



COMPLETED 08/30/06 2H
DRB CASE ACTION LOG (PREL & FINAL)
REVISED 9/28/05

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

DRB Application No.: 06DRB-01000 (P&F)
Project Name: ESPERANZA ADDITION
Agent: Wayjohn Surveying

Project # 1005021 *Call George Rodriguez 610-0593*
Phone No.: 255-2052

Project Number 1005021

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: placement of sidewalk
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): Record the 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.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required. -OK**
- Copy of recorded plat for Planning.**



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Agent: Wayjohn Surveying

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Phone No.: 255-2052

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Project Number 1005021



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 26, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Kristal Metro & Brad Bingham, Alter City Engineer

Bill Balch, 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 # 1004909**
06DRB-00930 Major- SiteDev Plan
BldPermit
- HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND REVISED UTILITY**

**PLAN AND TRANSPORTATION DEVELOPMENT FOR
BUILD NOTES, SIDEWALK EASEMENT, JOURNAL
CENTER APPROVAL LETTER, 3 COPIES OF THE SITE
PLAN AND THE 15-DAY APPEAL PERIOD.**

2. **Project # 1004228**
06DRB-00937 Major-Vacation of Pub
Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (**SUNRISE HEIGHTS ADDITION**)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat
approval
06DRB-00943 Minor- Temp Deferral of
Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [Deferred from 7/26/06] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. **Project # 1004076**
06DRB-00880 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] [Deferred from 7/19/06] (G-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004240**
06DRB-00890 Major-Preliminary Plat
Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private
Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] [Deferred from 7/12/06] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) LANDSCAPING MUST BE SHOWN ON A REVISED WALL DESIGN PRIOR TO FINAL PLAT 2) ALL LOTS MUST MEET THE MINIMUM 5000 SQUARE FOOT LOT SIZE. 3) IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). 4) ALL LOTS SHALL HAVE P-2 DESIGNATIONS. 5) A SUBDIVISION DESIGN VARIANCE NEEDS TO BE APPLIED FOR BEFORE OR CONCURRENT WITH THE FINAL PLAT APPLICATION. 6) NEED EASEMENTS OR DEDICATION ALONG RIO GRANDE BOULEVARD NORTH OF THE EXISTING HISTORIC BUILDING. 7) THE EASEMENTS ALONG MANANITAS LANE NW MUST BE WIDER. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-01042 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for GARCIA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR PERMISSIVE C-1 W/RESTRICTIONS, located on the northeast corner of INDIAN SCHOOL RD NW and RIO GRANDE BLVD NW and containing approximately 2 acre(s). [REF: 06DRB-00890, 06DRB-00891, 06DRB-00892, 06DRB-00893] [David Stallworth, EPC Case Planner] (H-13) **THE SITE**

PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A REVISED WALL DESIGN WITH LANDSCAPING.

6. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06]* (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/2/06.**

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

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

7. **Project # 1003087**
06DRB-01034 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) 1-39, Tract(s) A-L, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RR, located on TIERRA PINTADA ST NW, between 98TH ST NW and ARROYO VISTA BLVD NW containing approximately 47 acre(s). [REF: 05DRB-00788] (H-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPE PLAN ATTACHED TO COPIES OF THE SITE PLAN, NO UNIFORM FRONT YARD SETBACK, PLACEMENT AND ORIENTATION OF GARAGES AND INFRASTRUCTURE LIST LANGUAGE ON THE SIGNATURE BLOCK.**

8. **Project # 1005025**
06DRB-01031 Minor-SiteDev Plan
BldPermit
- M & M REAL ESTATE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 217, SANTA BARBARA- MARTINEZTOWN (to be known as **523 LOMAS OFFICE BUILDING**) zoned C-3, located on LOMAS BLVD NE, between HIGH ST NE and EDITH BLVD NE containing approximately 1 acre(s). (J-15) **WITHDRAWN AT THE AGENT'S REQUEST.**
9. **Project # 1003272**
06DRB-00941 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] **[Stephanie Shumsky, EPC Case Planner] [Deferred from 7/12/06] (C-13) THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 05DRB-01354 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] *[Indef Deferred from 9/7/05 & 11/2/05]* (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
10. **Project # 1003993**
06DRB-01006 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat
Approval
06DRB-01003 Minor-Vacation of Private
Easements
- RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David**

Stallworth, EPC Case Planner] [Deferred from 7/19/06 & 7/26/06] (G-11) DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.

