

06DRB - 00209

Action

SK

S.F.

53

Fees

\$ 0

Hearing date

2/22/06

Total

\$ 00.00

KC-Sis 2/14/06

Project # **1004526**

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

RONALD R. BOHANNAN, PE

Applicant name (print)



2/14/06
Applicant signature / date



Form revised 11/04

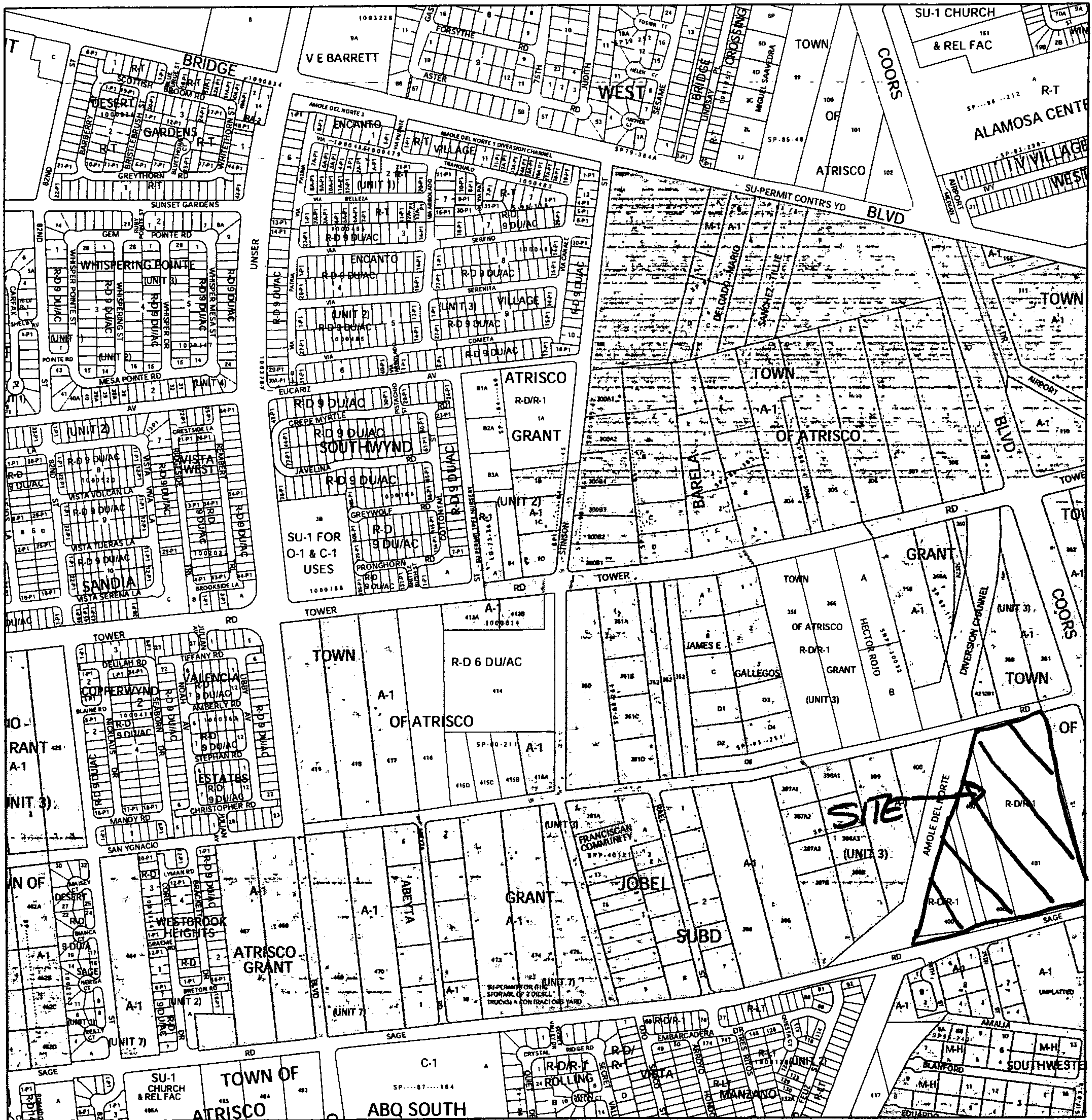
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
DRB - 00209

V. S. 2/14/06

Planner signature / date

Project # 1004526



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

February 14, 2006

Ms Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Sketch Plat Review & Comments
Sage Park Subdivision
Zone Atlas page L10; Project # 1004526

Dear Ms. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes Inc., requests review and comments of the Sketch Plat for the above-referenced project. The site is located on Sage Road SW between the Amole Del Norte Diversion Channel and Coors Road SW, is zoned R-D/R-1 and consists of 16.169 acres. The owners propose to develop approximately 91 single family residences on this site. We previously submitted for Sketch Plat and were heard on November 30, 2005. We now have a new layout and are resubmitting for further review and comment.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely



Ronald R. Bohannon, PE

Enclosure/s

cc: A.J. Yarbrough

JN: 25059
RRB/kdk

2005:25059sketchplat021306

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

November 22, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Sketch Plat Review & Comments for Sage Park
Zone Atlas Page L10; Project #~~1003198~~ 1004526

Dear Ms. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes Inc., requests the review and comments of the Sketch Plat for Sage Park. The site is located on Sage Road SW between Amole del Norte Diversion Channel and Coors Road SW, is zoned R-D/R-1 and consists of approximately 16 ± acres. The site will consist of approximately 88 single family residences.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Donna Bohannon
for Ronald R. Bohannon, PE

Enclosure/s

cc: Scott Henry

JN: 25059
RRB/kk

CITY OF ALBUQUERQUE

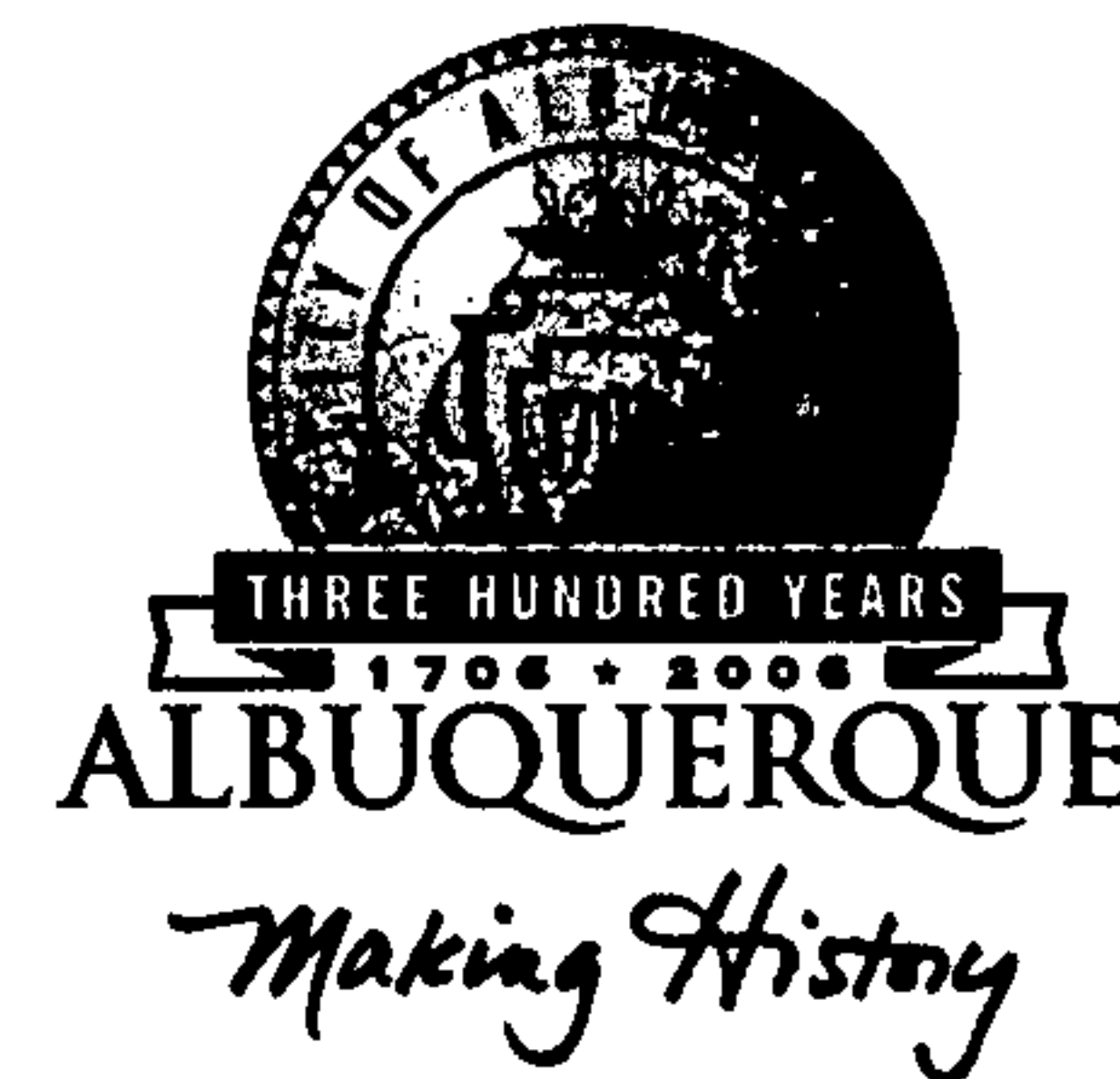
Planning Department

Richard Dineen, Director

Development Review Division

600 2nd Street NW - 3rd Floor

Albuquerque, NM 87102



June 2, 2005

To Whom It May Concern:

RE: 04EPC-00059 / 04EPC-00265 / Project # 1003198
(Council Bill No. O-05-50, Enactment No. O-2005-020)

Enclosed is a copy of a new annexation that was approved through our office on the above referenced case. **The subject property is now eligible for City services.** The annexation and simultaneous establishment of zoning is effective five (5) days after publication by title and general summary. The existing addresses within the annexed area are:

	<u>Lot/Tract</u>	<u>Address</u>	<u>UPC #</u>
P.O. Box 1293	Lt 355, Town of Atrisco Grant	Not assigned	101005640219540608
	Lt 356, Town of Atrisco Grant	Not assigned	101005642220140609
	Lt 400(W), Town of Atrisco Grant	Not assigned	101005648307840522
Albuquerque	Lt 400(E), Town of Atrisco Grant	7601 Sage Rd SW	101005650106540511
	Lt 401, Town of Atrisco Grant	Not assigned	101005652511340513
	Tr A, Lands of Hector Rojo	3520 Tower Rd SW	101005643222040610
New Mexico 87103	Tr B, Lands of Hector Rojo	3525 San Ygnacio Rd SW	101005644717840624

www.cabq.gov

“Existing addresses” listed for this annexation may be incomplete. If you are aware of any additional “existing addresses” for this annexation, please feel free to contact me at (505) 924-3889.

Sincerely,

Barbara J. Findley
Administrative Assistant

Enclosure

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1 **advantageous to the community. Therefore, the zone map adopted by Section**
2 **14-16-1-1 et. Seq. R.O.A. 1994 is hereby amended, establishing RD/R-1 and**
3 **C-1 (SC) zoning for the area specified in Section 1 above.**

4 **Section 4. FINDINGS ACCEPTED. The Council shall adopt the following**
5 **zone map amendment findings:**

6 **1. This is a request for establishment of RD/R-1 and C-1(SC) zoning**
7 **for approximately 20 acres formally known as Tracts 418, 419, 469, 470,**
8 **Town of Atrisco Grant, located on Unser Boulevard SW, between Sage Rd. SW**
9 **and Tower Rd. SW. The site is currently undeveloped and zoned County A-1.**

10 **2. The subject site is designated Developing Urban in the**
11 **Comprehensive Plan with a goal to create a quality urban environment with**
12 **identifiable, individual but integrated communities. This request for**
13 **establishment of zoning will implement this stated goal and will also implement**
14 **the following policies for Developing Urban areas:**

- 15 **a. These requests for annexation and establishment of RD/R-1 and C-1**
16 **(SC) zoning, both recommended by the Tower/Unser Sector**
17 **Development Plan, will allow the subject property to achieve**
18 **appropriate density patterns and design (Policy b).**
- 19 **b. This site is appropriate for development of RD/R-1 and C-1 (SC) uses**
20 **because it is vacant and contiguous to existing and programmed**
21 **urban facilities and services. In addition, there are a variety of**
22 **community and public services that are accessible to this site (Policy**
23 **e).**
- 24 **c. The applicant proposes to develop residential and neighborhood**
25 **commercial uses, which respects existing neighborhood values,**
26 **natural environmental conditions and carrying capacities, scenic**
27 **resources, and resources of other social, cultural, and recreational**
28 **concern (policy d).**

29 **3. This request for establishment of RD/R-1 and C-1 (SC) zoning**
30 **supports the goals for the Bridge/Westgate Community, as identified in the**
31 **West Side Strategic Plan by allowing this site to receive urban style services**



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1 appropriate in this community (Policy 3.40). At the same time, this request
2 may lead to an increase in the demand for public service facilities in this
3 community, i.e. transit facilities, fire/police stations, or other community
4 services (Policy 3.44).

5 4. The applicant requests C-1 (SC) zoning for approximately 5 acres
6 at the northeastern corner of Sage and Unser. The applicant requests RD/R-1
7 zoning for the remaining 15 acres of the subject site. The applicant will need to
8 replat the subject site in order to clearly define boundary lines for the requested
9 zoning, as per Map Exhibit A included with the applicant's submittal.

10 5. This request for zone change from County A-1 to City RD/R-1 and
11 City C-1(SC) meets the requirements of R-270-1980 because the annexation
12 constitutes a changed condition that makes the current County A-1 zoning
13 inappropriate given the urban services that will become accessible to the site
14 (Section 1.D). Most importantly though, the requested zoning is more
15 advantageous to the community as articulated by the goals and policies of the
16 Comprehensive Plan, West Side Strategic Plan, and Tower/Unser Sector
17 Development Plan.

18 6. A facilitated meeting was held on March 25, 2004 with the
19 Westgate Heights Neighborhood Association. The facilitator's report indicates
20 that residents strongly encourage the Environmental Planning Commission to
21 recommend approval of commercial land uses in their community.

22 7. Unser Boulevard is a limited access, principal arterial with on-street
23 bicycle lanes and commuter trail facility as designated on the Long Range
24 Roadway System and the Long Range Bikeway System. Full access to the
25 property is permitted at Tower Road and Sage road. Right-in, right-out access
26 is permitted at San Ygnacio. No other access to the property from Unser
27 Boulevard will be permitted unless otherwise approved by the Metropolitan
28 Transportation Board (MTB) of the Mid-Region Council of Governments.

29 Section 5. PRE-ANNEXATION AGREEMENT AND PRE-ANNEXATION
30 AGREEMENT ADDENDUM. The City and the applicant for annexation have

1 **agreed to all the measures listed in the attached Annexation Agreement and**
2 **Addendum and labeled EXHIBIT B.**

3 **Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,**
4 **clause, word or phrase of this ordinance is for any reason held to be invalid or**
5 **unenforceable by any court of competent jurisdiction, such decision shall not**
6 **affect the validity of the remaining provisions of this ordinance. The Council**
7 **hereby declares that it would have passed this ordinance and each section,**
8 **paragraph, sentence, clause, word or phrase thereof irrespective of any**
9 **provisions being declared unconstitutional or otherwise invalid.**

10 **Section 7. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take**
11 **effect five days after publication by title and general summary and when a plat**
12 **of the territory hereby annexed is filed in the office of the County Clerk.**

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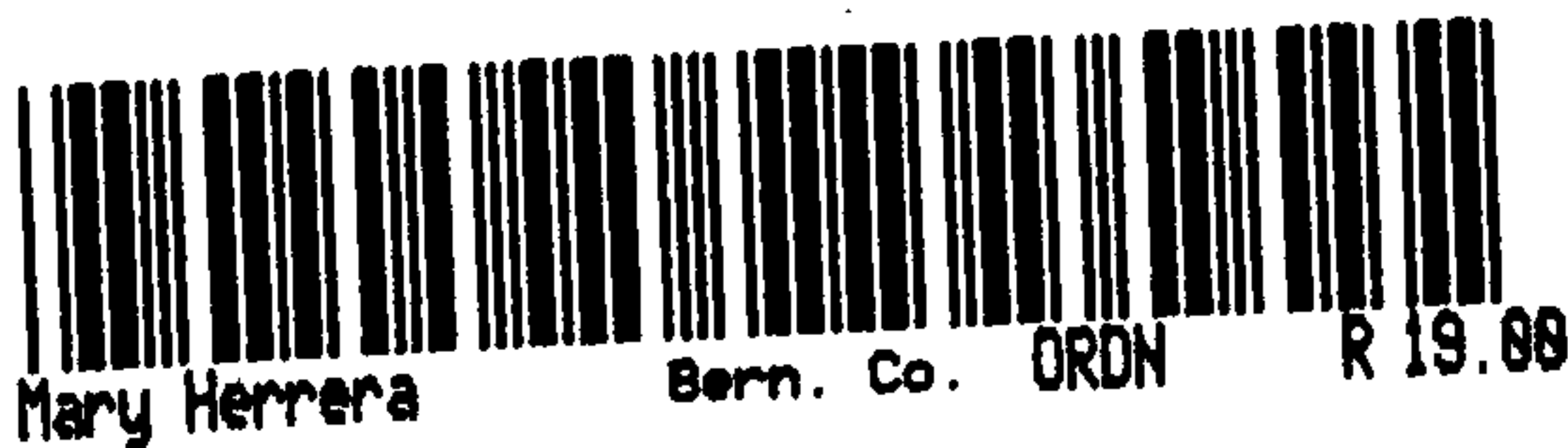
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8241529
Page: 4 of 6
04/04/2005 10:52A
Bk-A94 Pg-5341

1 PASSED AND ADOPTED THIS 7th DAY OF March, 2005
2 BY A VOTE OF: 5 FOR 4 AGAINST.

3
4 Yes: 5

5 No: Gomez, Griego, Heinrich, O'Malley

6
7
8 Brad Winter

9 Brad Winter, President
10 City Council

11
12
13
14 APPROVED THIS 1st DAY OF April, 2005

15
16 Bill No. 0-04-49

[Signature]

