

#18



Comp 15

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

Comp 15

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

DRB Application No.: 06DRB-005167 (P&F)

Project # 1004541

Project Name: SEVEN BAR RANCH

Agent: Surv Tek Inc.

Phone No.: 897-3366

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/19/06 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: second access *ok 4-20-06*
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): record plat
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Project Number 1004541

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

#18



# DRB CASE ACTION LOG (PREL & FINAL)

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DRB Application No.: 06DRB-005167 (P&F)

Project # 1004541

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Agent: Surv.Tek Inc.

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: second access

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): record plat

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
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- Tax printout from the County Assessor.
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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OK

Project Number

1004541

**4541**

### DXF Electronic Approval Form

DRB Project Case #: 1004541

Subdivision Name: SEVEN-BAR RANCH TRACT B9J1A1 & B9J1A2

Surveyor: RUSS P HUGG

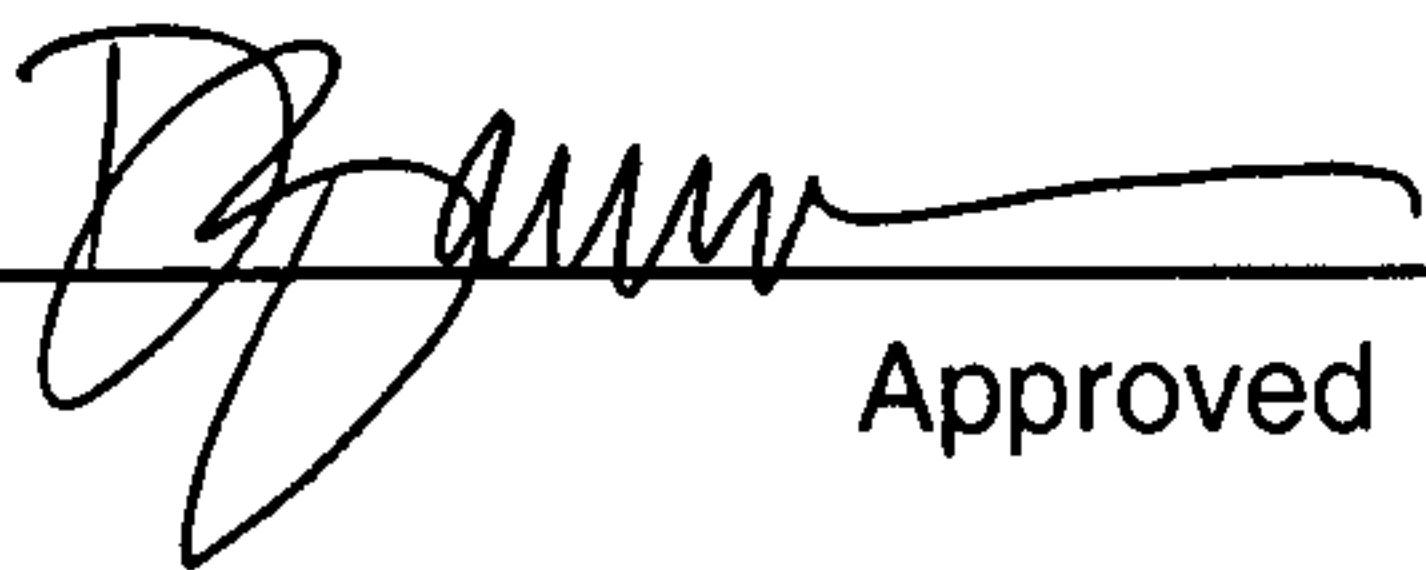
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 4/26/2006

Hard Copy Received: 4/26/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

04.26.2006  
Date

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

**AGIS Use Only**  
Copied fc **4541** to agiscov on **4/26/2006** Contact person notified on **4/26/2006**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 19, 2006

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 1:05 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- Project # 1002202**  
06DRB-00362 Major-Vacation of Public Easements  
06DRB-00363 Major-Preliminary Plat Approval

HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 4/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: (1) ALL EASEMENTS OF RECORD AND EASEMENT AGREEMENTS SHALL BE REFLECTED ON THE FINAL PLAT. (2) ANY FINAL PLAT APPROVED WILL PROVIDE FOR A "BLANKET" EASEMENT PENDING FINAL CONSTRUCTION AND LOCATION OF FINAL PUBLIC EASEMENTS. (3) LABEL ACCESS EASEMENT FOR TOYS R US. "TEMPORARY ACCESS EASEMENT TO BENEFIT PARCEL D-1A, PARCEL E-1 AND PARCEL A-1-A TO BE MAINTAINED BY PARCEL A-1-A". (4) MAINTAIN 10-FOOT DISTANCE FROM FACE OF CURB TO RIGHT-OF-WAY BOUNDARIES. CREATE PUBLIC ACCESS EASEMENTS WHERE NECESSARY. (5) RESEARCH ORIGINAL PLAT FOR ACCESS EASEMENT MAINTENANCE AT AMERICAS PARKWAY. (6) RELOCATE LEADER FOR EASEMENT '5' ON SHEET 5 OF 6 TO CLARIFY IDENTIFICATION. (7) SHOW 100-FOOT ACCESS CONTROL LIMITS ON THE PLAT. (AT THE INTERSTATE 40 ACCESS RAMP ENTRANCE). (8) VERIFY LOCATION OF THE 84-INCH STORM DRAIN BEHIND THE MACARONI GRILL AND IF NECESSARY, ADJUST THE EASEMENT. (9) CREATE A PUBLIC ACCESS EASEMENT AT ALL SIDEWALKS AND HANDICAP RAMPS ALONG INDIAN SCHOOL ROAD AND ALONG AMERICAS PARKWAY. (10) RESEARCH EASEMENT '17'.

06DRB-00526 Minor-SiteDev Plan  
BldPermit/EPC  
06DRB-00525 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for PRUWINROCK request(s) the above action(s) for all or a portion of Lot(s) A-1A, A-2, A-3, B, C-2A, D-1A E-1, WINROCK CENTER ADDITION and Lot(s) B (MONROE) (to be known as **WINROCK MARKET CENTER**) zoned SU-3/ C-3, and - SU-2/C-2, O-1 & R-2, located on LOUISIANA BLVD NE, between INDIAN SCHOOL RD NE and I-40 NE containing approximately 81 acre(s). [REF: 05EPC-00876, 05EPC-00877] [Russell Brito for Juanita Garcia, EPC Case Planner] (J-19) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND

TRANSPORTATION DEVELOPMENT FOR COMMENTS PER HANDOUT SHEET. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR COMMENTS PER HANDOUT SHEET.

2. **Project # 1004354**  
06DRB-00392 Major-Vacation of Pub  
Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR C-2, IP, located on 98<sup>TH</sup> ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] *[Deferred from 4/19/06]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/3/06.**

3. **Project # 1004779**  
06DRB-00393 Major-Vacation of Pub  
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] *[Deferred from 4/19/06]* (K-17) **DEFERRED AT AGENT'S REQUEST TO 4/26/06.**

4. **Project # 1004778**  
06DRB-00391 Major-Vacation of  
Public Easements  
06DRB-00390 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for BLAINE ROBERTS request(s) the above action(s) for all or a portion of Lot(s) 2-B & 2-C, **LANDS OF FOREST PRODUCTS CO.**, zoned S-MI, located on ASPEN AVE NW, between 12<sup>TH</sup> ST NW and A.T. & S.F. RAILROAD containing approximately 7 acre(s). [REF: DRB-95-360, ZA-89-365] (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**
5. **Project # 1000696**  
05DRB-01529 Major-Preliminary Plat  
Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer  
SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06 & 4/5/06 & 4/19/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/17/06.**
6. **Project # 1003096**  
04DRB-01344 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1**, zoned S-R, SAWMILL RESIDENTIAL, located between 8<sup>TH</sup> ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901, 05CC01786] **REMANDED BACK TO DRB FROM CITY COUNCIL (J-14) THE MINOR PLATTING ACTION OF 9/24/04 STANDS AS APPROVED.**

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

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

7. **Project # 1004622**  
06DRB-00490 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **NEW MEXICO EDUCATORS FEDERAL CREDIT UNION**) zoned SU-2/C-1, located on PASEO DEL NOTRE NE, between BARSTOW NE and WYOMING NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner] (D-19) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK LOCATION AND WIDTH OF PALOMAS.**

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

8. **Project # 1002739**  
06DRB-00513 Minor-Extension of  
Preliminary Plat

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) B-1, PARCEL 2-D & A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACT, ANDERSON HEIGHTS (to be known as **ANDERSON HEIGHTS, UNITS 2-9**) zoned R-D residential and related uses zone, developing area, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB-01832, 06DRB-00268] **(N-8/P-8) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**



9. **Project # 1002478**  
06DRB-00509 Minor-Temp Defer  
SDWK
- RAYMOND LEE DENNIS, PE agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE, **BLUE SKY BUSINESS PARK**, zoned M-2, located on EL PUEBLO NE, between EDITH NE and JEFFERSON NE containing approximately 23 acre(s). [REF: 05DRB-01344] (D-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
10. **Project # 1001778**  
06DRB-00518 Minor-Prelim&Final  
Plat Approval
- WAYJOHN SURVEYING INC agent(s) for PHILIP LINDBORG, DRAGONFLY DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 9-P1 & 10-P1, **TRAMWAY CROSSING**, zoned R-T, located on WOODLAND AVE NE, between MARIE PARK DR NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01793] (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1004655**  
06DRB-00519 Minor-Prelim&Final  
Plat Approval
- WAYJOHN SURVEYING INC agent(s) for JESUS & MARIA VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY ADDITION**, zoned SU-2/MR, located on ALAMO AVE SE, between HINKLE ST SE and MECHEM ST SE containing approximately 1 acre(s). [REF: 06DRB-00080] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1004845**  
06DRB-00523 Minor-Prelim&Final  
Plat Approval

DOUG SMITH agent(s) for DANIEL FITCHELL & DAVID LEVIN request(s) the above action(s) for all or a portion of Lot(s) 105 & 106, **HERITAGE HILLS, UNIT 4**, zoned R-1, located on SUPREME CT NE, between OPPORTUNITY DR NE and PIONEER TRAIL NE containing approximately 1 acre(s). (D-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003257**  
06DRB-00508 Major-Final Plat  
Approval – **UNIT 1**  
06DRB-00528 Minor-Amnd Prelim  
Plat Approval  
06DRB-00536 Major-Final Plat  
Approval – **UNIT 2**

MARK GOODWIN & ASSOCIATES PA agent(s) for SALTILLO COMMUNITIES LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 48-55, 1-7, 10-14, 1-8, 2-45, 1-16, 1-10 & 12-14, 7-12, 1-62 Block(s) 4, 6, 9, 12, 14, 15, 16, 7, 8, 10, 11, 13 & 17 AND Block(s) 1-4 (to be known as **SALTILLO, UNITS 1 & 2**) and Lot(s) 1-16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, zoned R-1 residential zone, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 171 acre(s). [REF: 05DRB-00929, 05DRB-00933, 05DRB-00934, 05DRB-00935, 05DRB-00936] (A-10) **THE FINAL PLAT FOR UNIT 1 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ALL WATER/SEWER EASEMENTS MUST BE GRANTED EXCLUSIVELY TO CITY OF ALBUQUERQUE AND PLANNING FOR REAL PROPERTY SIGNATURE, AMAFCA'S SIGNATURE AND TO RECORD THE PLAT. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/6 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT FOR UNIT 2 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ALL WATER/SEWER EASEMENTS MUST BE GRANTED EXCLUSIVELY TO CITY OF ALBUQUERQUE AND PLANNING FOR REAL PROPERTY SIGNATURE, AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**

14. **Project # 1004355**  
06DRB-00527 Minor-Amnd Prelim  
Plat Approval

WILSON & COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION**, zoned R-D, located on SCENIC RD NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] (D-9) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 4/19/06 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 4/17/06 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE SAME CONDITIONS GIVEN ON 8/31/05 AS FOLLOW: THE HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. IF NO SUCH PERSON IS AVAILABLE, THEN THE OWNER OF THE PROPERTY CAN SIGN. DRAINAGE EASEMENTS IN PARCELS B, C AND E SHALL BE VACATED AND REPLACED WITH THE NEW ALIGNMENT.**

15. **Project # 1004388**  
06DRB-00529 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, **VENTANA AL SOL @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE NW and DEL OESTE DR NW and containing approximately 20 acre(s). [REF: 05DRB-01336] (B-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1004462**  
06DRB-00517 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A & C, **ANDALUCIA @ LA LUZ, UNIT 3**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and

MONTE FRIO DR NW containing approximately 23 acre(s). [REF: 05DRB-01524] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WALL EASEMENT ALONG NAMASTE, MAINTENANCE NOTE FOR THE PEDESTRIAN PATH AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

17. **Project # 1004522**  
06DRB-00520 Minor-Prelim&Final  
Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 2, Tract(s) A, **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, 05DRB-01667] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. ~~Project # 1004541~~  
06DRB-00516 Minor-Prelim&Final  
Plat Approval

SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH**, zoned SU-1 for R-2 uses, located on CIBOLA LOOP NW, between ELLISON NW and COORS BLVD NW containing approximately 36 acre(s). (A-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SECOND ACCESS AND PLANNING TO RECORD THE PLAT.**

19. **Project # 1004771**  
06DRB-00373 Minor-Prelim&Final  
Plat Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10<sup>TH</sup> ST SW and 11<sup>TH</sup> ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06 & 4/12/06]* (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

20. **Project # 1004814**  
06DRB-00460 Minor-Sketch Plat or  
Plan

SURVEYS SOUTHWEST LTD agent(s) for CARLOS ESTRADA request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) B, **EASTERN ADDITION**, zoned SU-2/MR, located on PACIFIC AVE SE, between JOHN ST SE and BROADWAY BLVD SE containing approximately 1 acre(s). [REF: Z-72-70] (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1000771**  
06DRB-00522 Minor-Sketch Plat or  
Plan

TIERRA WEST LLC agent(s) for BCG LLC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE**, zoned SU-1 for R-2, C-2, IP, located on IRVING BLVD NW, between EAGLE RANCH RD NW and the CALABACILLAS ARROYO NW containing approximately 7 acre(s). (B-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004829**  
06DRB-00486 Minor-Sketch Plat or Plan
- JOHN BLOCK request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 residential zone, located on CLIFF RD NW, between POPO DR NW and RIMROCK NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1004844**  
06DRB-00514 Minor-Sketch Plat or Plan
- MARK HOLMEN request(s) the above action(s) for all or a portion of Tract(s) 31, **ALVARDO GARDENS # 1**, zoned RA-2, located on MATTHEW NW, between RIO GRANDE NW and MEADOWVIEW NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1004846**  
06DRB-00524 Minor-Sketch Plat or Plan
- FERNANDO & NORMA ARAGON request(s) the above action(s) for all or a portion of Lot(s) 337 and 364, **RIO GRANDE HEIGHTS**, zoned C-3 heavy commercial zone, located on OLD COORS DR SW, between SUNSET GARDENS RD SW and DOLORES DR SW. [REF: ZA-98-436] (C-3) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. Approval of the Development Review Board Minutes for April 5 and April 12, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED BY THE BOARD.**

26. **Other Matters: Project #1004073** – Approval of Amended Infrastructure List with Major changes. **THE AMENDED INFRASTRUCTURE LIST WAS APPROVED.**

ADJOURNED: 1:05 P.M.