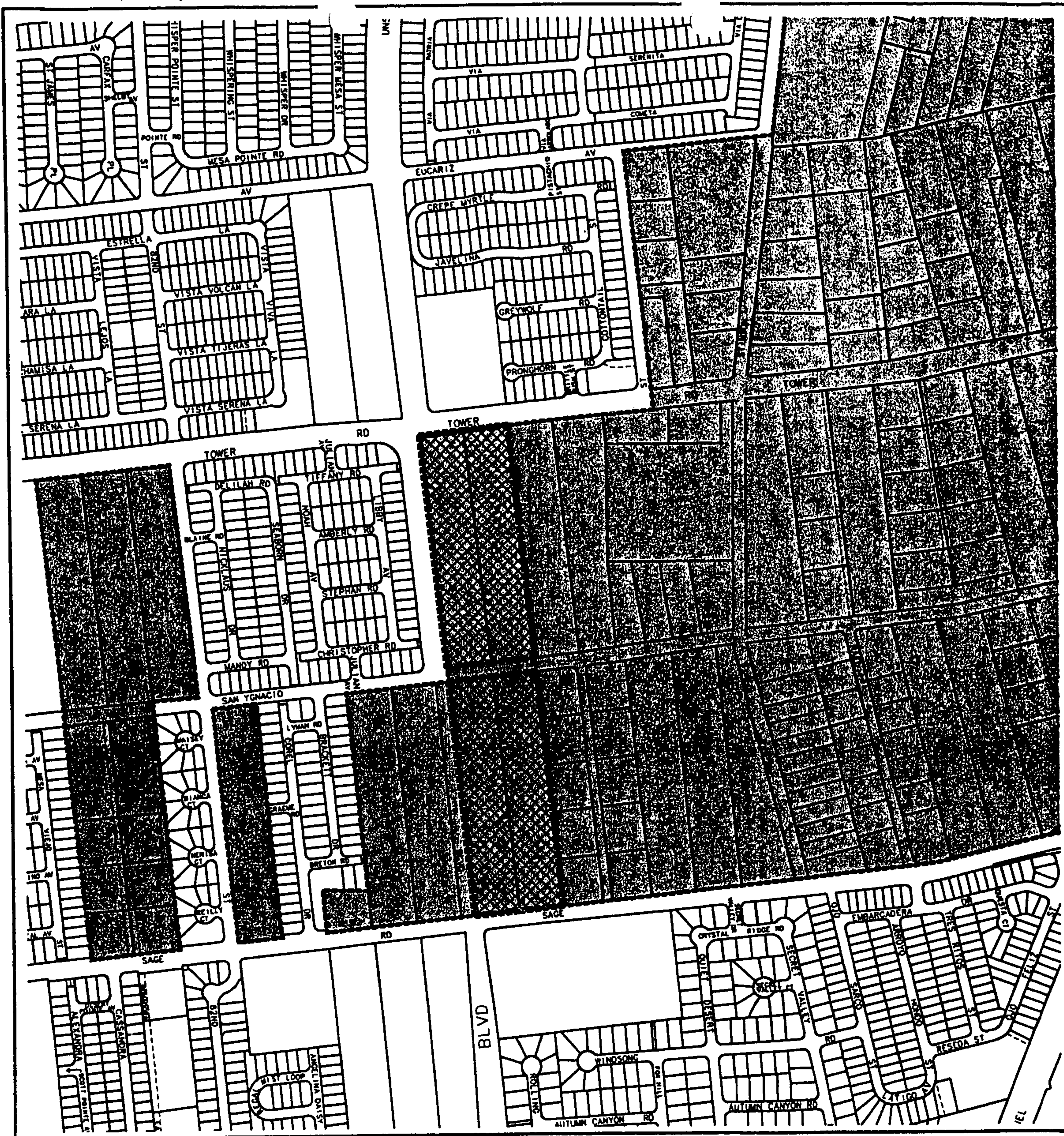
17
18
19 Martin J. Chavez, Mayor
20 City of Albuquerque

21
22 ATTEST:

23
24 [Signature]
25 City Clerk

26
27 [+ Bracketed/Underscored Material +] - New
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29
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Page: 6 of 6
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R 19.00
Bern. Co. ORDIN
Mary Herrera





Proposed annexation in Zone Map L-10

10031



Map Scale: 1" = 600'

Map Printed April 27 2004

- MUNICIPAL LIMIT
-  AREA PROPOSED FOR ANNEXATION
-  GRAY SHADING INDICATES COUNTY



Mary Herrera

Bern. Co. ORDN

R 19.00

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6241529

Page: 5 of 6

04/04/2005 10:5

Bk-A94 Pg-5341

buarque geographic information system
PLANNING DEPARTMENT

© Copyright 2004

AFFIDAVIT OF PUBLICATION

Health City Sun

Office: 900 Park Ave., S.W. - Dial 242-3010
Mail Address: P. O. Box 1517
Albuquerque, New Mexico 87103

State of New Mexico }
County of Bernalillo }

CITY OF ALBUQUERQUE
SIXTEENTH COUNCIL
COUNCIL BILL NO.
0-04-50
ENACTMENT NO. 0-2005-020
SPONSORED BY: Miguel
Gomez, By Request
ORDINANCE
ANNEXATION: 04EPC 00059,
ANNEXING 40 ACRES MORE
OR LESS, LOCATED ON THE
AMOLE DEL NORTE
DIVERSION CHANNEL,
BETWEEN SAGE ROAD AND
TOWER ROAD, SW, AND
AMENDING THE ZONE MAP
TO ESTABLISH RD/R-1
ZONING AS PER EXHIBIT A,
ATTACHED.
BE IT ORDAINED BY THE
COUNCIL, THE GOVERNING
BODY OF THE CITY OF
ALBUQUERQUE.
HCS Pub April 8, 2005.

Alicia Alvarez, being duly sworn declares and says she is the Business Mgr. of the Health City Sun, a weekly newspaper published and having a general paid circulation in the city of Albuquerque, County of Bernalillo, and State of New Mexico; that the said Health City Sun was entered in the post office at Albuquerque as second class mail matter on September 5, 1930, and has met all requirements of a legal newspaper under the laws of the State of New Mexico.

Affiant further states that this newspaper is duly qualified to publish Legal Notices or advertisements within the meaning of Section 14-11-4 of the New Mexico Statutes annotated (1978).

Affiant further states that the publication, a copy of which is hereto attached, was published in said paper in the regular and entire issue of each number of the paper, during the period and time of publication, and that the notice was published in the newspaper proper and not in a supplement thereof for 1 weeks, the first publication being on the 8th day of April, 2005, and the last publication being in the issue of the _____ day of _____, 20____.

Affiant further states that the costs of publishing said legal notice have been paid, or have been assessed as court costs in the case numbered.

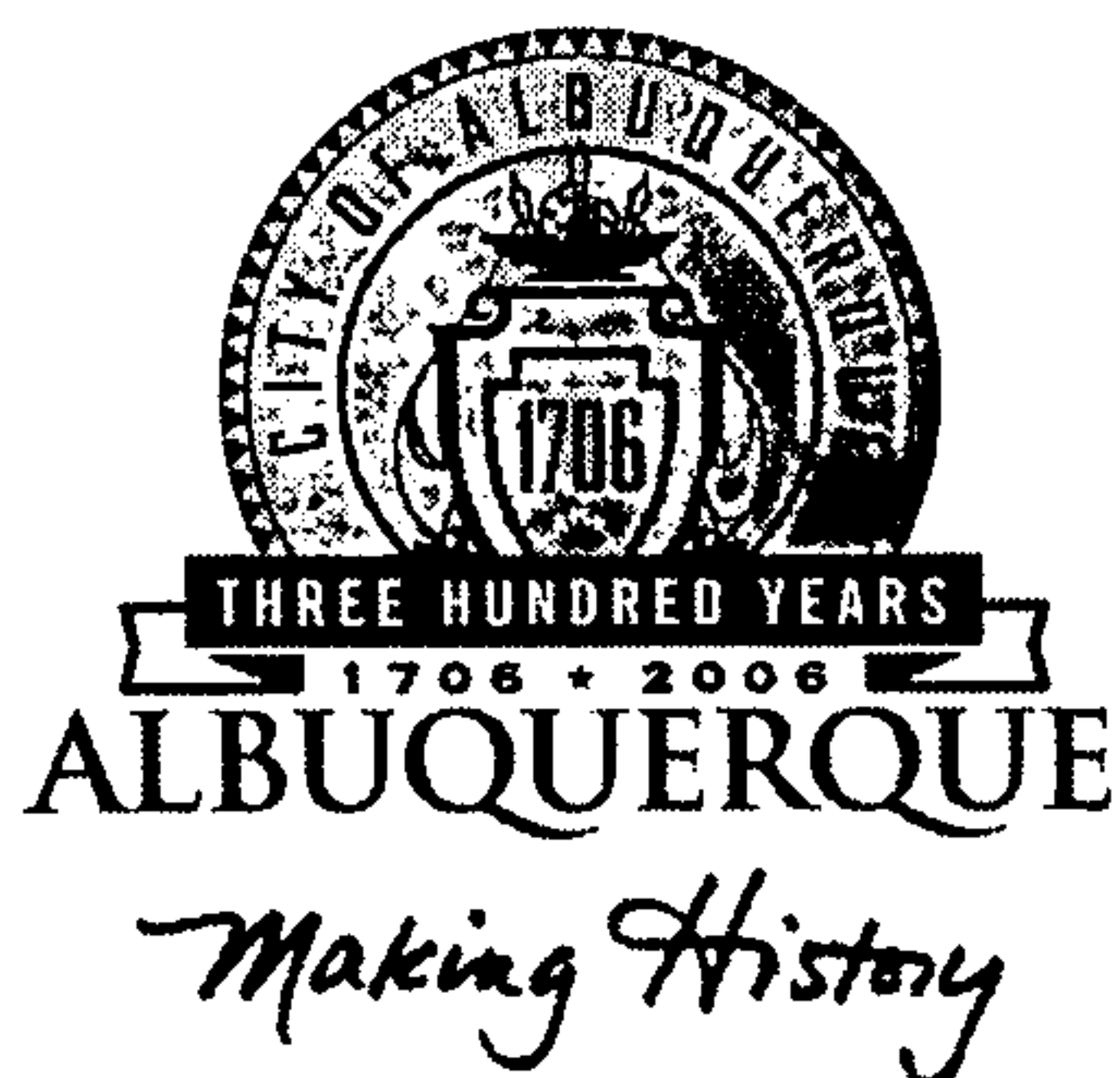
Alicia Alvarez

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 8th day of April, 2005.

Ryette Collado

Notary Public

My Commission expires July 10, 2005



June 2, 2005

Albuquerque Excavators
 7201 Isleta Blvd SW
 Albuquerque, NM 87022

CERTIFICATE OF ZONING

Annexation & Establishment of Zoning	Date of Final Action: April 1, 2005
Council Bill: O-05-50	Enactment #: O-2005-020
File: 04EPC-00059 / 04EPC-00265	Project #: 1003198
LEGAL DESCRIPTION: annexation and establishment of zoning for all or a portion of Lot(s) 355, 356, 400, 401, Town of Arisco Grant, and Tract(s) A & B, Lands of Hector Rojo, and establishment of RD/R-1 zoning, located on Amole Del Norte Diversion Channel between Sage Road SW and Tower Road SW, containing 40 acres, more or less. (L-10)	

The City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

RD/R-1 zoning
 (see attached ordinance)

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


 for Richard Dineen
 Planning Director

cc: Rio Grande Engineering, 3500 Comanche Blvd NE, Abq., NM 87107
 Michael Hennelly, 3617 San Ygnacio SW, Abq., NM 87121
 Jose Delgado, 3617 San Ygnacio SW, Abq., NM 87121
 Joe Cruz, 3617 San Ygnacio SW, Abq., NM 87121
 Edward Baca, 3617 San Ygnacio SW, Abq., NM 87121
 File



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: STILLBROOKE HOMES INC. PHONE: 858.1800
 ADDRESS: 8901 ADAMS NE STE. A FAX: 858.1811
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: OWNER/DEVELOPER List all owners: ABQ EXCAVATORS, ANASTACIO MARQUEZ
 AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100
 ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW & COMMENTS

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. TRACTS 400 & 401 Block: _____ Unit: 3
 Subdiv. / Addn. ATRISCO GRANT **TBK (Sage Park)**
 Current Zoning: R-D/R-1 Proposed zoning: SAME
 Zone Atlas page(s): L10 No. of existing lots: 3 No. of proposed lots: 97
 Total area of site (acres): 14.95 Density if applicable: dwellings per gross acre: _____ Dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101005652511340513, etc. MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SAGE ROAD SW
 Between: AMOLE DEL NORTE DIVERSION CHANNEL and COORS ROAD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): PROJ# 1003189
04EPC-00265/04EPC-00059/05DRB-01127/05DRB-01129 **05DRB 01698**

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

SIGNATURE Ronald R. Bohannan for DATE 11/22/05

(Print) RONALD R. BOHANNAN, PE 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

05DRB - 0177

Action

SLC

S.F.

5(3)

Fees

\$ 0

Hearing date 11/30/05

11/22/05

Total

\$ 0

Andrew Gomis

Project # ~~1003189~~ 1004526

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

RONALD R. BOHANNAN, PE

Applicant name (print)

Karen Kline for

Applicant signature / date

11/22/05



Form revised 11/04

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

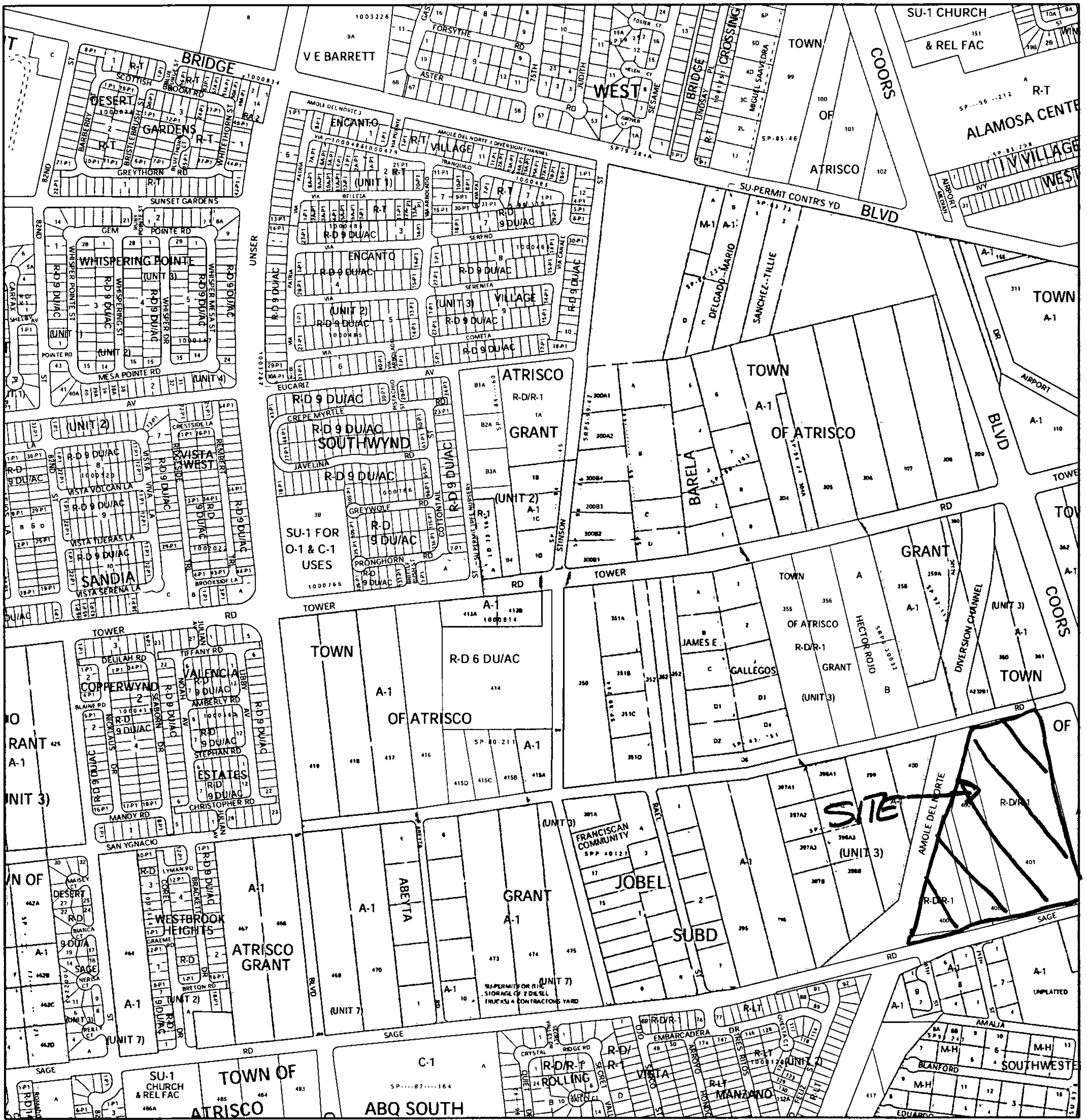
Application case numbers	
<i>05 DRB - 01777</i>	
-	-
-	-

Andrew Garcia

Planner signature / date

11/22/05

Project # 1003198
1004526



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

0 750 1,500 Feet



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 23, 2005

3. Project # 1004526
05DRB-01678 Major-Vacation of Pub Right-of-Way

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10)

At the November 23, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. 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.

If you wish to appeal this decision, you must do so by December 8, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.



OFFICIAL NOTICE OF DECISION

PAGE 2

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

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

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

A handwritten signature in cursive script, reading "Sheran Matson", is positioned above the typed name and title.