**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 19, 2006  
DRB Comments**


**ITEM # 18**

**PROJECT # 1004541**

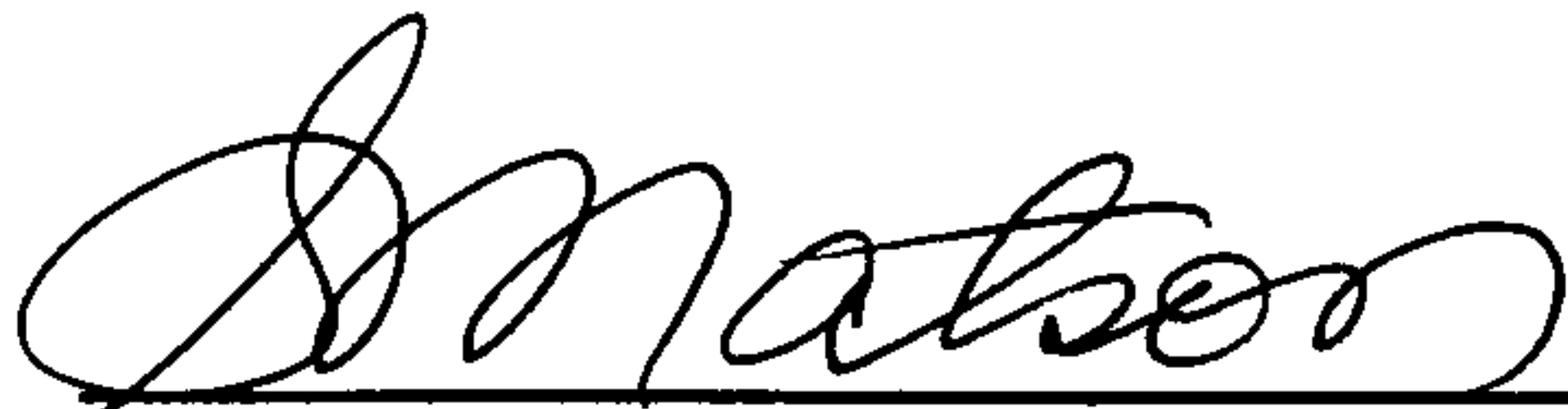
**APPLICATION # 06-00516**

**RE: Tract B-9J-1A, Seven Bar Ranch/minor plat**

 There is an existing site plan (Z-94-96) for this site. The proposed platting action doesn't match the site plan. An amendment to the site plan is required before the plat is approved. A visit with Russell Brito is needed to determine if the amendment must go to EPC or is an Administrative Amendment.

 The platting action may require a public hearing due to the possibility of interest on the part of the single family subdivision adjacent to this proposed apartment complex.

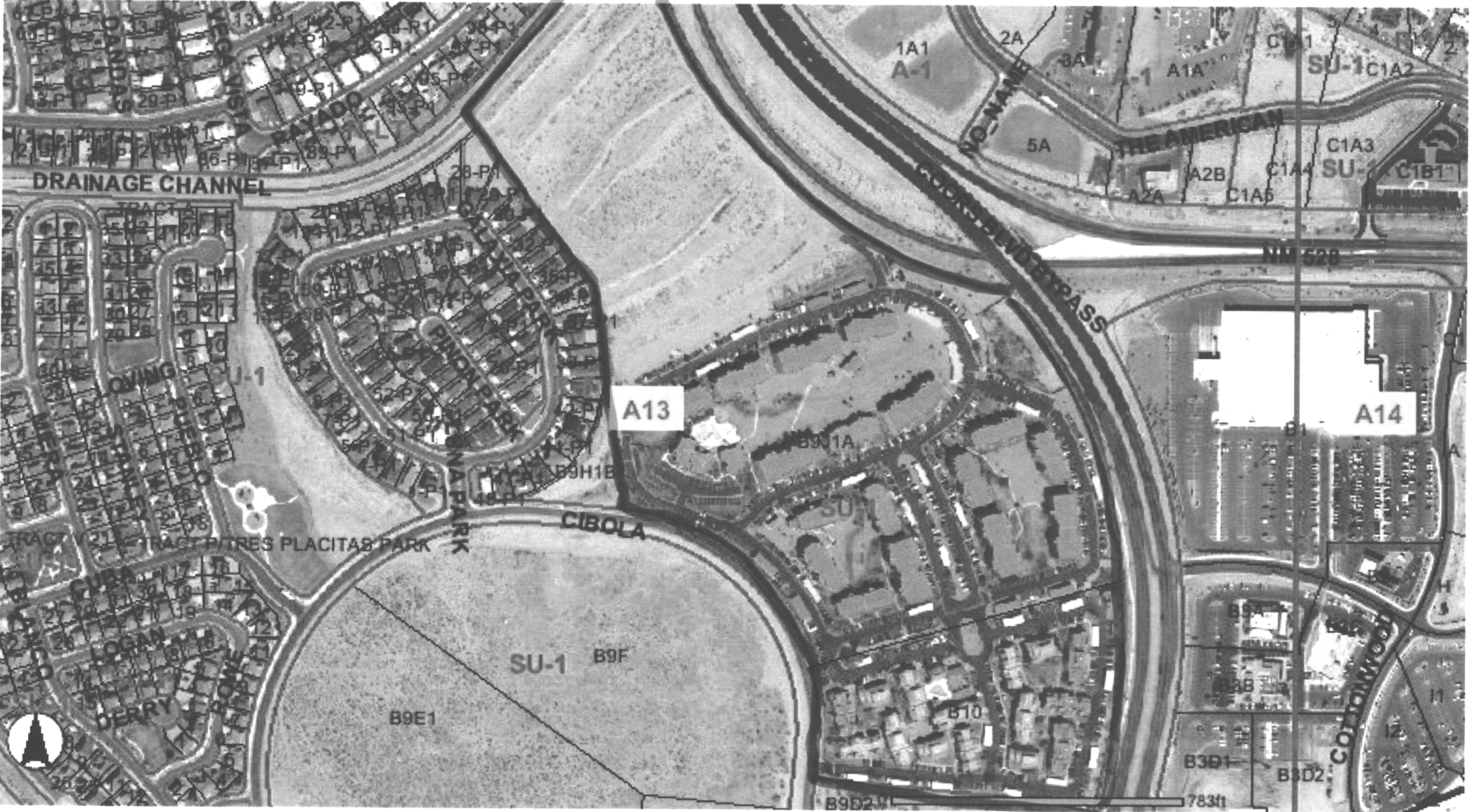
Agent was notified on 4/14/06.



---

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





**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1004541                      Item No. 18                      Zone Atlas A-13  
DATE ON AGENDA    4-19-06  
INFRASTRUCTURE REQUIRED (X) YES ( ) NO  
CROSS REFERENCE: \_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- ( ) SKETCH PLAT    (X) PRELIMINARY PLAT    (X) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT    ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	Where is the 2 <sup>nd</sup> access easement?
2)	What is the paved width of Cibola Loop? Are the sidewalks in place?
3)	On sheet 4, where is tract B-9H-1B?
4)	The general x-access needs to be filed.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004541**

**AGENDA ITEM NO: 18**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Minor comments .

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:

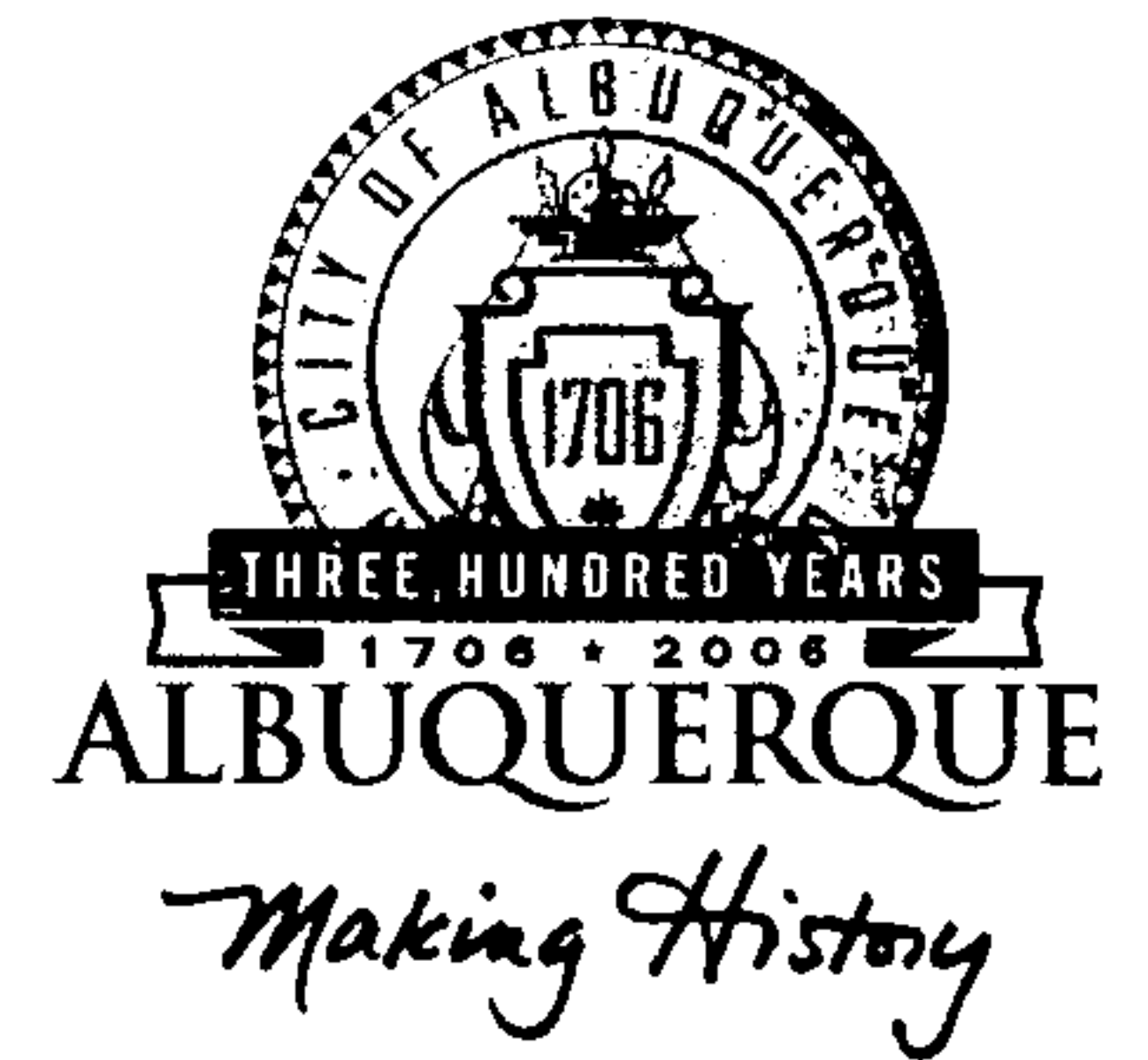
**SIGNED:** Fred J. Aguirre  
City Engineer/AMAFCA Designee