Sheran Matson, AICP, DRB Chair

Cc:Inez Augilar, 3601 Torrey Pines, SE, Rio Rancho, 87124
Edward Baca, P.O. Box 12947, 87195
Prem Gabaldon, 6566 Sage Rd SW, 87121
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: 1004526 AGENDA#: 3 DATE: 11.23.05

1401 Quicut P.O. Box 12947 87195



1. Name: EDWARD BACA Address: desert drs. W Zip: 87121

Not
over

2. Name: PREM. GABALDON Address: 6566 Sage Rd SW Zip: 87121

Agent

3. Name: INEZ AGUILAR Address: 4904 La Bajada Zip: 87105

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: _____

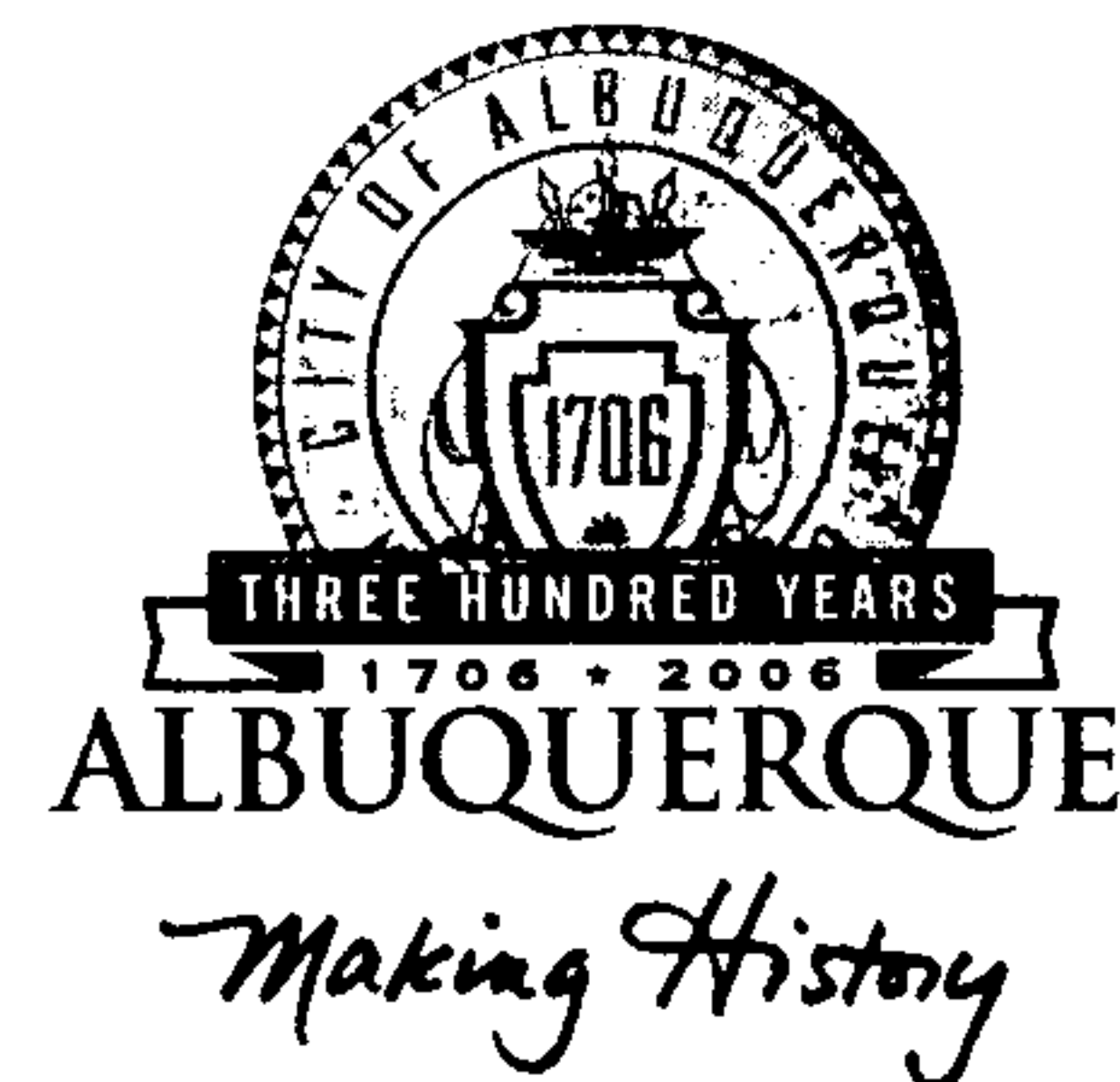
11. Name: _____ Address: _____ Zip: _____

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: 1004526

AGENDA ITEM NO: 3

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 23, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 23, 2005

Project # 1004526
05DRB-01678 Major-Vacation of Pub Right-of-Way

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10)

AMAFCA No adverse comments.

COG No adverse comments.

Transit

Although Transit does not object to vacating this particular right of way, Transit believes that any future development in this area should include some replacement connection between Sage and San Ygnacio.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Stinson Tower NA (R).

APS No adverse comments.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes 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. Transients: Vacant, unoccupied area attract them. Other: No development at present, no impact on area.

Fire Department No adverse comments.

PNM Electric & Gas Approves.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request. A condition of platting will be to provide adequate R/W for the Amole del Norte drainage facility.

Transportation Development

Does this right-of-way continue along the Amole Diversion Channel to San Ignacio? A replat of the properties will be required to consummate the action which may require infrastructure to public facilities.

Parks & Recreation Defer to Transportation.

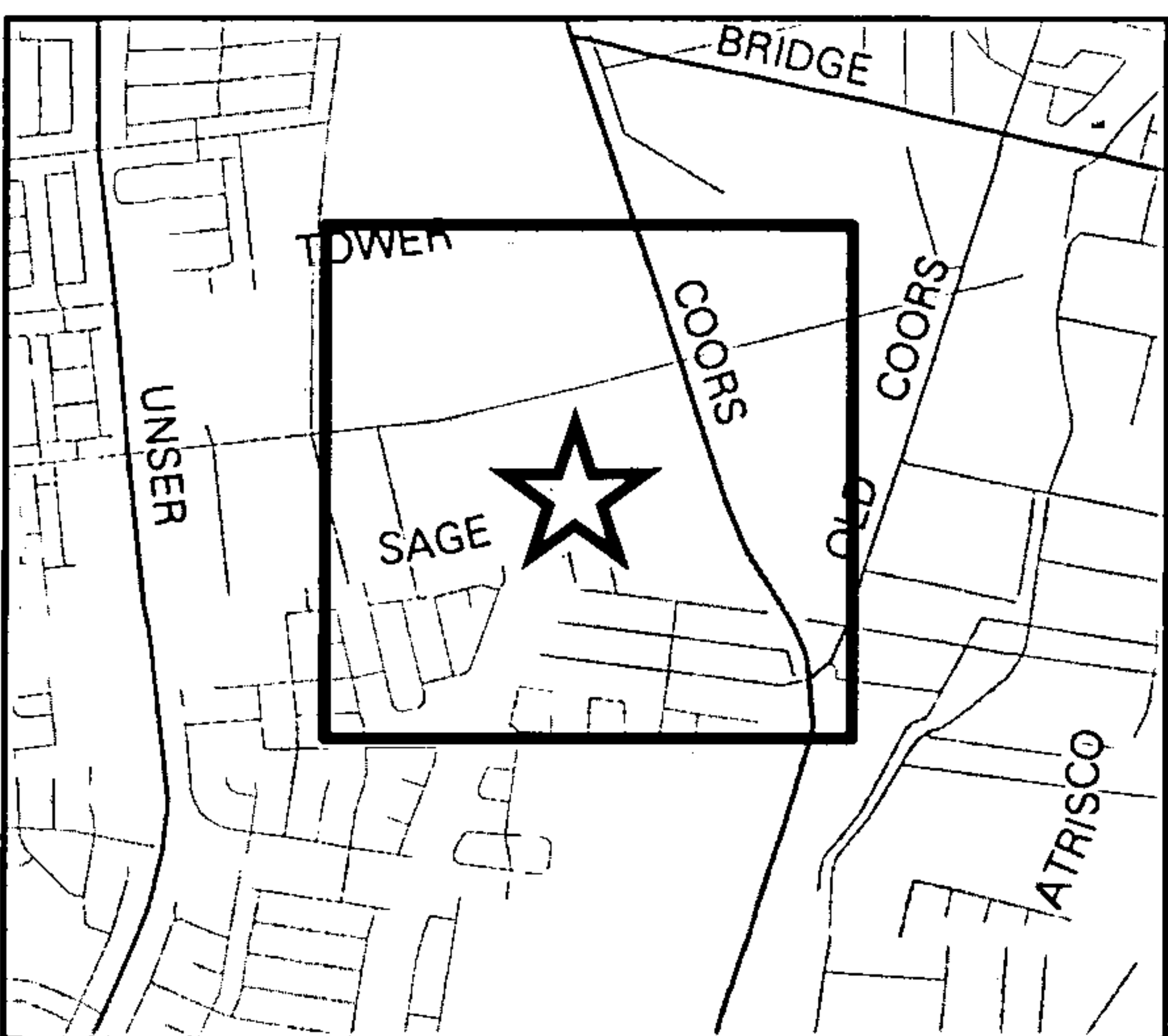
Utilities Development No objection to Vacation request.

Planning Department No objection to the vacation request.

Impact Fee Administrator

Impact Fees are not applicable to the proposed vacation of the public right-of-way.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Inez P Aguilar, 3601 Torrey Pines SE, 87124



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004526

Hearing Date:
11/23/05

Zone Map Page:
L-10

Additional Case Numbers:



**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, November 23, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003885

05DRB-01674 Major-Vacation of Pub
Right-of-Way
05DRB-01676 Major-Preliminary Plat
Approval
05DRB-01675 Minor-Subd Design (DPM)
Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as BELL TRADING POST HOMES) zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057] (J-13)

Project # 1004522

05DRB-01667 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 2, MESA VERDE ADDITION, zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF: ZA-94-315] (K-19)

Project # 1004526

05DRB-01678 Major-Vacation of Pub
Right-of-Way

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, TOWN OF ATRISCO GRANT, UNIT 3, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 7, 2005.

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

Meeting Date: NOVEMBER 23, 2005
Zone Atlas Page: L-10-Z
Notification Radius: 100 Ft.

Project# 1004526
App#05DRB-01678

Cross Reference and Location: SAGE SW BETWEEN SAN IGNACIO SW AND
AMOLE DEL NORTE SW

Applicant: INEZ P AGUILAR
Address: 3601 TORREY PINES SE
ALBUQUERQUE, NM 87124

Agent: INEZ P AGUILAR
3601 TORREY PINES SE
ALBUQUERQUE, NM 87124

Special Instructions:

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

Date Mailed: NOVEMBER 4, 2005
Signature: YVONNE SAAVEDRA

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

Project# 1004526
Application# 050RB-01678

PAGE 1 OF 3

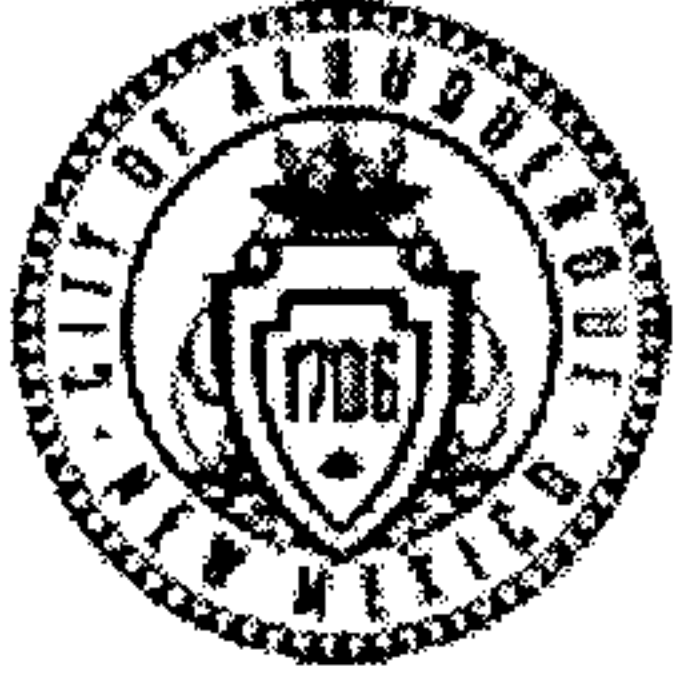
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L-10	1010056	472-100	405-24	✓ COA Dup
		501-065	11	✓
		525-113	13	✓
	1011056	024-136	304-02	✓
		032-087	01	✓
	1010056	483-078	405-22	✓
		463-133	20	✓ COA Dup ²
		448-112	09	✓
		420-125	21	✓
		424-091	19	✓
		429-092	08	✓
		438-077	12	✓
		400-121	23	✓
		404-105	18	✓
		409-087	07	✓
		419-064	10	✓
		392-081	06	✓
		372-078	05	✓
		366-032	01	✓
		361-050	02	✓
		357-062	03	✓
		353-075	04	✓ Dup
		350-086	14	✓ Dup ²
		345-100	15	✓ Dup ²

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

Project# 1004526
Application# 05DRB-01678

PAGE 2 OF 3

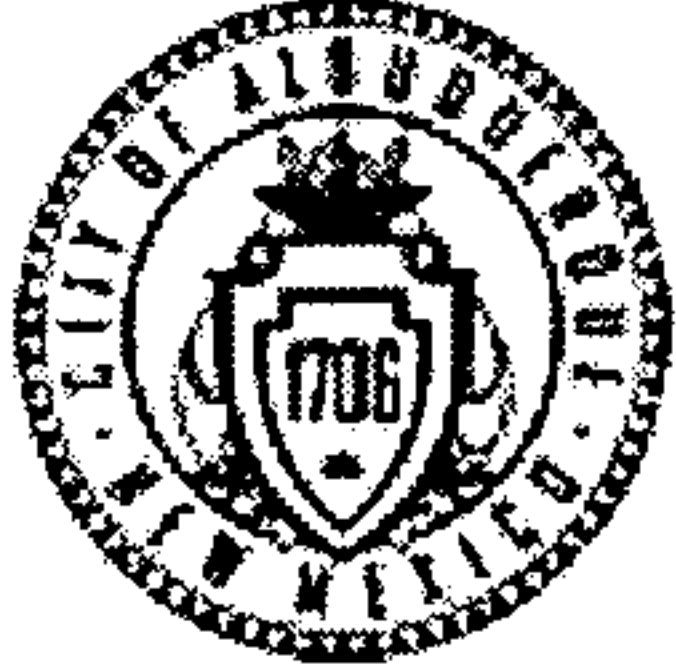
Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
L-10	1010056	344-115	405-16	✓ Dup 2
	1010055	383-522	125-03	✓
		387-523	04	✓
		391-524	05	✓
	1010056	395-001	409-01	✓
		400-002	02	✓
		404-003	03	✓
		408-004	04	✓
		412-005	05	✓
		416-006	06	✓
		420-007	07	✓
		427-008	10	✓
		430-004	09	✓
		444-012	408-04	✓
		440-024	05	✓ COA Dup 2
		446-004	02	✓
		444-008	03	✓
		463-030	402-08	✓ COA Dup 2
		466-016	07	✓ COA Dup 2
		479-034	403-05	✓ COA Dup 2
		490-037	04	✓ COA Dup 2
		506-040	404-07	✓
	1011056	010-031	305-05	✓ Dup 2
	1010056	482-023	403-06	✓ Dup 2



Yvonne C.
Saavedra/APD/CABQ
11/03/2005 01:44 PM

To Yvonne C. Saavedra/APD/CABQ@COA
cc
bcc
Subject labels

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 11/03/2005 01:44 PM -----



mainframe@coa1mp3.ca
bq.gov
11/03/2005 01:41 PM

To
cc
Subject

1	RECORDS WITH LABELS	PAGE
1		
01010056	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101005647210040524	LEGAL: PORS OF TRS 396, 399, 400 & 401 ATRISCO GRANT	
UNIT LAND USE:		
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101005650106540511	LEGAL: SE'L Y PO RT OF TR 400 ATRISCO GRANT UNIT #3	
LAND USE:		
	PROPERTY ADDR: 00000 SAGE	
	OWNER NAME: MARQUEZ ANASTACIO JR	
	OWNER ADDR: 00916 ALTA VISTA	CT SW
ALBUQUERQUE NM	87105	
0101005652511340513	LEGAL: TR 4 01 U NIT 3 ATRISCO GRANT EXC NW'LY POR TO	
R/W LAND USE:		
	PROPERTY ADDR: 00000 SAGE	
	OWNER NAME: ALBUQUERQUE EXCAVATORS INC	
	OWNER ADDR: 07201 ISLETA	SW
ALBUQUERQUE NM	87105	
0101105602413630402	LEGAL: THE NLY POR OF THE W POR OF TR 402 TOWN OF	
ATRISCO LAND USE:		
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: BACA IGNACIO E JR	
	OWNER ADDR: 02455 ISLETA	BL SW
ALBUQUERQUE NM	87105	
0101105603208730401	LEGAL: THE SLY POR OF THE W POR OF TR 402 TOWN OF	
ATRISCO LAND USE:		
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: COUNTY OF BERNALILLO	
	OWNER ADDR: 00001 CIVIC PLAZA	NW
ALBUQUERQUE NM	87102	
0101005648307840522	LEGAL: SW'L Y PO RT OF TR 400 ATRISCO GRANT UNIT #3	
LAND USE:		
	PROPERTY ADDR: 00000	
	OWNER NAME: MARQUEZ ANASTACIO JR ETUX ETAL	
	OWNER ADDR: 00916 ALTA VISTA	CT SW
ALBUQUERQUE NM	87105	

0101005646313340520 1.61 LAND USE: LEGAL: NWLY POR OF TR 400 ATRISCO GRANT UNIT #3 CONT
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: PO BOX 1293
 ALBUQUERQUE NM 87103

0101005644811240509 #3 LAND USE: LEGAL: NORT HERL Y PORTION OF TR 399 ATRISCO GRANT UNIT
 PROPERTY ADDR: 00000 SAGE
 OWNER NAME: CRUZ JOE & ANNETTE
 OWNER ADDR: 03616 SAN YGNACIO SW
 ALBUQUERQUE NM 87121

0101005642012540521 TOW LAND USE: LEGAL: TR 3 98A1 REDIVISION PLAT OF TRACTS 397A & 398A
 PROPERTY ADDR: 00000 SAN YGNACIO
 OWNER NAME: TORRES RICHARD L & ERNESTINE S
 OWNER ADDR: 05949 CARLOS REY SW
 ALBUQUERQUE NM 87105

0101005642409140519 TO LAND USE: LEGAL: TR 3 98A2 REDIVISION PLATS OF TRACTS 397A & 398A
 PROPERTY ADDR: 00000 SAN YGNACIO
 OWNER NAME: HENNELLY MICHAEL M
 OWNER ADDR: PO BOX 25383
 ALBUQUERQUE NM 87125

0101005642909240508 TOWN LAND USE: LEGAL: TR 3 98A REDIVISION PLAT OF TRACTS 397A & 398A
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VILLEGAS MARK R & ARACELY
 OWNER ADDR: PO BOX 72764
 ALBUQUERQUE NM 87195

0101005643807740512 LANDS LAND USE: LEGAL: NLY PORT ION OF TRACT 398-B CORRECTED REPLAT
 PROPERTY ADDR: 00000 SAN YGNACIO
 OWNER NAME: CRUZ JOE M & ANNETTE
 OWNER ADDR: 03616 SAN YGNACIO SW
 ALBUQUERQUE NM 87121

0101005640012140523 TOW LAND USE: LEGAL: TR 3 97A1 REDIVSION PLATS OF TRACTS 397A & 398A
 PROPERTY ADDR: 00000 SAN YGNACIO
 OWNER NAME: DELGADO JOSE & OLGA
 OWNER ADDR: 03618 SAN YGNACIO RD SW
 ALBUQUERQUE NM 87121

0101005640410540518 TO LAND USE: LEGAL: TR 3 97A2 REDIVISION PLATS OF TRACTS 397A & 398A
 PROPERTY ADDR: 00000 SAN YGNACIO
 OWNER NAME: ROYBAL VERONICA V
 OWNER ADDR: 03622 SAN YGNACIO RD SW
 ALBUQUERQUE NM 87105

0101005640908740507 TO LAND USE: LEGAL: TR 3 97A3 REDIVISION PLATS OF TRACTS 397A & 398A
 PROPERTY ADDR: 00000 SAN YGNACIO
 OWNER NAME: BANK OF NEW YORK TRUSTEE
 OWNER ADDR: 00101 BARCLAY ST
 NEW YORK NY 10286

0101005634411540516	LEGAL: 0001 0002 JOBEL SUBD	
LAND USE:	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: MACIAS CARLOS & MACIAS EVA & M	
	OWNER ADDR: 00369 61ST	ST NW
ALBUQUERQUE NM	87105	
0101005538352212503	LEGAL: LOT 79 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 EMBARCADERA	
	OWNER NAME: BACA PAUL A &	
	OWNER ADDR: 07243 EMBARCADERA	DR SW
ALBUQUERQUE NM	87121	
0101005538752312504	LEGAL: LOT 80 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 EMBARCADERA	
	OWNER NAME: RIVAS REBECCA A	
	OWNER ADDR: 07239 EMBARCADERA	SW
ALBUQUERQUE NM	87121	
0101005539152412505	LEGAL: LOT 81 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 EMBARCADERA	
	OWNER NAME: GAMEZ MANUEL	
	OWNER ADDR: 07235 EMBARCADERA	DR SW
ALBUQUERQUE NM	87121	
0101005639500140901	LEGAL: LOT 82 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 EMBARCADERA	
	OWNER NAME: GUTIERREZ DARLENE	
	OWNER ADDR: 07231 EMBARCADERA	DR SW
ALBUQUERQUE NM	87112	
0101005640000240902	LEGAL: LOT 83 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 EMBARCADERA	
	OWNER NAME: SERNA DOMIEANN	
	OWNER ADDR: 07227 EMBARCADERA	DR SW
ALBUQUERQUE NM	87121	
0101005640400340903	LEGAL: LOT 84 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 EMBARCADERA	
	OWNER NAME: SECRETARY OF HUD	
	OWNER ADDR: 00625 SILVER	AV SW
ALBUQUERQUE NM	87102	
0101005640800440904	LEGAL: LOT 85 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 EMBARCADERA	
	OWNER NAME: ABEYTA ANTHONY GILBERT	
	OWNER ADDR: 07219 EMBARCADERA	SW
ALBUQUERQUE NM	87121	
0101005641200540905	LEGAL: LOT 86 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 EMBARCADERA	
	OWNER NAME: KAUFMAN & BROAD OF NEW MEXICO	
	OWNER ADDR: 04921 ALEXANDER	NE
ALBUQUERQUE NM	87109	

0101005641600640906	LEGAL: LOT 87 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 EMBARCADERA	
	OWNER NAME: JARAMILLO BERT L	
	OWNER ADDR: 07209 EMBARCADEERA	DR SW
ALBUQUERQUE NM	87121	
0101005642000740907	LEGAL: LOT 88 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 EMBARCADERA	
	OWNER NAME: SANCHEZ DENISE A & RICHARD J	
	OWNER ADDR: 07205 EMBARCADERA	DR SW
ALBUQUERQUE NM	87121	
0101005642700840910	LEGAL: LOT 91 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 OJO FELIZ	
	OWNER NAME: REYES HERNAN & NELLY E WOLFF	
	OWNER ADDR: 00622 DOUGLAS	DR
MANSFIELD TX	76063	
0101005643000440909	LEGAL: LOT 90 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 OJO FELIZ	
	OWNER NAME: GRIEGO MICHELLE A	
	OWNER ADDR: 01305 OJO FELIZ	ST SW
ALBUQUERQUE NM	87121	
0101005644401240804	LEGAL: LOT 92 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 OJO FELIZ	
	OWNER NAME: MURAKAMI JEAN	
	OWNER ADDR: 01300 OJO FELIZ	ST SW
ALBUQUERQUE NM	87121	
0101005644002440805	LEGAL: REMA ININ G PART OF TR 418 CONT .1280 AC	
LAND USE:	PROPERTY ADDR: 00000	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101005644600440802	LEGAL: LOT 94 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 OJO FELIZ	
	OWNER NAME: GUTIERREZ RAMON R	
	OWNER ADDR: 01304 OJO FELIZ	ST SW
ALBUQUERQUE NM	87121	
0101005644400840803	LEGAL: LOT 93 P LAT OF VISTA MANZANO UNIT 2	
LAND USE:	PROPERTY ADDR: 00000 OJO FELIZ	
	OWNER NAME: LARA DANIEL A	
	OWNER ADDR: 01302 OJO FELIZ	ST SW
ALBUQUERQUE NM	87121	
0101005646303040208	LEGAL: 001 009S OUTHWESTERN SKIES ADD	
LAND USE:	PROPERTY ADDR: 00000 76TH	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	

0101005646601640207 LEGAL: 002 009S OUTHWESTERN SKIES ADD
LAND USE: PROPERTY ADDR: 00000 76TH
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101005647903440305 LEGAL: 006 008S OUTHWESTERN SKIES ADD
LAND USE: PROPERTY ADDR: 00000 76TH
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101005649003740304 LEGAL: 001 008S OUTHWESTERN SKIES ADD
LAND USE: PROPERTY ADDR: 00000 75TH
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101005650604040407 LEGAL: 1 7 SOUT HWESTERN SKIES ADDN EXC NWLY POR
LAND USE: PROPERTY ADDR: 00000 75TH
 OWNER NAME: COLUCCI ONORIO & VIRGINIA M
 OWNER ADDR: 03305 TENNESSEE ST NE
ALBUQUERQUE NM 87110
0101105601003130505 LEGAL: TR O F LA ND IN SE1/4 SE1/4 SEC 27 & SW1/4 SW1/4
SEC LAND USE: PROPERTY ADDR: 00000 N/A
 OWNER NAME: COLUCCI ONORIO & VIRGINIA M
 OWNER ADDR: 03305 TENNESSEE NE
ALBUQUERQUE NM 87110
0101005648202340306 LEGAL: 005 008S OUTHWESTERN SKIES ADD
LAND USE: PROPERTY ADDR: 00000 76TH
 OWNER NAME: COLUCCI ONORIO & VIRGINIA M
 OWNER ADDR: 03305 TENNESSEE NE
ALBUQUERQUE NM 87110
0101005649302540303 LEGAL: 002 008S OUTHWESTERN SKIES ADD
LAND USE: PROPERTY ADDR: 00000 75TH
 OWNER NAME: COLUCCI ONORIO & VIRGINIA M
 OWNER ADDR: 03305 TENNESSEE NE
ALBUQUERQUE NM 87110
0101005650903040408 LEGAL: 002 007S OUTHWESTERN SKIES ADD
LAND USE: PROPERTY ADDR: 00000 75TH
 OWNER NAME: COLUCCI ONORIO & VIRGINIA M
 OWNER ADDR: 03305 TENNESSEE ST NE
ALBUQUERQUE NM 87110
0101005649501240302 LEGAL: 003 008S OUTHWESTERN SKIES ADD
LAND USE: PROPERTY ADDR: 00000 75TH
 OWNER NAME: COLUCCI ONORIO & VIRGINIA M
 OWNER ADDR: 03305 TENNESSEE NE
ALBUQUERQUE NM 87110

0101005646421940611 LEGAL: TRS 358 UNIT # 3 ATRISCO GRANT EXCEPT SOUTHERLY
PO LAND USE:

PROPERTY ADDR: 00000 SAN YGNACIO
OWNER NAME: HALVORSON LAWRENCE M
OWNER ADDR: PO BOX 80129

ALBUQUERQUE NM 87108

0101005648919440625 LEGAL: PARC EL A -2-32-A PLAT OF TR 359A AND PARCEL
A-2-32- LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM 87103

0101005649917040631 LEGAL: PARC EL A -2-32-B-1 PLAT OF TR 359A AND PARCEL
A-2-3 LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: BACA PATRICK J & MARIE M
OWNER ADDR: 01218 RIVERVIEW DR NW

ALBUQUERQUE NM 87105

0101005650619440613 LEGAL: SLY PORT ION OF TRACT 360 ATRISCO GRANT UNIT 3
CONT LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: TELCOCCI NORMA T &
OWNER ADDR: 05852 S ENSENADA ST

AURORA CO 80015

0101005651821940614 LEGAL: TRAC T 36 1 ATRISCO GRANT UNIT 3 EXC NWLY POR &
EAST LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: TELCOCCI NORMA T &
OWNER ADDR: 05852 S ENSENADA ST

AURORA CO 80015

QUIT

101005647210040524 LEGAL: PORS OF TRS 396, 299, 400 & 401 ATRISCO GRANTS OF TRACTS 397-B
& 39
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87193

101005646313340520 LEGAL: NWLY PORTION OF TRACT 400 ATRISCO GRANT UNIT #3 CONT
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101005642409140519 LEGAL: TRACT 398A2 REDIVISION PLATS OF TRACTS 397A & 3 I SCO GRANT
UNIT # 3
PROPERTY ADDR: 3612 SAN YGNACIO RD SW

OWNERS NAME: HENNELLY MICHAEL M
OWNERS ADDR: PO BOX 25383
ALBUQUERQUE, NM 87125

101005642909240508 LEGAL: TRACT 398A REDIVISION PLAT OF TRACTS 397A & 398 CO GRANT
UNIT #3 C
PROPERTY ADDR: N/A

OWNERS NAME: VILLEGAS MARK R & ARACELY
OWNERS ADDR: PO BOX 72764
ALBUQUERQUE, NM 87195

101005636603240501 LEGAL: *0007 0002 JOBEL SUBDIVISION
PROPERTY ADDR: N/A

OWNERS NAME: ESCAANTE ROSA TRUSTEE & SAMUEL
OWNERS ADDR: PO BOX 12637
ALBUQUERQUE, NM 87195

101005644002440805 LEGAL: REMAINING PART OF TRACT 418 CONT .1280 ACRES
PROPERTY ADDR: N/A

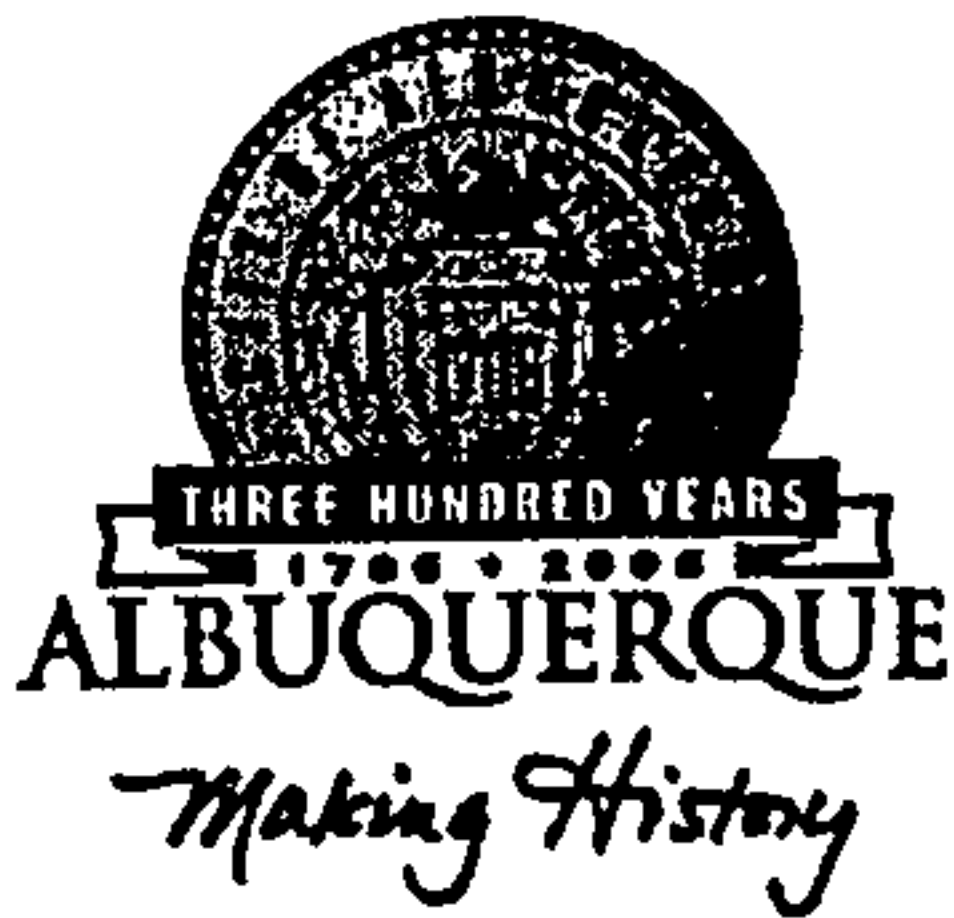
OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101005646303040208 LEGAL: *001 009 SOUTHWESTERN SKIES ADDITION
PROPERTY ADDR: 76TH ST SW

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101005646601640207 LEGAL: *002 009 SOUTHWESTERN SKIES ADDITION
PROPERTY ADDR: 76TH ST SW

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103



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: September 28, 2005

TO CONTACT NAME: Jenes P. Aguilar
COMPANY/AGENCY: Viking Realty & Consulting
ADDRESS/ZIP: 3601 Jordy Drive SE, Rio Rancho 87124
PHONE/FAX #: 450-8030 836-8624

Thank you for your inquiry of 9-28-05 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at vacation of a strip of land identified on zone map as a R-O-W, possibly 75th Street is now vacant land splits zone map page(s) L-10. TR400, between Sage & Amole del Norte.

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

Stinson Tower

Neighborhood Association
*Contacts: Victor Wyatt
612 Cotton Tail SW 87121
239-8856 (h) 287-8833 (w)

Neighborhood Association

Contacts: _____

*Norman Mason
7427 Via Tranquilo SW
836-9471 (h) 87121

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, _____
Dalena Armora
OFFICE OF NEIGHBORHOOD COORDINATION

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

DEPARTMENT OF MUNICIPAL DEVELOPMENT
CITY OF ALBUQUERQUE, 801
NEW MEXICO

CERTIFICATE OF SURVEY FOR THE
MOLE DEL NORTE DIVERSION FACILITY
PARCEL NO A-2-21

A certain tract of land being a portion of Tract 400, Unit No. 2 as shown on the plat of "Tracts Allocated from Town of Arisco Grant", filed December 5, 1944 in Volume D, folio 118 in the map records of the County Clerk of Bernalillo County, New Mexico, and being more particularly described as follows:

Beginning at the southwest corner of Tract 400 and of this tract, where a Brass Cap marking Albuquerque City Monument "TRANS" bears S 52° 36' 22" E 319.23 feet distant;

Thence N 73° 11' 20" W, 35.00 feet along the west boundary of Tract 400;

Thence N 85° 24' 46" E, 131.12 feet;

Thence N 75° 45' 23" E, 55.73 feet to a point of curvature;

Thence northeasterly along a curve to the left having a delta of 90° 05' 26" and a radius of 25.01 feet and a length of 39.32 feet, to a point of tangency;

Thence N 14° 29' 02" W, 606.28 feet;

Thence N 12° 50' 31" E, 442.93 feet to a point on the south right-of-way line of San Yencio Road S.W., for the northwest corner of this tract;

Thence N 75° 45' 17" E, 18.38 feet along said right-of-way line, to the northeast corner of Tract 400;

Thence S 14° 17' 29" E, 73.78 feet along the east boundary of Tract 400, to the northeast corner of this tract;

Thence S 12° 50' 31" W, 373.55 feet;

Thence S 14° 20' 02" E, 594.35 feet to a point of curvature;

Thence southeasterly along a curve to the left having a delta of 89° 54' 32" and a radius of 25.01 feet and a length of 39.24 feet, to a point of tangency;

Thence N 75° 45' 23" E, 34.30 feet;

Thence S 14° 17' 26" E, 13.00 feet to a point on the north right-of-way line of Sage Road S.W., for the southeast corner of this tract;

Thence S 75° 45' 23" W, 319.97 feet along said right-of-way line, to the point of beginning.

Containing 1.3367 acres, more or less.

This parcel is shown on Sheet 2 of the Right-Of-Way Map for the Mole del Norte Diversion Facility, recorded September 11, 1980 in Volume 113 in the Office of the Bernalillo County Clerk.

1. All Bearings shown and Coordinate Values indicated hereon refer to the New Mexico State Plane Coordinate Grid System, Central Zone.

Delta Alpha = -0° 16' 42"

2. All Distances indicated hereon are with reference to ground datum. Grid Distances can be obtained by multiplying Ground Distances by the Conversion Factor = 0.999677785.

CERTIFICATION

I certify that this map was prepared from a field survey by the Engineering Corporation and that the information is true and correct to the best of my knowledge.