**DATE:** April 19, 2006

# PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
11/16/05	7 Bar Ranch Proj 1004541	Sketch Plan	Comments Given
4/19/06	Same Proj 1004541	Plan Deal	Approved

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1004541**

**AGENDA ITEM NO: 18**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved drainage plan is required for Preliminary Plat approval.

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

**DATE:** November 16, 2005

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB-1004541                      Item No. 18                      Zone Atlas    A-13

DATE ON AGENDA 11-16-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

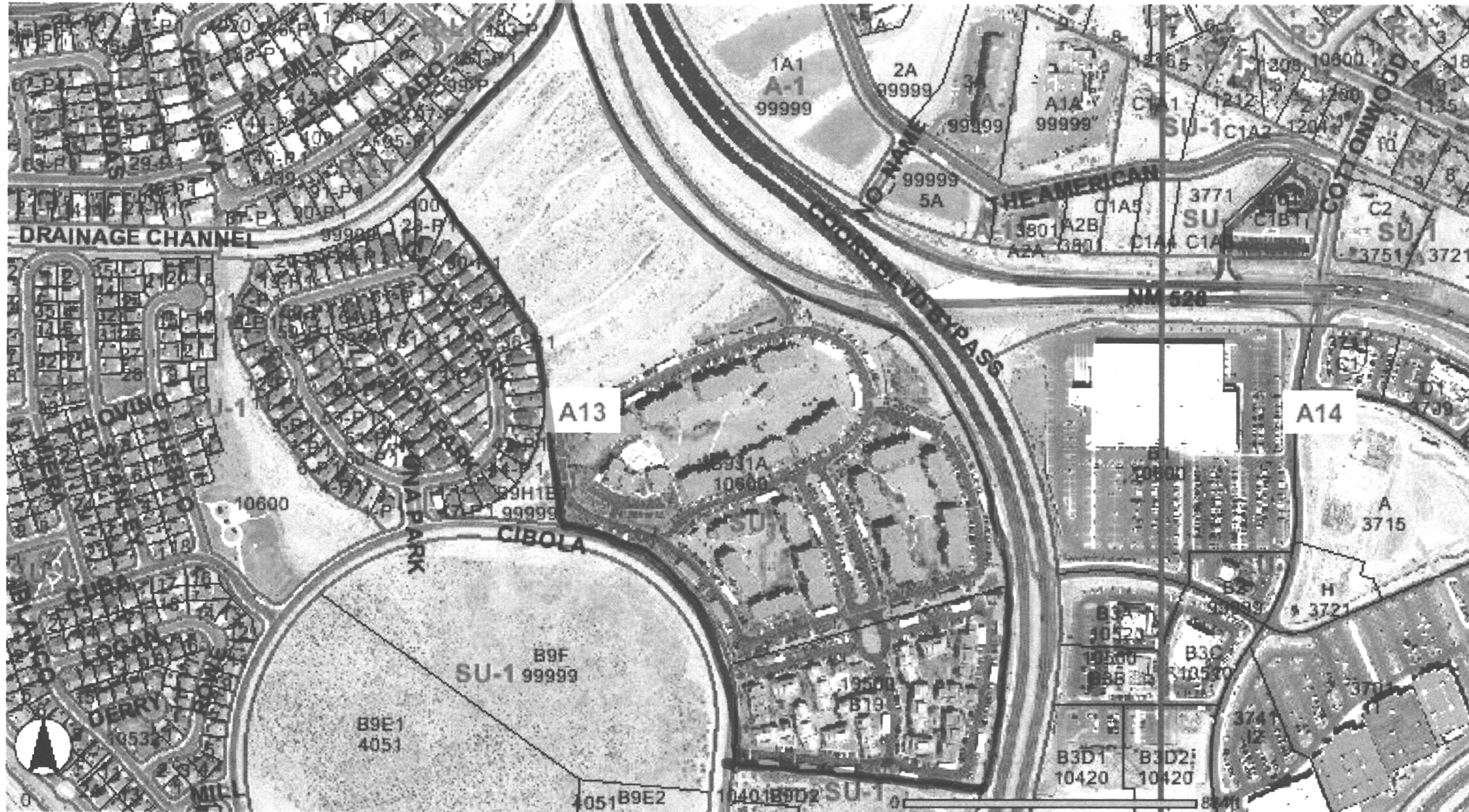
**TYPE OF APPROVAL REQUESTED:**

- (X) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

No.    Comment

- 1) The locations of the cross-access agreements need to be shown.
- 2) What is the intended use?
- 3) Depending upon the use, attention must be given to access requirements. (One access point may limit the type of use contemplated.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



**CITY OF ALBUQUERQUE**  
**Planning Department**  
**November 16, 2005**  
**DRB Comments**


**ITEM #18**

**PROJECT # 1004541    APPLICATION # 05-01714**

**RE: Tract B-9J-1A, Seven Bar Ranch**

This submittal requires EPC site plan approval prior to submitting to DRB because it is zoned SU-1.

You may want to schedule a pre-application meeting with the EPC planners before you proceed much further.

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

*Already has approved EPC SPBP  
2-94-96. Only zoning has  
copy.*





## **IMPACT FEES – # 1004541**

**Development Review Board 11/16/05**

**Agenda Item #18**

**Sketch Plat: Tracts B-9J-1A-a and B-9J-1A-2 of  
Seven Bar Ranch Subdivision**

No comments on the proposed subdivision. Impact fees will be assessed based on the approved site development plan.

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**



	Supplemental form		Supplemental form
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING AND PLANNING</b>	<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes	<b>P</b>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST OF ...</b>	<b>A</b>
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

**APPLICANT INFORMATION:**

NAME: <u>CORE REALTY HOLDINGS, LLC</u>	PHONE: <u>949-863-1031</u>
ADDRESS: <u>1600 DOVE ST. SUITE 210</u>	FAX: _____
CITY: <u>NEWPORT BEACH</u> STATE <u>CA</u> ZIP <u>92660</u>	E-MAIL: _____
Proprietary Interest in Site: <u>OWNER</u> List all owners: _____	
AGENT (if any): <u>Surv-Tek, Inc</u>	PHONE: <u>897-3366</u>
ADDRESS: <u>9384 Valley View Drive NW</u>	FAX: <u>897-3377</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87114</u>	E-MAIL: <u>Hugg@survtek.com</u>

DESCRIPTION OF REQUEST: PRELIMINARY AND FINAL PLAT APPROVAL (MINOR)

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. <u>TRACT B-92-1A</u>	Block: <u>---</u>	Unit: <u>---</u>
Subdv. / Addn. <u>SEVEN-BAR RANCH</u>		
Current Zoning: <u>SU-1 FOR R-2 USES</u>	Proposed zoning: <u>SAME</u>	
Zone Atlas pages(s) <u>A 13</u>	No. of existing lots: <u>1</u>	No. of proposed lots: <u>2</u>
Total area of site (acres): <u>36.400</u>	Density if applicable: dwellings per gross acre: <u>N/A</u>	dwellings per net acre: <u>N/A</u>
Within city Limits? <input checked="" type="checkbox"/> Yes. <input type="checkbox"/> No, (but site is within 5 miles of the city limits.)		Within 1000FT of a landfill? <u>N/A</u>
UPC No. <u>1-013-066-402-250-40205</u>	MRGCD Map No. <u>N/A</u>	
LOCATION OF PROPERTY BY STREETS: On or Near: <u>CIBOLA LOOP NW</u>		
Between: <u>NORTH OF ELLISON</u> and <u>DRIVE NW of COORS BLVD</u>		

**CASE HISTORY:**

List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1004541

Check-off if project was previously reviewed by Sketch Plat/Plan  , or Pre-Application Review Team  Date of review: 11/16/05

SIGNATURE [Signature] DATE 4/11/06  
 (Print) DRUSS HUGG Applicant  Agent

**FOR OFFICIAL USE ONLY**  
3/04

Form revised 9/01, 3/03, 7/03, 10/03,

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #'s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #'s are listed <input 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	Application case numbers	Action	S.F.	Fees
	<u>DRB</u> - <u>00516</u>	<u>PEP</u>	<u>5(3)</u>	\$ <u>285.00</u>
	-	<u>CMF</u>	-	\$ <u>20.00</u>
	-	-	-	\$
	-	-	-	\$
	-	-	-	\$
Hearing date <u>4/19/06</u>			Total	\$ <u>305.00</u>

Kin Sins 4/11/06  
Planner signature / date

Project # 1004541

**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.

Russ Hugo  
Applicant name (print)  
Russ Hugo  
Applicant signature / date  
4/11/06  
Form revised 11/04



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

Application case numbers  
06DRB - 00516

Russ Hugo 4/11/06  
Planner signature / date  
**Project # 1004541**



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

April 4, 2006

Mr. Brad Bingham  
City of Albuquerque  
Hydrology Department  
PO Box 1293  
Albuquerque, NM 87103

Re: **DRB Project # 1004541**  
**Tract B9JIA, Seven Bar Ranch**

Dear Mr. Bingham:

In June 1994, I performed a Drainage Study for a large proposed apartment complex across from Cibola High School, called Peñasco de Corrales. It was proposed to construct this project prior to construction of the Coors By-Pass and SAD 222, and my analysis was required to assume neither improvement to be in place. The general concept was to free discharge Phase I up to the historic rate then severely limit future phases by ponding. The intent was to time the future phases after the By-Pass and SAD were constructed allowing for relaxation of the ponding requirements for the apartments. While the By-Pass and SAD have now been built, the analysis of the apartments has not been up-dated but the owners have requested a minor subdivision action. It is my opinion that at worst case, future development will hold to the ponding scenario; however, I also feel that an analysis will show significantly changed down stream conditions that will relax if not remove the ponding requirements. It would seem that the time for the analysis would be at either the Site Plan for Building Permit or Building Permit Stage. I hope that with this explanation you would concur.

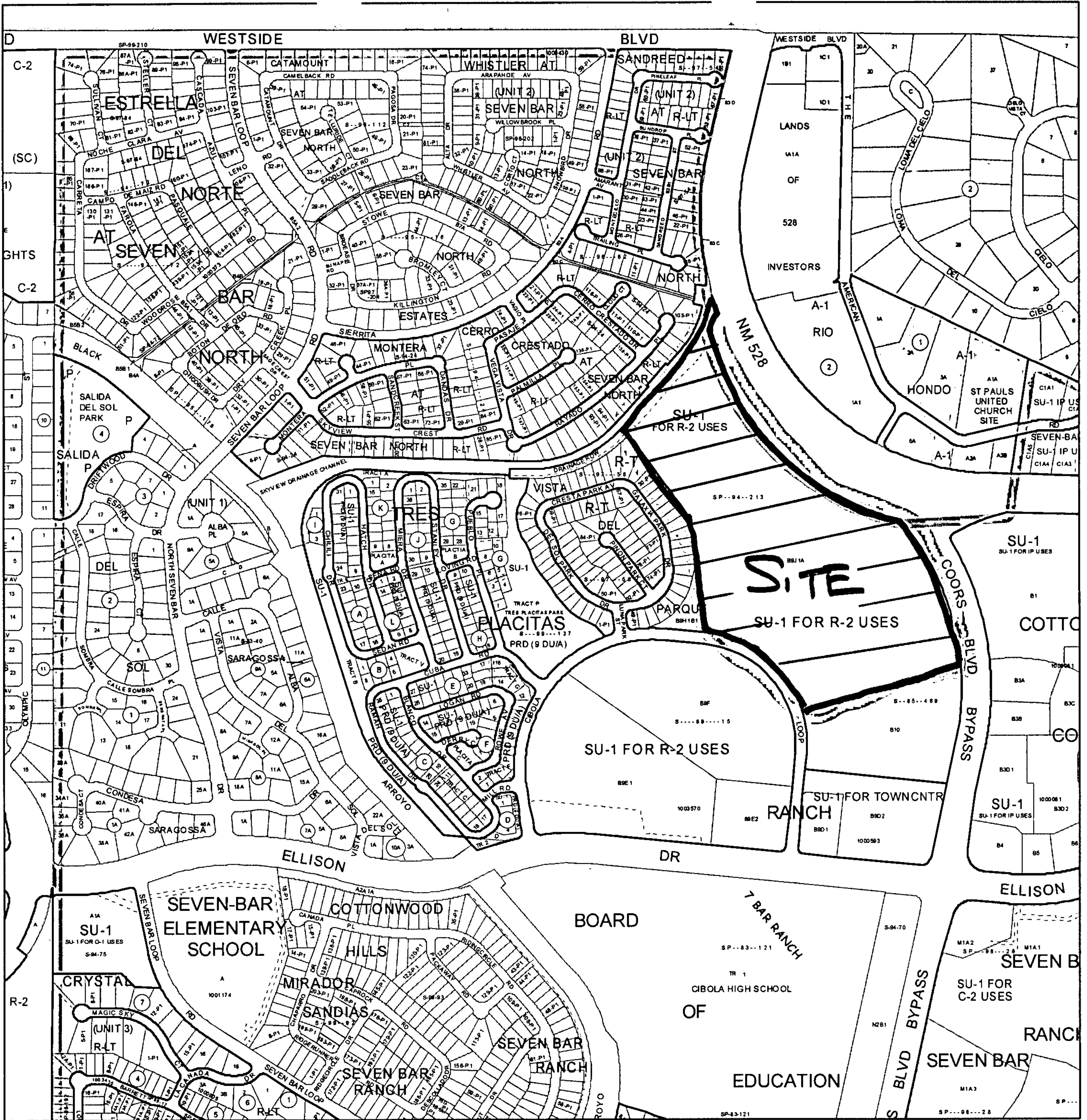
Please contact our office with any questions or concerns you may have.