Theodore C. Hogsett
Theodore C. Hogsett
N.M. P.E. & L.S. No. 1112



Project # 1004526

INEZ P AGUILAR
3601 TORREY PINES SE
ALBUQUERQUE, NM 87124

101005650106540511

MARQUEZ ANASTACIO JR
916 ALTA VISTA CT SW
ALBUQUERQUE NM 87105

101105603208730401

COUNTY OF BERNALILLO
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

101005642012540521

TORRES RICHARD L & ERNESTINE
5949 CARLOS REY SW
ALBUQUERQUE NM 87105

101005643807740512

CRUZ JOE M & ANNETTE
3616 SAN YGNACIO SW
ALBUQUERQUE NM 87121

101005640908740507

BANK OF NEW YORK TRUSTEE
101 BARCLAY ST
NEW YORK NY 10286

101005637207840505

TORRES SINESIO
404 WILSHIRE SW
ALBUQUERQUE NM 87105

101005635706240503

MALDONADO GUSTAVO & MIRIAM
1213 RAEL SW
ALBUQUERQUE NM 87121

101005538752312504

RIVAS REBECCA A
7239 EMBARCADERA SW
ALBUQUERQUE NM 87121

101005640000240902

SERNA DOMIEANN
7227 EMBARCADERA DR SW
ALBUQUERQUE NM 87121

Project # 1004526

VICTOR WYANT
Stinson Tower
612 COTTONTAIL SW
ALBUQUERQUE, NM 87121

101005652511340513

ALBUQUERQUE EXCAVATORS INC
7201 ISLETA SW
ALBUQUERQUE NM 87105

101005648307840522

MARQUEZ ANASTACIO JR ETUX ETA
916 ALTA VISTA CT SW
ALBUQUERQUE NM 87105

101005642409140519

HENNELLY MICHAEL M
PO BOX 25383
ALBUQUERQUE, NM 87125

101005640012140523

DELGADO JOSE & OLGA
3618 SAN YGNACIO RD SW
ALBUQUERQUE NM 87121

101005641906440510

BARRAZA MANUEL & MARTHA P
3620 SAN YGNACIO SW
ALBUQUERQUE NM 87121

101005636603240501

ESCALANTE ROSA TRUSTEE & SAMU
PO BOX 12637
ALBUQUERQUE, NM 87195

101005635307540504

MACIAS CARLOS & MACIAS EVA &
369 61ST ST NW
ALBUQUERQUE NM 87105

101005539152412505

GAMEZ MANUEL
7235 EMBARCADERA DR SW
ALBUQUERQUE NM 87121

101005640400340903

SECRETARY OF HUD
625 SILVER AV SW
ALBUQUERQUE NM 87102

Project # 1004526

NORMAN MASON
Stinson Tower
7427 VIA TRANQUILO SW
ALBUQUERQUE, NM 87121

101105602413630402

BACA IGNACIO E JR
2455 ISLETA BL SW
ALBUQUERQUE NM 87105

101005644811240509

CRUZ JOE & ANNETTE
3616 SAN YGNACIO SW
ALBUQUERQUE NM 87121

101005642909240508

VILLEGAS MARK R & ARACELY
PO BOX 72764
ALBUQUERQUE, NM 87195

101005640410540518

ROYBAL VERONICA V
3622 SAN YGNACIO RD SW
ALBUQUERQUE NM 87105

101005639208140506

TORRES RICHARD L &
3610 SAN IGNACIO SW
ALBUQUERQUE NM 87121

101005636105040502

PACHECO GLORIA ANN
1224 RAEL SW
ALBUQUERQUE NM 87121

101005538352212503

BACA PAUL A &
7243 EMBARCADERA DR SW
ALBUQUERQUE NM 87121

101005639500140901

GUTIERREZ DARLENE
7231 EMBARCADERA DR SW
ALBUQUERQUE NM 87112

101005640800440904

ABEYTA ANTHONY GILBERT
7219 EMBARCADERA SW
ALBUQUERQUE NM 87121

101005641200540905

KAUFMAN & BROAD OF NEW MEXICO
4921 ALEXANDER NE
ALBUQUERQUE NM 87109

101005641600640906

JARAMILLO BERT L
7209 EMBARCADEERA DR SW
ALBUQUERQUE NM 87121

101005642000740907

SANCHEZ DENISE A & RICHARD J
7205 EMBARCADERA DR SW
ALBUQUERQUE NM 87121

101005642700840910

REYES HERNAN & NELLY E WOLFF
622 DOUGLAS DR
MANSFIELD TX 76063

101005643000440909

GRIEGO MICHELLE A
1305 OJO FELIZ ST SW
ALBUQUERQUE NM 87121

101005644401240804

MURAKAMI JEAN
1300 OJO FELIZ ST SW
ALBUQUERQUE NM 87121

101005644600440802

GUTIERREZ RAMON R
1304 OJO FELIZ ST SW
ALBUQUERQUE NM 87121

101005644400840803

LARA DANIEL A
1302 OJO FELIZ ST SW
ALBUQUERQUE NM 87121

101005650604040407

COLUCCI ONORIO & VIRGINIA M
3305 TENNESSEE ST NE
ALBUQUERQUE NM 87110

101105602905430506

GABALDON PREMATIVO R JR
6566 SAGE RD SW
ALBUQUERQUE NM 87105

101005640219540608

MARQUEZ ANASTACIO JR & RITA M
916 ALTA VISTA SW
ALBUQUERQUE NM 87105

101005642220140609

MOYA JOSE F ETUX ETAL
11620 MARQUETTE NE
ALBUQUERQUE NM 87123

101005644717840624

ALBUQUERQUE EXCAVATORS INC
7201 ISLETA SW
ALBUQUERQUE NM 87105

101005646421940611

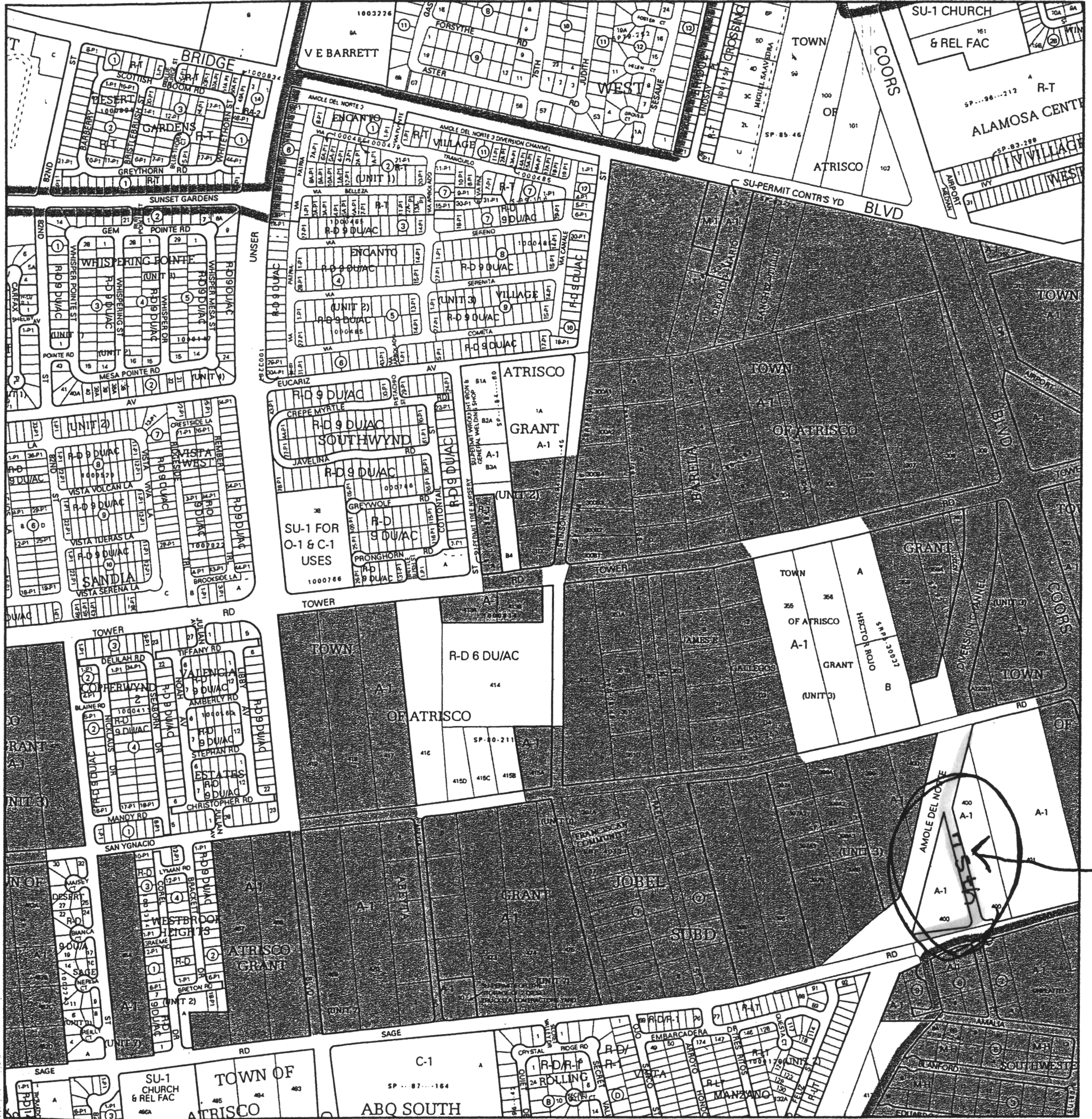
HALVORSON LAWRENCE M
PO BOX 80129
ALBUQUERQUE, NM 87108

101005649917040631

BACA PATRICK J & MARIE M
1218 RIVERVIEW DR NW
ALBUQUERQUE NM 87105

101005650619440613

TELCOCCI NORMA T &
5852 S ENSENADA ST
AURORA CO 80015



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

SITE 7504 Street

Map amended through: Apr 07, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-10-Z

Selected Symbols

0 750 1,500 Feet

See Infrastructure
REQ limits
for Tower

ZONE
ATLAS
L-10

1003198
1004526

CITY of ALBUQUERQUE SIXTEENTH COUNCIL

COUNCIL BILL NO. 0-04-50 ENACTMENT NO. 0-2005-020

SPONSORED BY: Miguel Gomez, By Request

1 **ORDINANCE .**
2 **ANNEXATION, 04EPC 00059, ANNEXING 40 ACRES, MORE OR LESS,**
3 **LOCATED ON THE AMOLE DEL NORTE DIVERSION CHANNEL, BETWEEN**
4 **SAGE ROAD SW AND TOWER ROAD SW, AND AMENDING THE ZONE MAP**
5 **TO ESTABLISH RD/R-1 ZONING AS PER EXHIBIT A, ATTACHED.**
6 **BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
7 **ALBUQUERQUE:**

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[- Bracketed/Strikethrough Material -] - Deletion

8 **Section 1. AREA PROPOSED FOR ANNEXATION. The owners of the area**
9 **annexed hereby presented a property signed petition to annex the following**
10 **territory: 40 acres, more or less, located on Amole Del Norte Diversion**
11 **Channel, between Sage Road SW and Tower Road SW; and more particularly**
12 **described as follows:**

1003198, 1004526

- 13 **A. Lots 355, 356, 400, and 401, Town of Atrisco Grant; and**
- 14 **Tracts A & B, Lands of Hector Rojo.**
- 15 **B. All of the right-of-way adjoining the land described in A. of this**
- 16 **section to the extent it is not already in the City.**

17 **Section 2. ANNEXATION ACCEPTED. The area specified in Section 1**
18 **above is designated Developing Urban in the Comprehensive Plan which makes**
19 **it suitable for annexation. Furthermore, the petition for annexation meets the**
20 **requirements of Resolution 54-1990 (City's Annexation Policy). Therefore, the**
21 **area specified in Section 1 above is hereby annexed.**

22 **Section 3. ZONE MAP AMENDED. The request for R-1 zoning is justified**
23 **per Resolution 270-1980 because it will allow residential and commercial**
development that is consistent with the existing property located to the



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1 southwest, which is more advantageous to the community. Therefore, the
2 zone map adopted by Section 14-16-1-1 et. Seq. R.O.A. 1994 is hereby
3 amended, establishing RD/R-1 zoning for the area specified in Section 1 above.

4 Section 4. FINDINGS ACCEPTED. The Council shall adopt the following
5 zone map amendment findings:

6 1. This is a request for establishment of RD/R-1 zoning for
7 approximately 39 acres, Lots 355, 356, 400, 401, Town of Atrisco Grant and
8 Lots A & B, Lands of Hector Rojo, located on the Amole del Norte Diversion
9 Channel, between Sage Road SW and Tower Road SW. The site is currently
10 undeveloped and includes a portion of the Amole del Norte Diversion Channel.
11 The site is currently zoned County A-1 and Diversion Channel.

12 2. The applicant requests RD/R-1 zoning for lots 355, 356, Town of
13 Atrisco Grant and for lots A and B, Lands of Hector Rojo as per the
14 Tower/Unser Sector Development Plan. Together these lots are approximately
15 15.1 acres.

16 3. The subject site is designated Developing Urban in the
17 Comprehensive Plan with a goal to create a quality urban environment with
18 identifiable, individual but integrated communities. The request for annexation
19 will implement this stated goal and will also implement the following policies for
20 Developing Urban areas:

21 a. This request for annexation and establishment of RD/R-1 zoning,
22 recommended by the Tower/Unser Sector Development Plan for the
23 northern portion of the annexation request, will allow the subject
24 property to achieve appropriate density patterns and design (Policy b).

25 b. This site is appropriate for annexation because it is vacant and
26 contiguous to existing and programmed urban facilities and services.
27 In addition, there are a variety of community and public services that
28 are accessible to this site (Policy e).

29 c. The applicant proposes to develop single-family homes (6 du/net
30 acre), which respects existing neighborhood values, natural
31 environmental conditions and carrying capacities, scenic resources,



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1 and resources of other social, cultural, and recreational concern
2 (policy d).

3 4. The elementary schools in this area, including Mary Ann Binford
4 Elementary School, Truman Middle School, and West Mesa High School, are
5 operating close to or above their designed capacity and are projected to accrue
6 substantial enrollment increases in the next 5 years. An elementary school,
7 located at 86th Street and Tower Road, is slated to open in the fall of 2004 to
8 provide relief to Mary Ann Binford Elementary School. This new school is
9 expected to have an enrollment of 900 students, a number that would bring the
10 school above maximum capacity when it opens. This request for annexation
11 will add a strain to the overcrowded public schools in the region (West Side
12 Strategic Plan, Policy 2.5).

13 5. This request for establishment of RD/R-1 zoning supports the goals
14 for the Bridge/Westgate Community, as identified in the West Side Strategic
15 Plan by allowing this site to receive urban style services appropriate in this
16 community (Policy 3.40). At the same time, this request may lead to an
17 increase in the demand for public service facilities in this community, i.e.
18 schools, transit facilities, fire/police stations, libraries, or other community
19 services (Policy 3.44).

20 6. This request for a zone change from County A-1 to City RD/R-1
21 meets the requirements of R-270-1980 because the annexation constitutes a
22 changed condition that makes the current County A-1 zoning inappropriate
23 given the urban services that will become accessible to the site (Section 1.D).
24 Most importantly though, the requested zoning is more advantageous to the
25 community as articulated by the goals and policies of the Comprehensive Plan,
26 West Side Strategic Plan, and Tower/Unser Sector Development Plan.

27 7. According to the Office of Community and Neighborhood
28 Coordination, as of February 26, 2004, there were no known Recognized
29 Neighborhood Associations in this area affected by this request. There is
30 neighborhood opposition to this request.

1 8. Several residents did not have actual notice of the County
2 Commission Hearing approving annexation of the subject property.

3 Section 5. **PRE-ANNEXATION AGREEMENT AND PRE-ANNEXATION**
4 **AGREEMENT ADDENDUM.** The City and the applicant for annexation have
5 agreed to all the measures listed in the attached Annexation Agreement and
6 Addendum, labeled EXHIBIT B.

7 Section 6. **SEVERABILITY CLAUSE.** If any section, paragraph, sentence,
8 clause, word or phrase of this ordinance is for any reason held to be invalid or
9 unenforceable by any court of competent jurisdiction, such decision shall not
10 affect the validity of the remaining provisions of this ordinance. The Council
11 hereby declares that it would have passed this ordinance and each section,
12 paragraph, sentence, clause, word or phrase thereof irrespective of any
13 provisions being declared unconstitutional or otherwise invalid.

14 Section 7. **EFFECTIVE DATE AND PUBLICATION.** This ordinance shall take
15 effect five days after publication by title and general summary and when a plat
16 of the territory hereby annexed is filed in the office of the County Clerk.