Sincerely,

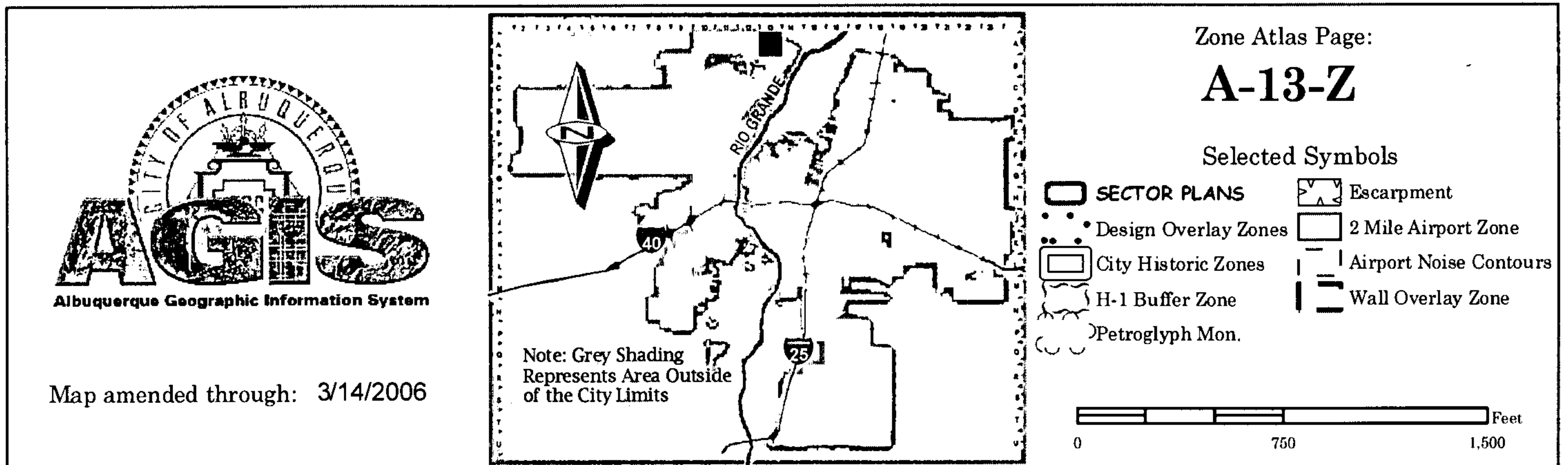
MARK GOODWIN & ASSOCIATES, PA

Mark Goodwin, PE  
President

DMG/la



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

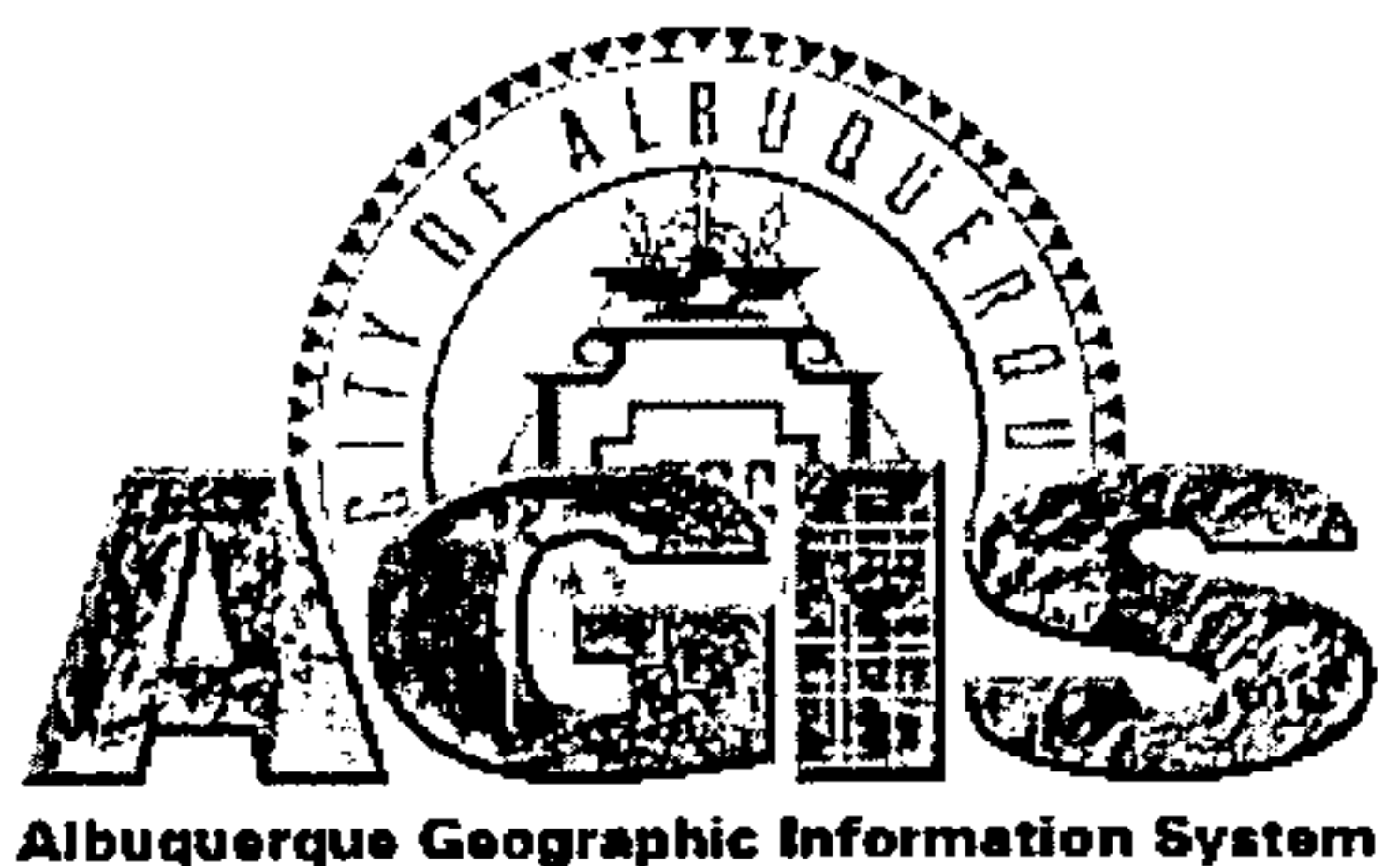


Zone Atlas Page:

**A-13-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: 3/14/2006

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1500 Feet

# **SURV TEK, INC.**

---

## **Consulting Surveyors**

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

April 7, 2006

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

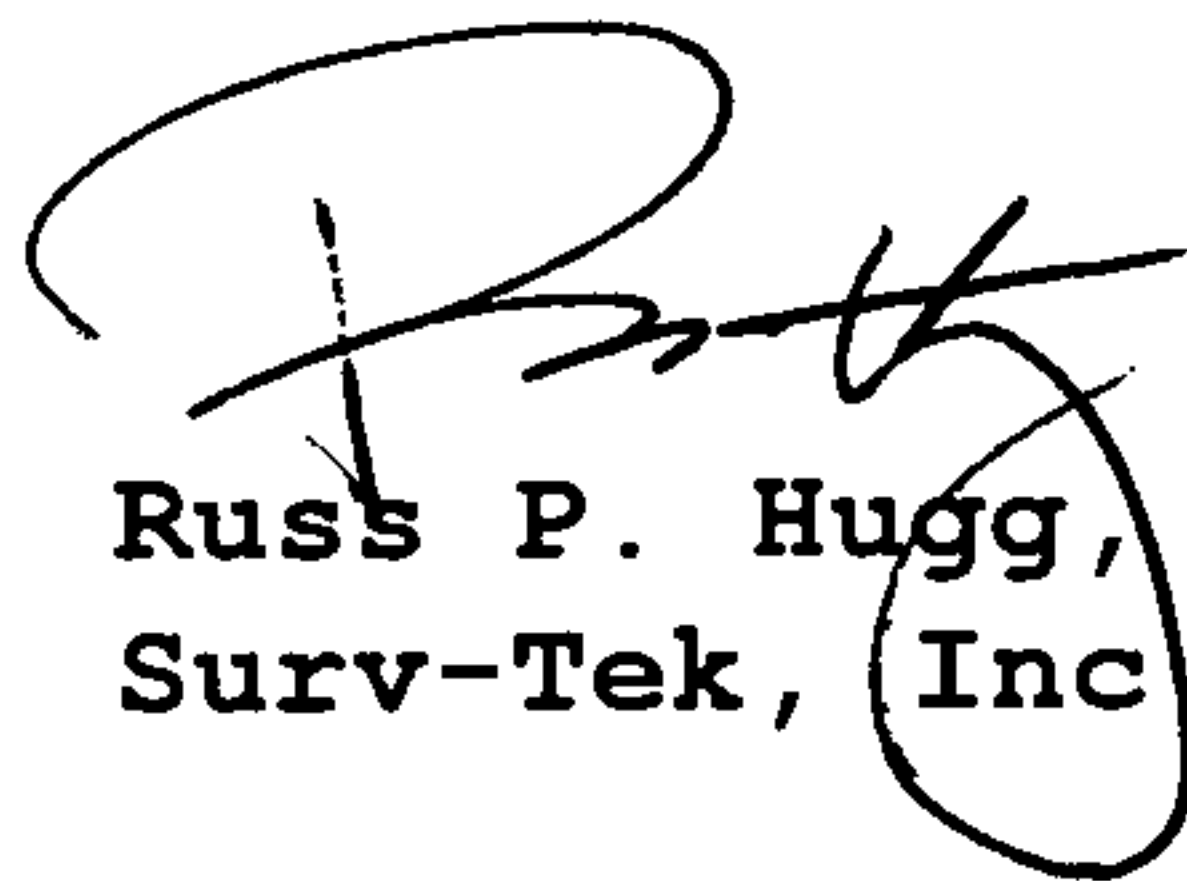
Attention: Sheran Matson, Chair

RE: Project 1004541- Tract B-9J-1A, Seven- Bar Ranch, City of  
Albuquerque, Bernalillo County, (Zone Atlas Page A-13-Z).

The owner of the above captioned property, CORE Realty Holdings, LLC. is hereby filing application with the City of Albuquerque Development Review Board for Preliminary and Final Plat approval to divide existing Tract B-9J-1A into two (2) Tracts and grant the necessary additional easements.

If you should have any further questions regarding this request, please call me at your convenience.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc

April 7, 2006

Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of CORE Realty Holdings, LLC for the purpose of replatting Tract B-9J-1A, Seven-Bar Ranch, City of Albuquerque, Bernalillo County, New Mexico.

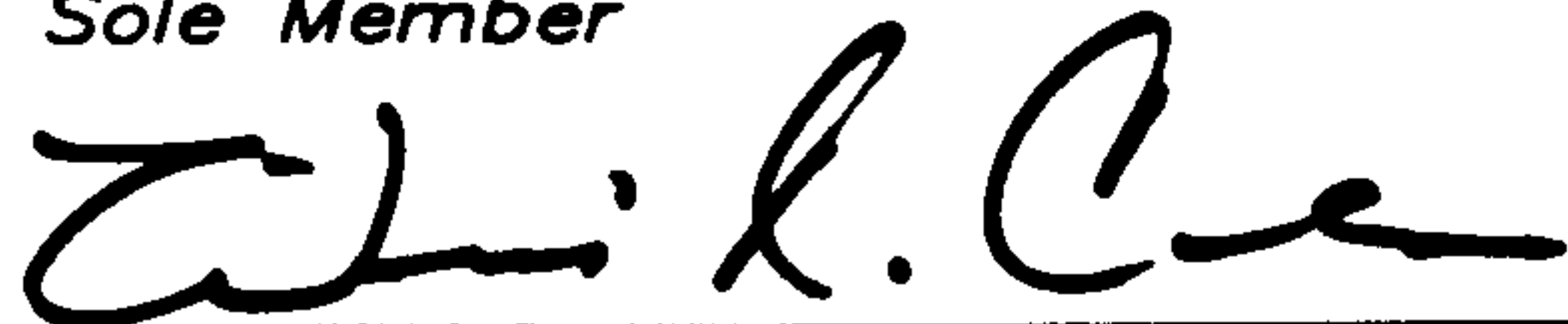
Please call me if you have any further questions.

Sincerely,

*CORE Seven Bar S,  
a Delaware limited liability company*

*By: CORE Realty Holdings, LLC  
a Delaware limited liability company*

*Its: Sole Member*

A handwritten signature in black ink, appearing to read "William R. Colvin", is written over a horizontal line.

*By: William R. Colvin*

*Its: President*

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

PAID RECEIPT

APPLICANT NAME Core Reality Addings  
AGENT Suro-TEK  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1004541 / 06 DRB - 00514  
PROJECT NAME Seven BAR-Ranch

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 285.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 305.00 TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division  
4/11/2006 10:10AM LOC: ANNX  
RECEIPT# 00060692 WS# 007 TRANSH 0012  
Account 441032 Fund 0110  
Activity 4983000 TRSKAL  
Trans Amt \$305.00  
J24 Misc \$285.00  
CK \$305.00  
CHANGE \$0.00  
Thank You

4/11/2006 10:10AM LOC: ANNX  
RECEIPT# 00060692 WS# 007 TRANSH 0012  
Account 441032 Fund 0110  
Activity 3424000 TRSKAL  
Trans Amt \$305.00  
J24 Misc \$20.00  
Thank You



# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING AND PLANNING</b>	<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes	<b>P</b>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST OF ...</b>	<b>A</b>
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

**APPLICANT INFORMATION:**

NAME: CORE REALTY HOLDINGS LLC PHONE: 949-863-1031  
 ADDRESS: 1600 DOVE ST SUITE 210 FAX: \_\_\_\_\_  
 CITY: NEWPORT BEACH STATE CA ZIP 92660 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in Site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): Surv-Tek, Inc PHONE: 897-3366  
 ADDRESS: 9384 Valley View Drive NW FAX: 897-3377  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND 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. TRACT B-91-1A Block: 1 Unit: 1  
 Subdv. / Addn. SEVEN-BAR RANCH  
 Current Zoning: SU-1 FOR R-2 USES Proposed zoning: SAME  
 Zone Atlas pages(s) A 13 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 36.4 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: N/A  
 Within city Limits?  Yes.  No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A  
 UPC No. 1-013-066-402-250-40205 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: CIBOLA LOOP NW NM 528  
 Between: NORTH OF ELLISON and DRIVE NW  
COORS BLVD. NW CIBOLA LOOP NW

CASE HISTORY: COORS BLVD. NW CIBOLA LOOP NW  
 List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
DRB 94-532 Z-94-96 AA97-35

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

SIGNATURE Russ Hugg DATE 11.8.05  
 (Print) \_\_\_\_\_ Applicant  Agent

<b>FOR OFFICIAL USE ONLY</b> 3/04	Form revised 9/01, 3/03, 7/03, 10/03,			
<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05 DRB - 01714</u>	<u>SK</u>	<u>P(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input 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>11/16/05</u>			Total <u>\$ 0.00</u>

Sandy Handley 11/08/05 Project # 1004541  
 Planner signature / date

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

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

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

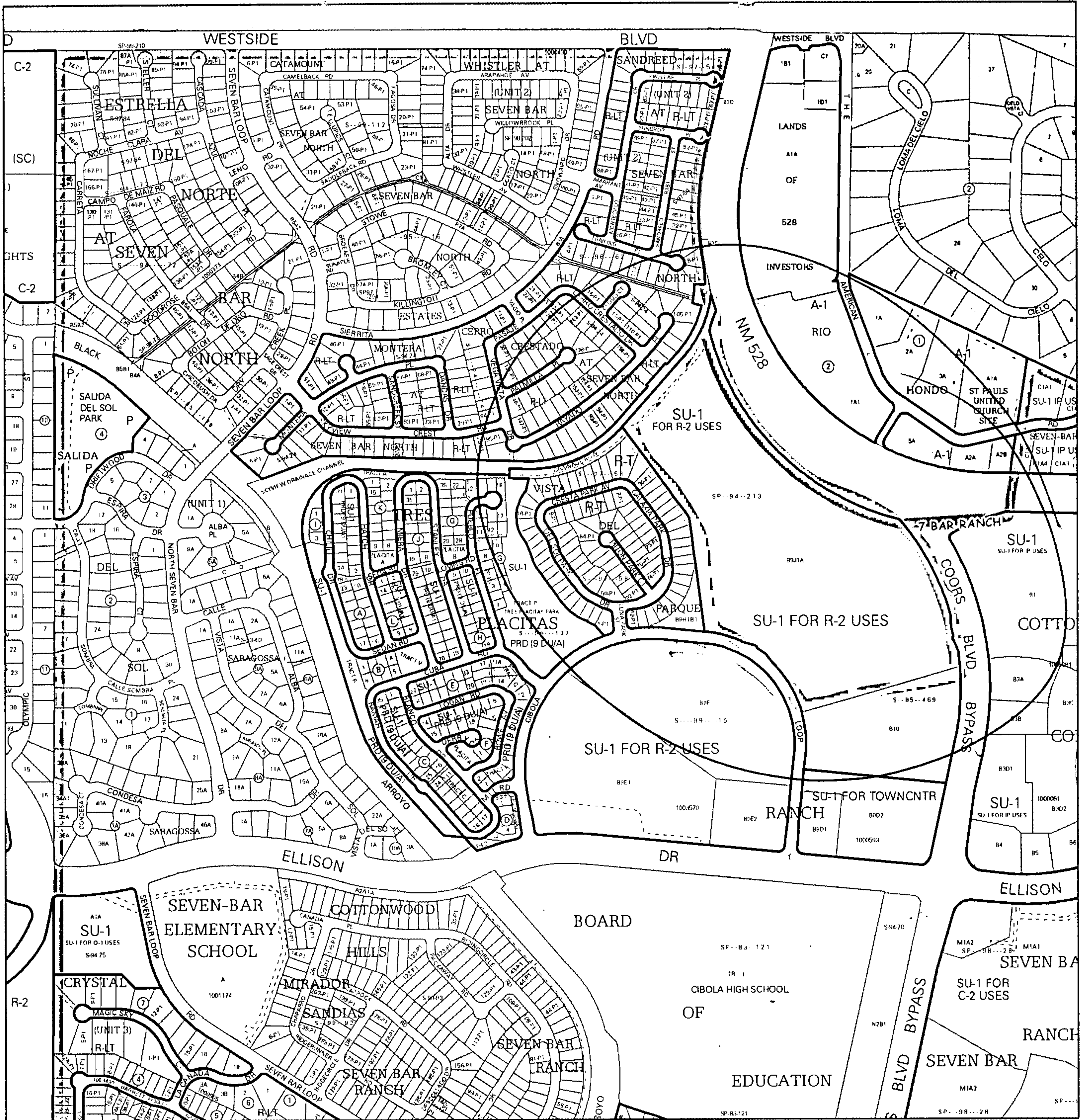
Russ Huges  
 Applicant name (print)  
11.8.05  
 Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
05DRB - 01714