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30

1 PASSED AND ADOPTED THIS 7th DAY OF March, 2005
2 BY A VOTE OF: 5 FOR 4 AGAINST.

3
4 Yes: 5

5 No: Gomez, Griego, Heinrich, O'Malley

6 Brad Winter

7 Brad Winter, President

8 City Council

9
10
11
12 APPROVED THIS 1st DAY OF April, 2005

13
14
15 Bill No. O-04-50

16
17 Martin J. Chavez

18 Martin J. Chavez, Mayor

19 City of Albuquerque

20
21 ATTEST:

22
23 Josefa A. Anthony

24 City Clerk



Mary Herrera

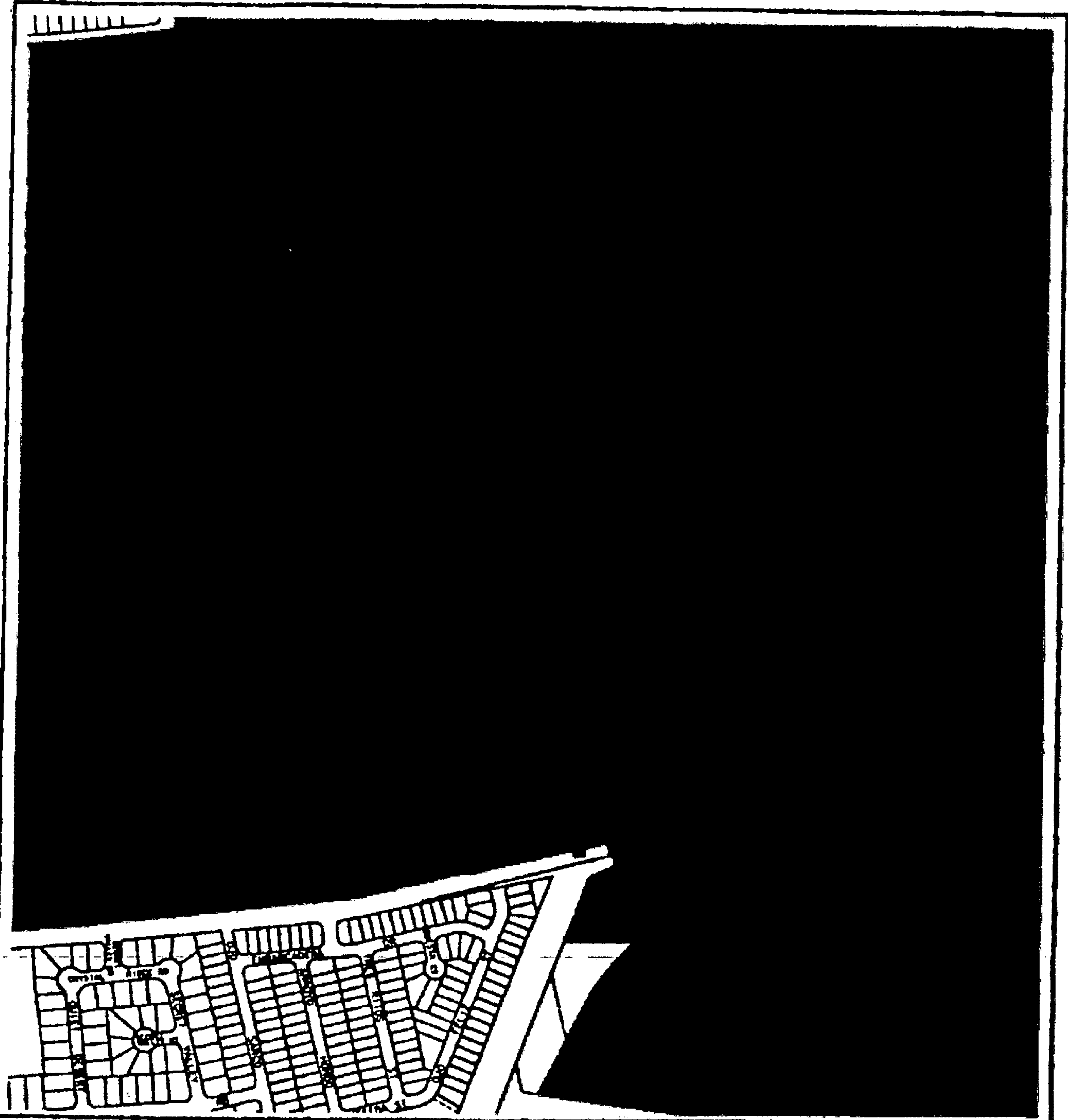
Bern. Co. FHEX

R 13.00

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Page 5 of 8
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29
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31



Proposed annexation in Zone Map L-10



Map Scale: 1" = 500'

Map Printed April 27, 2004

100?

MUNICIPAL U



AREA PROPOSED FOR ANNEXATION



GRAY SHADING INDICATES COUNTY



2005045402
RE41530
Page: 6 of 6
04/04/2005 10:32A
Bx-004 Pg-5342

Bern. Co., TX R 19.00

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PRE-ANNEXATION AGREEMENT TO CONSTRUCT PUBLIC IMPROVEMENTS

THIS AGREEMENT is made this _____ day of _____, 2004, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293, One Civic Plaza, Albuquerque, New Mexico 87103, and Albuquerque Excavators ("Developer"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 7201 Aleta Blvd., Albuquerque, New Mexico 87105 and whose telephone number is 873-5000, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

RECITALS:

- A. WHEREAS, Developer is developing certain lands outside the City of Albuquerque Bernalillo County, New Mexico, known as [describe:] Tracts 355, 356, 400, 401, Town of Atrisco Grant and Tracts A & B, Lands of Hector Rojo recorded on December 5, 1944 in the records of Bernalillo County at Book Misc. D, pages 118 through _____ ("Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in Developer's Property to the present owner:] Albuquerque Excavators ("Owner").
- B. WHEREAS, Developer has applied for annexation of Developer's Property into the Albuquerque City limits under annexation AX _____; and
- C. WHEREAS, Developer represents and covenants that Developer will develop Developer's Property at a maximum residential density of 6 du's; and
- D. WHEREAS, Developer's development of the property at a density of 6 du's will require additional infrastructure to service the development; and
- E. WHEREAS, Developer has agreed to prepare a Traffic Impact Study ("TIS") acceptable to the City pursuant to criteria in the City's Development Process Manual ("DPM") in connection with the development of Developer's Property; and
- F. WHEREAS, under Albuquerque City Council Resolution R-68 Enactment No. 54-1990 annexation of areas planned to be urban intensity of development will be approved when certain policies are satisfied including a commitment by the land owner that he or his successors in interest will in a manner that satisfies City standards, install and pay for necessary major streets, water, sanitary sewer, and storm-water handling facilities; and
- G. WHEREAS, Developer proposes to install public infrastructure improvements upon City property that abuts or is near or on Developer's Property. The City requires, and the

Developer is willing to provide certain assurances as a prerequisite to the City's granting annexation approval and permission to the Developer to enter City property to construct the improvements; and

H. WHEREAS, the City and Developer desire to enter into this Agreement to satisfy the conditions of City policy for annexation of Developer's Property into the City.

THEREFORE, in consideration of the foregoing promises, THE CITY AND DEVELOPER AGREE:

1. Deadline and Improvements. The Developer agrees to install and complete the following public infrastructure improvements, identified as Project No. _____, to the satisfaction of the City, on or before the _____ day of _____, 20____ ("Construction Completion Deadline"), at no cost to the City.

Approximately 2150' LF of full width permanent street improvements on Tower Blvd. starting from Coors Blvd. to 2150' west of Coors Blvd. to include curb, asphaltic paving, median curbs, storm drainage lines, sanitary sewer lines, water lines, traffic signalization and necessary appurtenances ("Improvements").

On site and adjacent street infrastructure shall be determined by the City's Development Review Board at the time of site development plan approval or subdivision plat approval.

2. Albuquerque Public School Contribution: The Developer agrees to contribute a payment ("Payment") in the amount of One Hundred Dollars (\$100.00) per residential lot which payment shall be used by the Board of Education of the City of Albuquerque to defer educational expenses associated with the development of Developer's Property. Developer agrees to submit the Payment in the form of a cashiers check to the City prior to final subdivision plat approval of Developer's Property or any portion thereof.

3. Work Order Requirements. The City agrees to issue a Work Order for the construction of the Improvements after:

a. The Developer submits all documents and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Developer has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which are related to the activities covered by this Agreement which cause bodily injury, death or property damage to any member of the public as a result of any condition of the Developer's Property; the Improvements; or the Developer's construction activities on Developer's Property or the City's property. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insureds. The Developer must maintain the insurance until the City accepts the Improvements. The cancellation provision must provide that, if the policy is either canceled

prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

b. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, price adjustment for asphalt and concrete paving, if applicable, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
Engineering Fee	3.25% of actual Construction
Excavation and Sidewalk Ordinance, Street Restorations Fees As required per City approved estimate (Figure 7)	as required per city approved estimate
Price adjustment (asphalt/concrete)	

(Note: The Developer must pay the City price adjustment for asphalt and concrete paving, if applicable, all City fees which have been incurred during construction before the City will accept the public Improvements.)

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

a. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by Amijo Land Surveys. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City. As-built record drawings shall be provided to the City by the entity performing the survey.

b. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by Rio Grande Engineering, a New Mexico Registered Professional Engineer. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed

necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for any inspections performed by the City.

c. **Field Testing.** Field testing of the construction of the Improvements shall be performed by Vinyard and Associates, a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any field testing performed by the City.

d. **Additional Testing.** The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the City a reasonable fee therefore.

5. **Acceptance and Termination.** After the Developer completes the Improvements to the satisfaction of the City and submits the final acceptance package, the City will review it, and, if acceptable, the City will issue a Certificate of Completion and Acceptance for the Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee that the Developer must provide to assure the materials and workmanship, as required by the Subdivision Ordinance.

6. **Payment for Incomplete Improvements.** If the Developer fails to complete construction of the Improvements satisfactorily by the Construction Completion Deadline, the City may make demand upon the excavation bond posted in accordance with City Street Excavation Ordinance 6-5-2-3(A)(3) or any successor ordinance in order to obtain payment for completing the Improvements. If the cost of completing the Improvements exceeds the amount of the excavation bond, the City may proceed against the Developer for the balance of the completion costs and for any costs or damages incurred by the City as a result of Developer's failure to perform according to the terms of this Agreement.

7. **Indemnification.** Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 N.M.S.A. 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure

to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

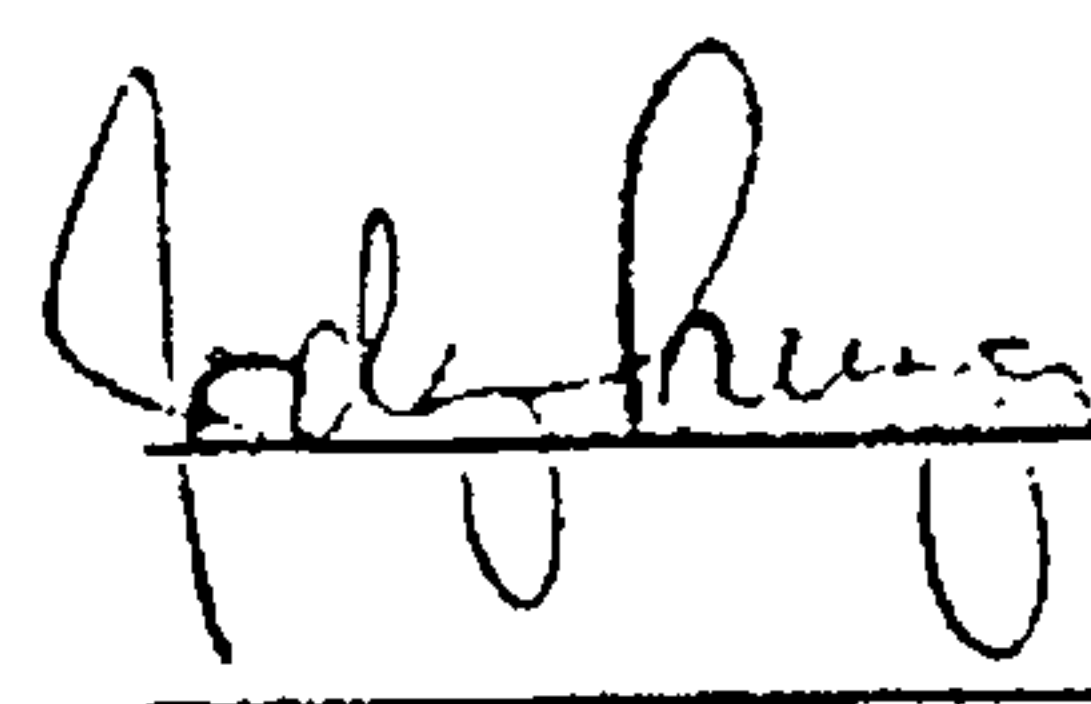
8. Covenant. This Agreement shall be a covenant running with the title to the Developer's Property and shall be binding upon the Developer, its heirs, personal representatives, successors and assigns.
9. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within three (3) days after the notice is mailed if there is no actual evidence of receipt.
10. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
11. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.
12. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.
13. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.
14. Forms Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.
15. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of Developer's authority to execute this Agreement.
16. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.
17. Recitals. The Recitals are a material part of this Agreement and are incorporated herein by reference.

ANNEXATION AGREEMENT ADDENDUM, O-04-50

The purpose of this addendum is to amend the previous annexation agreement between Albuquerque Excavators and the City of Albuquerque. This amendment is relative to annexation bill O-04-50. All items not specifically addressed in this amendment and covered under the original annexation agreement, shall remain. This addendum is based upon the meetings we have had to date with the neighborhood association representatives regarding the Albuquerque Excavators annexations. This Addendum covers the following items:

1. The zoning for this tract is RD/R1.
2. The developer has agreed to limit the west side of the development at the Tower/San Ignacio property to single story homes.
3. The portion of the annexation area between Tower/San Ignacio will have a maximum of 88 lots. In addition, the lots abutting the County land on the western property line will be larger in size (a minimum of 7,000 square feet).
4. The homes will have a package of standard amenities and several upgrades from which the homebuyer can choose. The package of standard amenities will be the same as or similar to those included in The Crossings, a Fuller Homes community located north of Interstate 40. These standard amenities shall include (but not be limited to):
 - a. six-panel wood doors;
 - b. tile roofs (if roof is pitched); and/or
 - c. flat roofs
 - d. cast iron sink;
 - e. cathedral ceilings;
 - f. plant ledges;
 - g. arches; and
 - h. walk-in closets;
5. The developer shall provide a retaining wall at the westerly edge of the proposed Subdivision.
6. Private Pocket Parks shall be provided as a part of the subdivisions.
7. The ^{ONS P.P.} ~~two~~ park sites in the O-50 development are approximately 11,790 square feet for the site off of Tower Road and ~~21,315~~ ^{9,125} square feet for the site off of San Ygnacio. *P.P. 8/25/05*

8. The developer shall construct a decorative perimeter wall consistent with the City's perimeter wall design standards to be approved in conjunction with the preliminary plat.
9. Interior lot walls shall be masonry block.
10. At least 15% of the homes shall be over 2,000 square feet and at least 5% shall be over 2,500 square feet. This will make the base sales price of these homes higher. The minimum square footage shall be 1,400 square feet.
11. The minimum home price shall be \$140,000.
12. Development will not exceed 6 dwelling units per acre.
13. Development will be governed by covenants with a mandatory homeowners' association.
14. The developer is also willing to vary its products in order to appeal to a diverse group of homeowners. Product types will be varied and will include flat roofs in certain parts of the subdivisions in order to maintain views.
15. The developer is willing to pay APS \$100/lot that could be used for future school construction.
16. The developer shall comply with all City of Albuquerque dust abatement regulations.
17. Lighting will be installed per City regulations.
18. Light fixtures will also be installed in order to minimize light pollution without compromising safety.
19. Pedestrian amenities and connections will be developed within the subdivisions with linkages to open space, trails, and bike lanes.
20. Subdivisions will include perimeter landscaping, street trees, and other amenities.


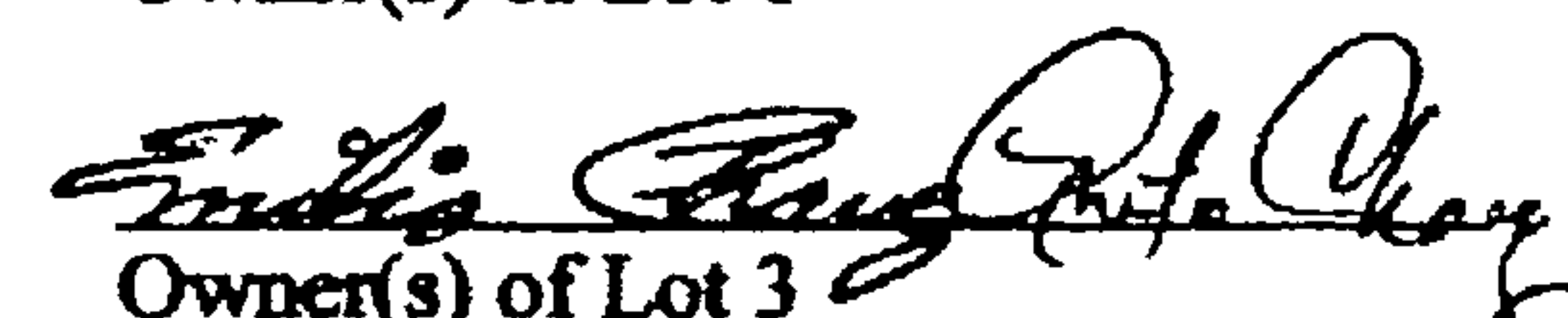
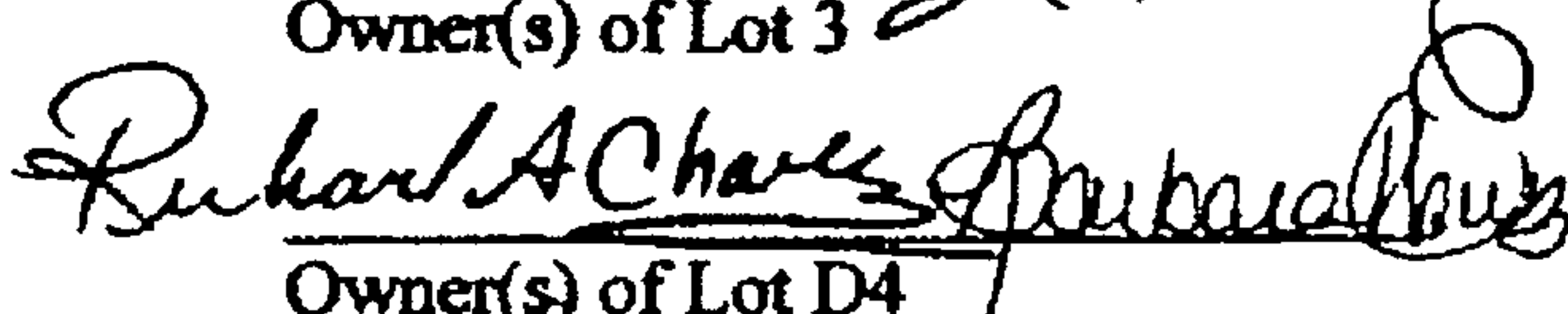

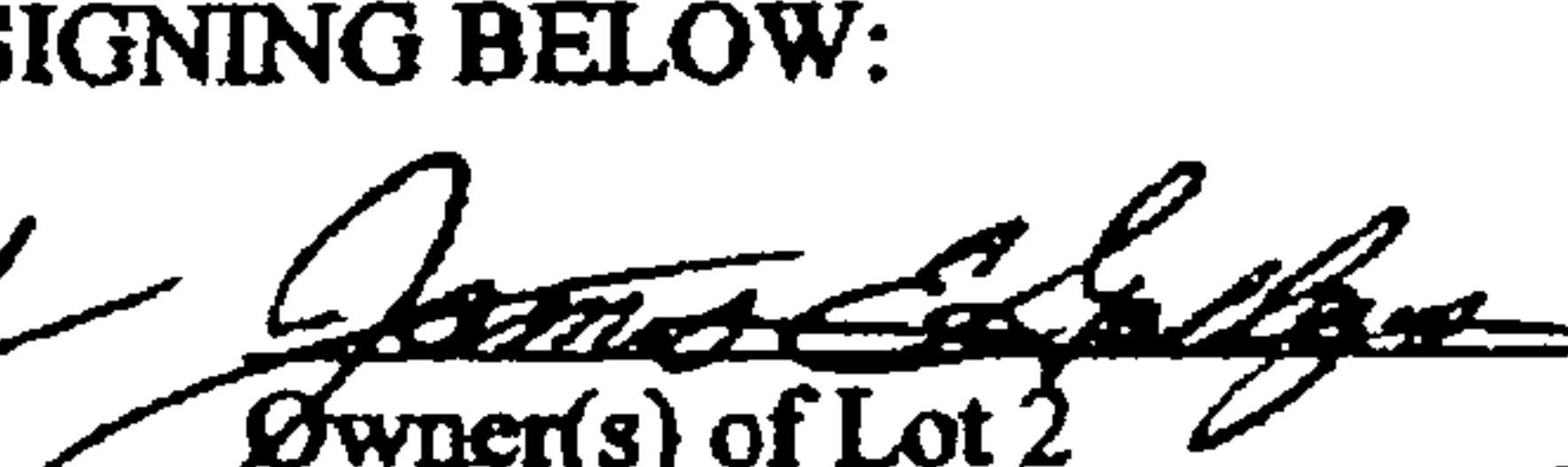
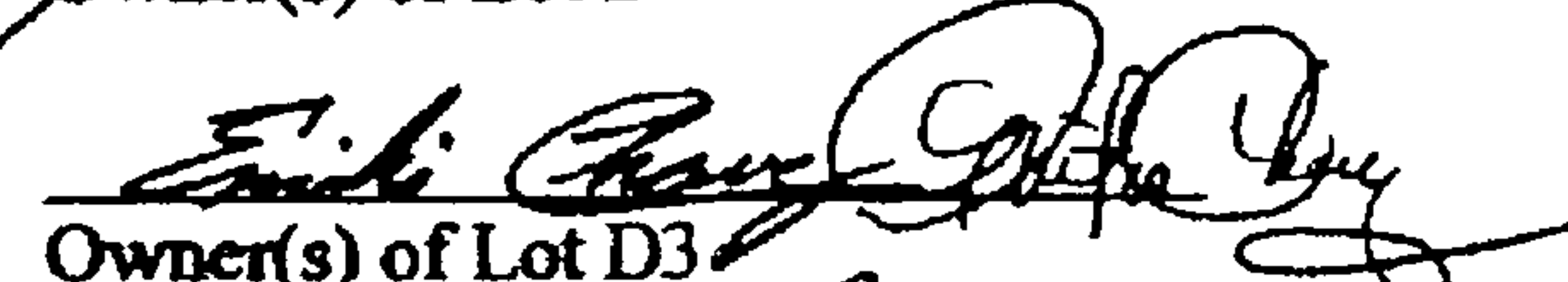
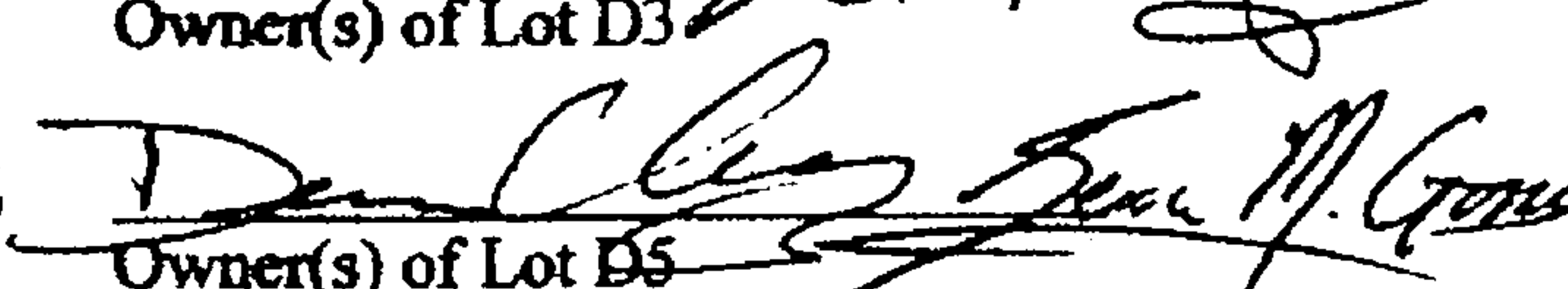

Approved:  Date: 8/25/05

Agreements with Rio Grande Engineering Firm

The following agreements have been reached between Rio Grande Engineering, Agent for Fuller Homes, and the current property owners of Lots 1,2,3, D3,D4, and D5 (formerly Lots D & 4 Land Division of James E. Gallegos, Town of Atrisco Grant Unit Three):

1. That the wall adjoining the new Fuller Homes Development and the properties mentioned above will be a retaining wall which will extend at least to the point of the current dirt elevation of the properties west of the Fuller Development.
2. That there will be a split face 8 inch block wall which will extend approximately six feet above the retaining wall running all along the properties mentioned above. (The property owner may opt for a five foot wall instead of the six foot wall.)
3. That the block portion of the pilasters on such wall will be slightly raised above the normal wall height.
4. That Fuller Homes will be responsible for removing all existing walls running north-south and tie into all existing interior landscaping walls running east-west on any of the above mentioned properties.
5. That the property owners mentioned above will allow Fuller Homes to place the wall adjoining the properties on the exact property line which will make such wall a shared wall between all Fuller Home residents and those property owners mentioned above. Although ownership of said wall will be shared, the property owners mentioned above will not have any liability for workmanship or construction of this wall. Allowing this wall to be placed exactly on the property line will be contingent on a separate satisfactory agreement being reached on a private drainage plan between Fuller Homes and the property owners of lots 2, 3, D3, D4, and D5.
6. That all above mentioned projects and construction (including all costs) will be the responsibility of Fuller Homes or its agent.

AGREED UPON BY ALL PARTIES SIGNING BELOW:

<p> Owner(s) of Lot 1</p> <p> Owner(s) of Lot 3</p> <p> Owner(s) of Lot D4</p> <p> Fuller Homes</p>	<p style="text-align: right;"> Owner(s) of Lot 2</p> <p style="text-align: right;"> Owner(s) of Lot D3</p> <p style="text-align: right;"> Owner(s) of Lot D5</p> <p style="text-align: right;"> Date</p>
--	--

October 28, 2005

To: Sharon Matson, DRB Chair

From: Inez Aguilar, Viking Realty & Consulting



Subject: VACATION OF PUBLIC RIGHT-OF -WAY

We are respectfully requesting that a portion of what we presume to be 75th Street be vacated by the City of Albuquerque.

On April 1, 2005 we successfully annexed tract 400 Unit 3 Town of Atrisco Grant, from Bernalillo County to the City of Albuquerque. We own both sides of this right of way, which splits the parcel in half making this tract un-developable.

Our attempt is to clean up the tract that is now a vacant piece of land with a non-existing roadway.

I am representing Albuquerque Excavators Inc., in this matter and can be reached at (505) 450-8030 for further information.

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

STORM DRAINAGE

- 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.

APPLICANT INFORMATION:

NAME: INEZ P. AUGIAR PHONE: 450-8030
 ADDRESS: 3601 TORREY PINES SE FAX: 836-8624
 CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: _____
 Proprietary interest in site: Agent List all owners: _____
 AGENT (if any): INEZ P. AUGIAR PHONE: 450-8030
 ADDRESS: 3601 TORREY PINES SE FAX: 836-8624
 CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION ON TRACT 401 POSSIBLY KNOWN AS 75th ST. LAND SPLIT TRACT 401 AIA PAGE L-10-Z

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. 480 UNIT 3 (Attached) Block: _____ Unit: 3
 Subdiv. / Addn. TOWN OF ATRISCO GRANT
 Current Zoning: RD Proposed zoning: RDTRD1
 Zone Atlas page(s): L-10-Z No. of existing lots: 1 No. of proposed lots: 6
 Total area of site (acres): 1.2 Density if applicable: dwellings per gross acre: 6 dwellings per net acre: 6
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1010056 4721 00 4 0524 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SAGE SW
 Between: SAN IGNACIO SW and SAGE AMOLE DEL NORTE SW

CASE HISTORY:

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

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

SIGNATURE: [Signature] DATE: _____
 (Print) INEZ P. AUGIAR Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01478</u>	<u>VRW</u>	<u>Y</u>	<u>\$ 300.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>11/23/05</u>				Total <u>\$ 395.00</u>

Sandy Daville 10/28/05
 Planner signature / date

Project # 1004526

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule) **300.00**
- Any original and/or related file numbers are listed on the cover application

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

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

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

INEZ P AGUIAR

Applicant name (print)

[Signature]

Applicant signature / date

9/28/05



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

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

Application case numbers
OSDRB-01678

[Signature] 10/28/05

Planner signature / date

Project # 1004526

ALBUQUERQUE EXCAVATORS INC.
7201 ISLETA BLVD. SW
ALBUQUERQUE, NM 87105
Phone 505-873-5000 Fax 505-877-2266

To: Norman Mason

October 12, 2005

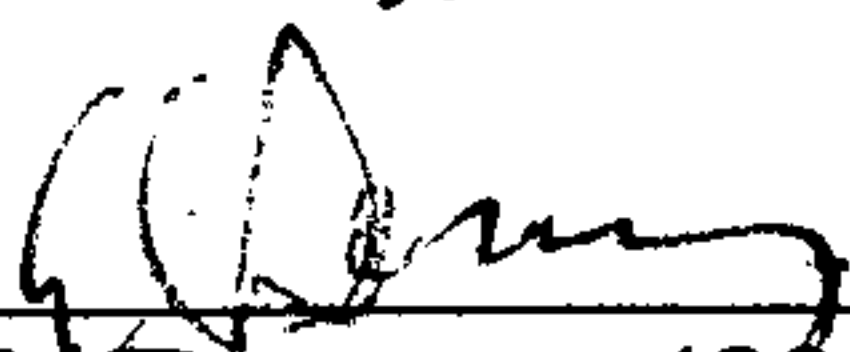
We are requesting that 75th Street be vacated by the City of Albuquerque which is located on tract 400 that we annexed to the City April 1st 2005.

75th street dead ends into the amole ditch and serves no public purpose.

This an attempt to clean up the tract that is divided by a current non-existing roadway.

Inez Aguilar is presenting this matter to the City and she can be reached at 450-8030 for further information.

Sincerely,



Ed Demarey 489-1503
Albuquerque Excavators Inc.

ALBUQUERQUE EXCAVATORS INC.
7201 ISLETA BLVD. SW
ALBUQUERQUE, NM 87105
Phone 505-873-5000 Fax 505-877-2266

To: Victor Wyant

October 12, 2005

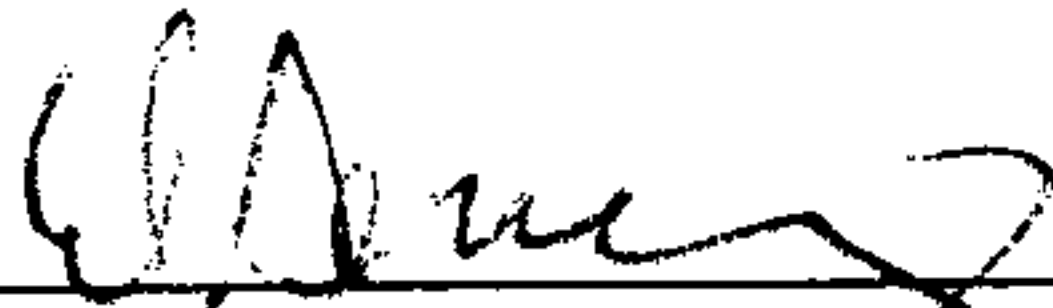
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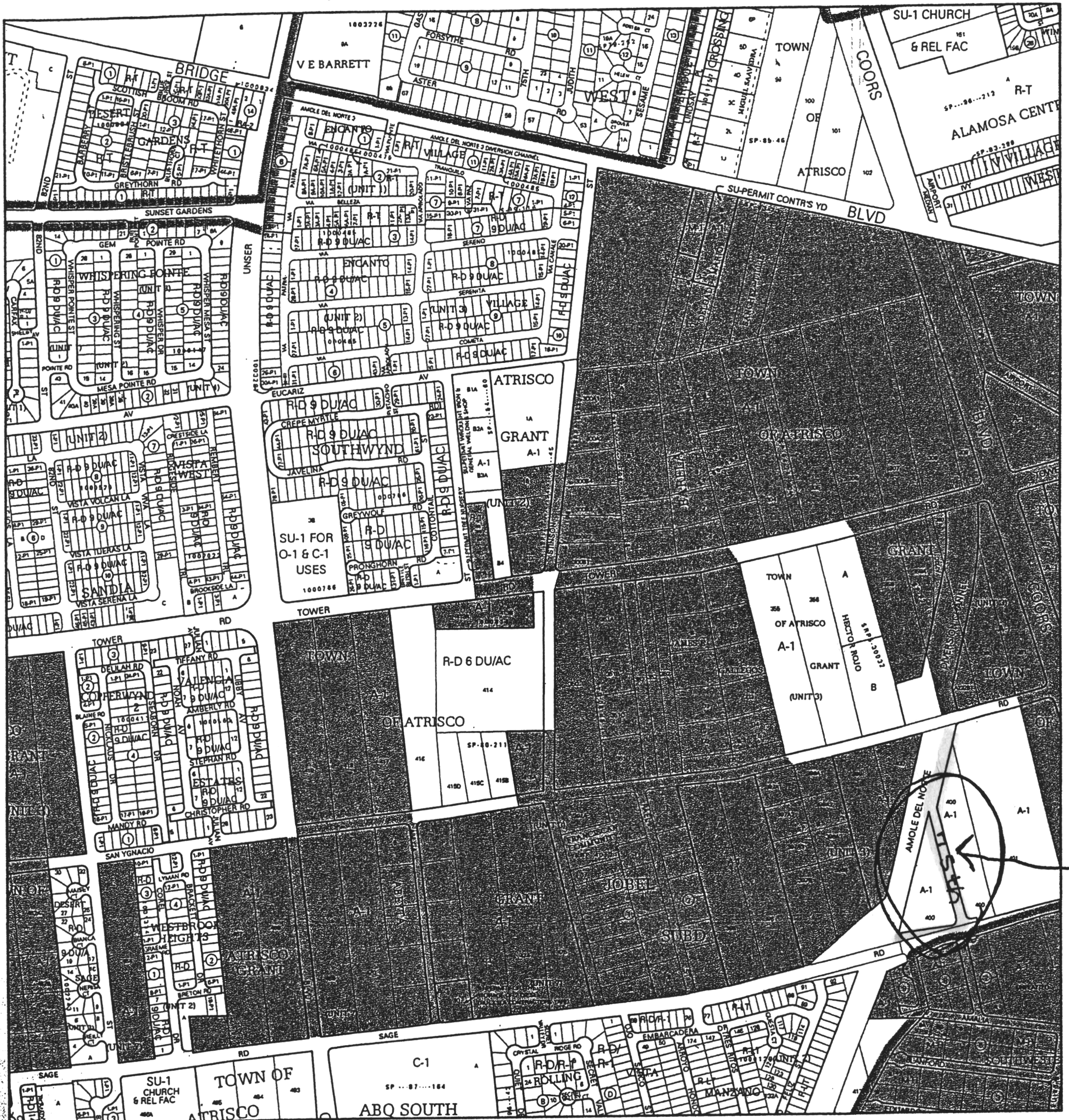
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Ed Demarey 489-1503

Albuquerque Excavators Inc.