Sandy Handley 11/08/05  
 Planner signature / date  
**Project # 1004541**



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 10/4/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**A-13-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

# SURV TEK, INC.

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## Consulting Surveyors

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

November 8, 2005


Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Tract B-9J-1A, Seven-Bar Ranch, City of Albuquerque,  
Bernalillo County, New Mexico (A-13-Z).

The owner of the above captioned property, Core Realty Holdings, LLC, is hereby filing application with the City of Albuquerque Development Review Board for Sketch Plat Review to divide existing Tract B-9J-1A into two (2) tracts.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.

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94138178

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ASSIGNMENT OF DECLARATION OF RECIPROCAL  
CROSS-ACCESS EASEMENT

THIS ASSIGNMENT OF Declaration of Reciprocal Cross-Access Easement ("Assignment") is entered into by PROPERTY TRUST OF AMERICA, a Maryland real estate investment trust, whose mailing address is 7777 Market Center Avenue, El Paso, Texas 79912 ("PTA") and PTR DEVELOPMENT SERVICES INCORPORATED, a Delaware corporation, whose address is 125 Lincoln, 3rd Floor, Santa Fe, New Mexico 87501 ("Services").

WHEREAS, PTA holds fee title to the following described real property within the City of Albuquerque, New Mexico (the "Corrales Points Property"):

TRACT B-10, SEVEN-BAR RANCH, as the same is shown and designated on the Plat entitled "Tracts B-9 thru B-12, Seven-Bar Ranch (Being a replat of Tract B-8, Seven-Bar Ranch), Albuquerque, Bernalillo County, New Mexico", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 8, 1985 in Volume C26, Folio 161;

WHEREAS, PTA had a contractual right to acquire fee title to the following described real property within the City of Albuquerque, New Mexico (the "New Project Property"):

TRACT B-9J, SEVEN-BAR RANCH, as the same is shown and designated on the plat recorded in the office of the Bernalillo County Clerk on December 21, 1989 in Vol. C40, Folio 75; and

A portion of TRACT B-9H, SEVEN-BAR RANCH, as the same is shown and designated on the plat recorded in the office of the Bernalillo County Clerk on December 21, 1989 in Vol. C40, Folio 75, as more particular described on Exhibit "A" attached hereto; and

WHEREAS, the New Project Property has been replatted to be:

TRACT B-9J-1, SEVEN-BAR RANCH, as the same is shown and designated on the plat recorded in the office of the Bernalillo County Clerk on November 17, 1994 in Vol. 94-C, Folio 387; and

WHEREAS, the Corrales Points Property and the New Project Property (together, the "Properties" and singly, a "Property") abut each other; and

WHEREAS, the Corrales Points Property consists of a multi-family residential project; and

COB4-0300/AM071.1

intro 02-30-778 done KEVIN W. C40 pg 75

31

COPIES OF  
EASEMENTS

1286

WHEREAS, a request for site development plan approval for a multi-family residential project on the New Project Property (the "New Project") was submitted to the City of Albuquerque Environmental Planning Commission (the "EPC") as File No. Z-94-96; and

WHEREAS, PTA executed, with respect to each of the Properties, a certain Declaration of Reciprocal Cross-Access Easement (the "Easement"), dated November 2, 1994 and recorded November 8, 1994 in Book 94-31 at pages 1891-1896 of the real estate records of Bernalillo County, New Mexico as document No. 94-133790; and

WHEREAS, PTA has assigned to Services all of its contractual right to acquire fee title to the New Project Property; and

WHEREAS, Services has acquired the New Project Property; and

WHEREAS, PTA wishes to assign to Services, and Services wishes to assume, all of the rights and obligations of PTA, as owner of the New Project Property under the Easement;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PTA hereby assigns to Services and Services hereby assumes from PTA, all of the rights and obligations of PTA, solely in its capacity as owner of the New Project Property, under the Easement.

The benefits and obligations contained in this Assignment shall be binding upon each of the parties hereto, and their successors and assigns.

ANY OBLIGATION OR LIABILITY WHATSOEVER OF PROPERTY TRUST OF AMERICA WHICH MAY ARISE AT ANY TIME UNDER THIS AGREEMENT OR ANY OBLIGATION OR LIABILITY WHICH MAY BE INCURRED BY IT PURSUANT TO ANY OTHER INSTRUMENT, TRANSACTION OR UNDERTAKING CONTEMPLATED HEREBY SHALL BE SATISFIED, IF AT ALL, OUT OF THE PROPERTY TRUST OF AMERICA'S ASSETS ONLY. NO SUCH OBLIGATIONS OR LIABILITY SHALL BE PERSONALLY BINDING UPON, NOR SHALL RESORT FOR THE ENFORCEMENT THEREOF BE HAD TO, THE PROPERTY OF ANY OF ITS TRUSTEES, SHAREHOLDERS, OFFICERS, EMPLOYEES, OR AGENT, REGARDLESS OF WHETHER SUCH OBLIGATION OR LIABILITY IS IN THE NATURE OF CONTRACT, TORT OR OTHERWISE.

EXECUTED as of the date set forth below.

PROPERTY TRUST OF AMERICA, a  
Maryland real estate investment  
trust

By 

Name: Constance B. Moore

Title: Managing Director

0000-0000-0000-0000

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P 15

FAX NO. 505764548C

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PTR DEVELOPMENT SERVICES  
INCORPORATED, a Delaware corporation

By: [Signature]  
Name: Anthony R. Arnest  
Title: Vice/President

State of New Mexico )  
County of Santa Fe ) ss.

This instrument was acknowledged before me on November 21  
1994, by Constance B. Moore, as Managing Director of Property  
Trust of America, a Maryland real estate investment trust, on  
behalf of the TRUSTEES


 Ellen V. Fitzpatrick  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 10/13/96

[Signature]  
Notary Public

My commission expires: 10/13/96

State of New Mexico )  
County of Santa Fe ) ss.

This instrument was acknowledged before me on November 21  
1994, by Anthony R. Arnest, as Vice President of PTR  
Development Services Incorporated, a Delaware corporation, on  
behalf of the corporation.

 OFFICIAL SEAL  
Ellen V. Fitzpatrick  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 10/13/96

[Signature]  
Notary Public

My commission expires: 10/13/96

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

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91-77 PG 10AS-  
JUDY D. WOOD

[Signature]

FAX NO. 5057645480

KEMP SMITH

NOV-18-94 FRI 17:16