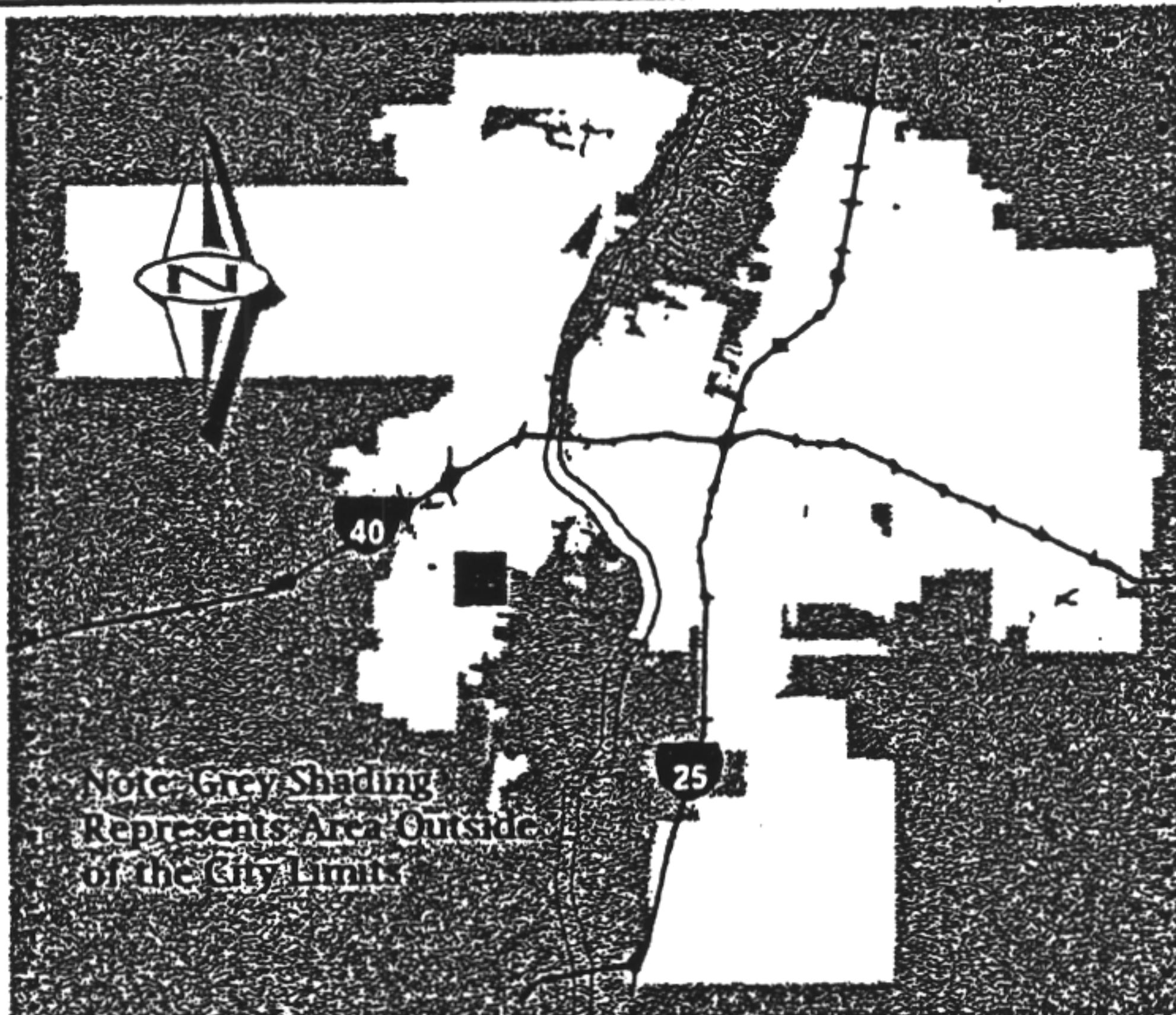


SITE 7504 Street

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



Map amended through: Apr 07, 2005



Zone Atlas Page:
L-10-Z

Selected Symbols

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



81 19382

WARRANTY DEED

ANASTACIO MARQUEZ, JR., as to an undivided 1/2 interest and BARBOA, as to an undivided 1/2 interest, for consideration paid, grant to CITY OF ALBUQUERQUE, a Municipal Corporation

798

whose address is _____
the following described real estate in BERNALILLO County, New Mexico:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTIONS.
EXHIBITS A, B AND C.

SUBJECT TO Reservations, Restrictions and Easements of record and to Taxes for the current year and subsequent years.

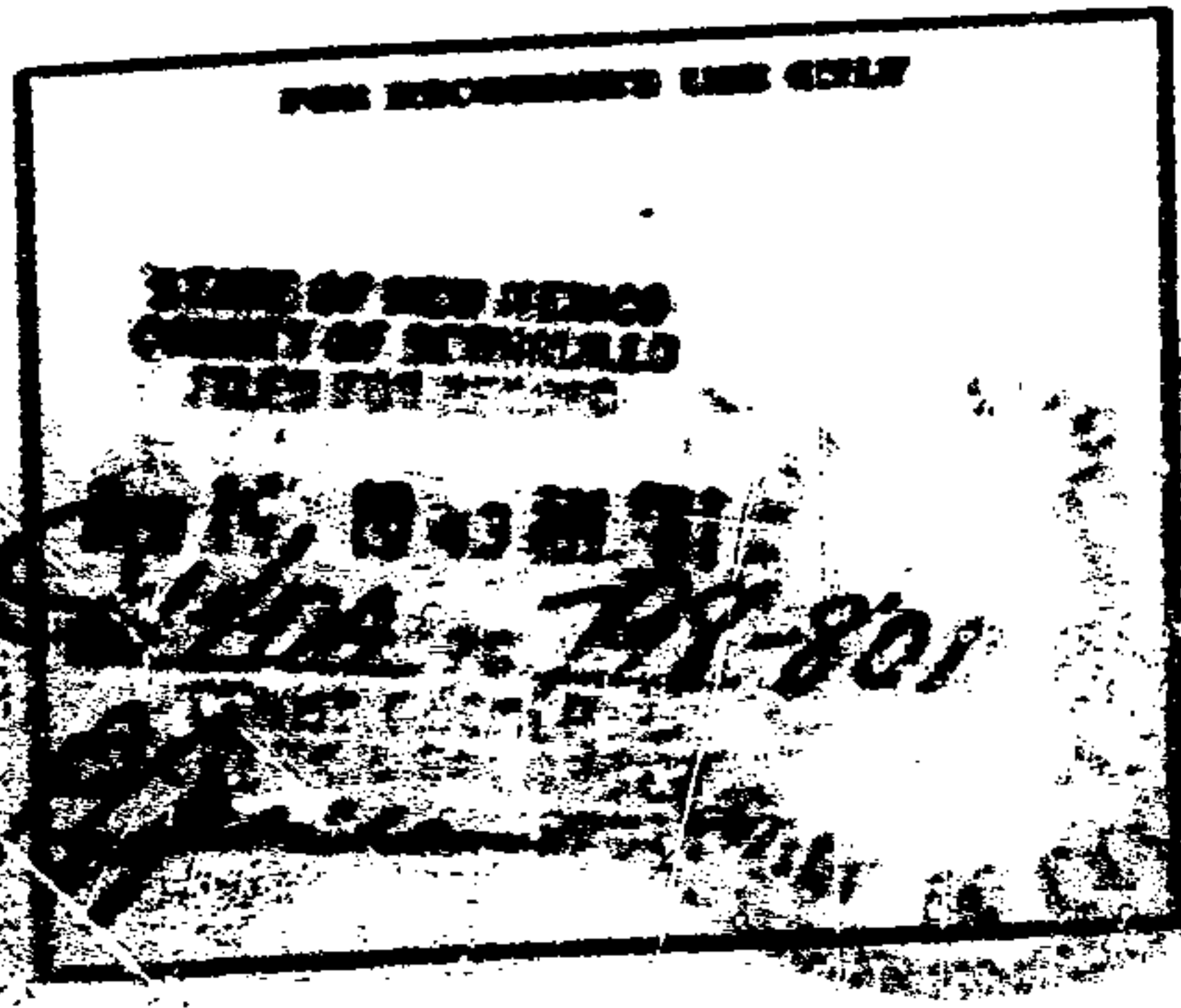
with warranty covenants.
WITNESS their hand and seal this 14th day of April, 1981
Anastacio Marquez, Jr. (Seal) *Saturnino Barboa* (Seal)
Anastacio Marquez, Jr. Saturnino M. Barboa
(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }
The foregoing instrument was acknowledged before me this 14th day of April, 1981
by Anastacio Marquez, Jr. and Saturnino M. Barboa
[Signature] Notary Public
My commission expires: 7-16-83

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF _____ }
The foregoing instrument was acknowledged before me this _____ day of _____, 19____
by _____ of _____
(Name of Officer) (Name of Corporation/Association)
_____ of _____
(Name of Representative) (Name of Corporation/Association)
My commission expires: _____
(Seal) Notary Public



DEPARTMENT OF MUNICIPAL DEVELOPMENT
CITY OF ALBUQUERQUE, 891
NEW MEXICO

A CERTIFICATE OF SURVEY FOR THE
AMOLE DEL NORTE DIVERSION FACILITY
PARCEL NO A-2-21

A certain tract of land being a portion of Tract 400, Unit No. 3 as shown on the plat of "Tracts Allotted from Town of Arisco Grant", filed on December 5, 1944 in Volume D, folio 118 in the map records of the County Clerk of Bernalillo County, New Mexico, and being more particularly described as follows:

Beginning at the southwest corner of Tract 400 and of this tract, where a Brass Cap marking Albuquerque City Monument "TRANS" bears S 52° 36' 22" 6919.23 feet distant;

Thence N 33° 11' 00" W, 35.00 feet along the west boundary of Tract 400;

Thence N 85° 24' 46" E, 131.12 feet;

Thence N 75° 45' 23" E, 55.73 feet to a point of curvature;

Thence northeasterly along a curve to the left having a delta of 90° 05' 26" a radius of 25.01 feet and a length of 39.32 feet, to a point of tangency;

Thence N 14° 20' 02" W, 606.28 feet;

Thence N 12° 50' 31" E, 442.93 feet to a point on the south right-of-way line of San Ygnacio Road S.W., for the northwest corner of this tract;

Thence N 75° 45' 17" E, 18.38 feet along said right-of-way line, to the northeast corner of Tract 400;

Thence S 14° 17' 25" E, 73.78 feet along the east boundary of Tract 400, to the northeast corner of this tract;

Thence S 12° 50' 31" W, 373.55 feet;

Thence S 14° 20' 02" E, 594.35 feet to a point of curvature;

Thence southeasterly along a curve to the left having a delta of 89° 54' 34" a radius of 25.01 feet and a length of 39.24 feet, to a point of tangency;

Thence N 75° 45' 23" E, 34.30 feet;

Thence S 14° 17' 28" E, 13.00 feet to a point on the north right-of-way line of Sage Road S.W., for the southeast corner of this tract;

Thence S 75° 45' 23" W, 319.97 feet along said right-of-way line, to the point of beginning.

Containing 1.3367 acres, more or less.

This parcel is shown on Sheet 2 of the Right-Of-Way Maps for Amole Del Norte Diversion Facility, recorded September 11, 1980 in Volume 117, filed in the office of the Bernalillo County Clerk.

- NOTES:
1. All Bearings shown and Coordinate Values indicated hereon refer to the New Mexico State Plane Coordinate Grid System, Central Zone.
Delta Alpha = -0° 16' 42"
 2. All Distances indicated hereon are with reference to ground datum. Grid Distances can be obtained by multiplying Ground Distances by the Conversion Factor = 0.999677785.

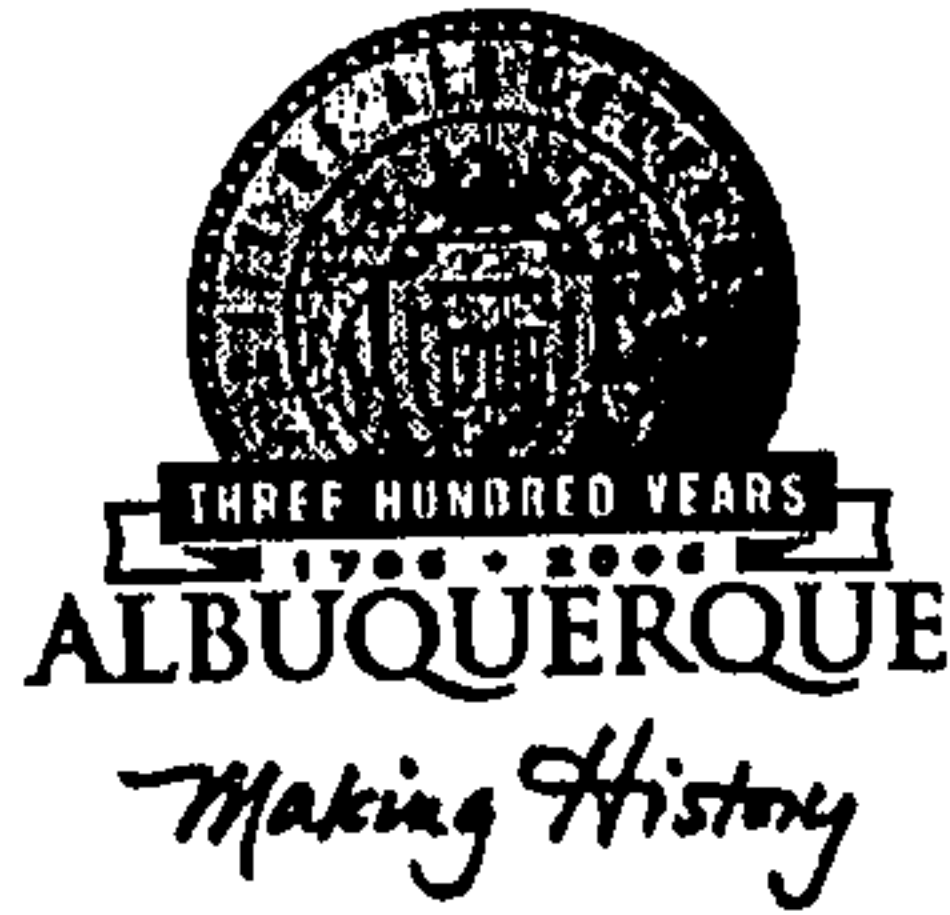
STATE CERTIFICATION

I hereby certify that this map was prepared from a field survey by the Engineering Corporation and that the information hereon is true and correct to the best of my knowledge

10-80
1980

Theodore C. Hogsett
Theodore C. Hogsett
N.M. P.E. & L.S. No. 117


BOULEVARD
ENGINEERING
CORPORATION



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: September 28, 2005

TO CONTACT NAME: Venes P. Aguilar
COMPANY/AGENCY: Viking Realty & Consulting
ADDRESS/ZIP: 3601 Jordy Drive SE, Rio Rancho 87124
PHONE/FAX #: 450-80300 836-5624

Thank you for your inquiry of 9-28-05 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at vacation of a strip of land identified on zone map as a R-O-W, possibly 75th Street is now vacant land splits zone map page(s) L-10 TR400, between Sage & Amole del Norte.

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

Stinson Tower

Neighborhood Association

* Contacts: Victor Wyatt
612 Cotton Tail SW 87121
739-8856 (h) 287-8833 (w)

* Norman Mason
7427 Via Tranquilo SW
836-9471 (h) 87121

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, _____
Dalana Armora
OFFICE OF NEIGHBORHOOD COORDINATION

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

7005 1160 0004 5372 1257

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

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

ALBUQUERQUE, NM 87121 **OFFICIAL USE**

Postage	\$ 0.37	UNIT ID: 0104
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	10/14/05

Sent To _____
 Street, Apt. No.,
 or PO Box No. _____
 City, State, ZIP+4 _____

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0004 5372 1240

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CERTIFIED MAIL™ RECEIPT
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ALBUQUERQUE, NM 87121 **OFFICIAL USE**

Postage	\$ 0.37	UNIT ID: 0104
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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	10/14/05

Sent To _____
 Street, Apt. No.,
 or PO Box No. _____
 City, State, ZIP+4 _____

PS Form 3800, June 2002 See Reverse for Instructions



***** WELCOME TO *****
OLD ALBUQUERQUE STATION
ALBUQUERQUE, NM 87104-1404
10/14/05 11:56AM

Store USPS	Trans 21
Wkstn sys5003	Cashier KR55WR
Cashier's Name	CHRIS
Stock Unit Id	WINCHRIS
PO Phone Number	1-800ASKUSPS
USPS #	3401500104

1. First Class 4.42
 Destination: 87121
 Weight: 0.80 oz.
 Postage Type: PVI
 Total Cost: 4.42
 Base Rate: 0.37

SERVICES
 Certified Mail 2.30
 70051160000453721240
 Rtn Recpt (Green Card) 1.75
 2. First Class 4.42
 Destination: 87121
 Weight: 0.80 oz.
 Postage Type: PVI
 Total Cost: 4.42
 Base Rate: 0.37

SERVICES
 Certified Mail 2.30
 70051160000453721257
 Rtn Recpt (Green Card) 1.75
 3. 37c Flag PSA/100 37.00

Subtotal 45.84
 Total 45.84

DebitCard 45.84
 Purchase 45.84
 Cash Back 0.00

<23-902810076-97>
 DebitCard
 ACCT. NUMBER EXP CLERK ID
 5095 06/06 03
 AUTH 760394 DEBIT TRANS # 329
 RECEIPT # 000367

ALL SALES FINAL ON STAMPS AND POSTAGE.
REFUNDS FOR GUARANTEED SERVICES ONLY.

Order stamps at USPS.com/shop or call
1-800-Stamp24. Go to
USPS.com/clicknship to print shipping
labels with postage. For other
information call 1-800-ASK-USPS.

Number of Items Sold: 3

Art of the American Indian stamp
is on sale! The price is 3.70 for a
sheet of ten.
We value our customers, Thank you.

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

PAID RECEIPT

APPLICANT NAME INEZ AUGLLAR
 AGENT _____
 ADDRESS 3401 TORREY PINES SE
 PROJECT & APP # 1004526/05 DRB 01678
 PROJECT NAME TR. 400 UNIT 3

DUPLICATE
 City of Albuquerque
 Treasury Division

10/28/2005 12:17PM LOC: ANN
 X RECEIPT# 0002105 WSH 007 TRANS# 0034
 ACCOUNT 441018 FUND 0110
 ACTIVITY 4971000 TRASER
 TRANS AMT \$395.00
 J24 MISC

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 300.00 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
- \$ 395.00 TOTAL AMOUNT DUE

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

10/28/2005 12:17PM LOC: ANN
 X RECEIPT# 00052104 WSH 007 TRANS# 0034
 ACCOUNT 441006 FUND 0110
 ACTIVITY 4983000 TRASER
 TRANS AMT \$395.00
 J24 MISC

DUPLICATE
 City of Albuquerque
 Treasury Division

DUPLICATE
 City of Albuquerque
 Treasury Division

10/28/2005 12:16PM LOC: ANN
 X RECEIPT# 00052103 WSH 007 TR# SH 0034
 Account 441032 FUND 0110
 Activity 3424000 TRASER
 TRANS AMT \$395.00
 J24 MISC

\$20.00
 Thank You

Thank You

Counterreceipt.doc 6/21/04

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 NOV 8, 2005 To NOV. 23, 2005

5. REMOVAL

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

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

Oct 28, 2005
(Date)

I issued 2 signs for this application, 10/28/05 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004526

T

D4

387
156
27

377
140
28

LEGOS

TR 397A1

400
121
23

TR 398A1

420
125
21

TR 398A2

424
091
19

TR 397A2

404
105
18

TR 397A3

409
087
07

LANDS
OF
HENRY G.
CHAVEZ

TR 398A3

429
092
08

TR 397B

419
064
10

TR 398B

438
077
12

5

448
112
09

SAN YGNACIO RD

ROJO

463
133
20

AMOLE DEL NORTE DIVERSION

476
169
30

472
100
24

483
078
22

401

501
066
11

525
113
13

402

4

02.
131
02

EXHIBIT

VACATION
EXHIBIT B
Date 11/23/05

SOUTHWESTERN

PAGE RD

T



AMALIA

STOP