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

- 11. Project # 1003112**
06DRB-01012 Minor-Prelim&Final Plat
Approval

ROSS HOWARD CO agent(s) for ARLAN COLLATZ INC request(s) the above action(s) for all or a portion of Lot(s) 20, 25 & 26, **RINCONADA TRAILS**, zoned RD, located on HUYANA DR NW, between UNSER BLVD NW and WESTERN TRAIL NW. (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

- 12. Project # 1004858**
06DRB-01037 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JEFF & EVANGELINE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 7-9 & PORTION OF Lot(s) 10, Block(s) N, **MANDELL BUSINESS & RESIDENCE ADDITION**, zoned SU-3 special center zone, located on SLATE AVE NW, between 5th ST NW and LOMAS BLVD NW containing approximately 1 acre(s). [REF: 06DRB-00573] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT ALLEY.**

13. **Project # 1004774**
06DRB-01036 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JESUS SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H-1-A, Block(s) 2, **MONTOYA'S SECOND REPLAT**, zoned SU-2 MR special neighborhood zone, located on ABAJO RD SE, between TOPEKA ST SE and JOHN ST SE containing approximately 1 acre(s). [REF: 06DRB-01036] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003057**
06DRB-00877 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893] [*Indef Deferred from 6/28/06*] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004782**
06DRB-00928 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [*Deferred from 7/12/06*] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

16. **Project # 1004785**
06DRB-00403 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (*Indef Deferred from 4/5/06 for SIA*) (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

17. **Project # 1005021**
06DRB-01000 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION**, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). [*Deferred from 7/19/06*] (L-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF SIDEWALK AND PLANNING TO RECORD THE PLAT.**

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

18. **Project # 1005029**
06DRB-01045 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for WESTLAND DEVELOPMENT COMPANY INC request(s) the above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING**, zoned R-D & SU-2 FOR R-LT, located on TIERRA PINTADA BLVD NW, between CALLE AZULEJO NW and CLARKS FORK NW containing approximately 55 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003467**
06DRB-01022 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for CHARLES MOSS, ASPEN HOMES NM request(s) the above action(s) for all or a portion of Tract(s) 11-A, 11-B & 11-C, **RICE DURANES ADDITION**, zoned R-2, located on RICE AVE NW, between RIO GRANDE NW and INDIAN SCHOOL NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for July 12 & July 19, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 12 AND JULY 19, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

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

ITEM # 12

PROJECT # 1005021


APPLICATION # 06-01000

RE: Lots 3,4,5,15,16, and 17, Block 5, Esperanza Addition/p&f

AGIS dxf is approved.

Planning has no objection to this request.

Planning will take delegation to record the plat.



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



#12

1005021

7/19/00

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005021

AGENDA ITEM NO: 17

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 26, 2006

2. **Project # 1002375**
06DRB-00902 Major-Vacation of Pub
Right-of-Way
06DRB-00903 Major-Vacation of Public
Easements
- JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION**, located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] *[Deferred from 7/19/06]* (J-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**
3. **Project # 1004985**
06DRB-00916 Major-SiteDev Plan
BldPermit
- JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**
4. **Project # 1000045**
06DRB-00919 Major-Vacation of Public
Easements
06DRB-00920 Minor-Prelim&Final Plat
Approval
06DRB-00921 Minor- SiteDev Plan for
Subd
- TIERRA WEST LLC agent(s) for SAM'S EAST INC request(s) the above action(s) for Tract(s) 3B2-A & 3A4-A-1, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: 05DRB-00030, 05DRB-00313, 06EPC-00285] (F-16) **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 TRANSPORTATION DEVELOPMENT FOR RECIPROCAL CROSS ACCESS EASEMENTS FOR ALL LOTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1003102**
06DRB-00832 Major-Preliminary Plat
Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] *[Deferred from 7/12/06]* (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 AND APPROVAL OF THE GRADNG PLAN ENGINEER STAMP DATED 6/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE HOME OWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. IF THERE IS NO HOME OWNER'S ASSOCIATION PRESIDENT THE OWNER CAN SIGN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 06DRB-00935 Minor-SiteDev Plan
Subd/EPC
06DRB-00936 Minor-SiteDev Plan
BldPermit/EPC

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 DU/acre) located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 05DRB-00911, 06EPC-00146, 06EPC-00147] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/12/06]* (F-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN.**

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 # 1005023**
06DRB-01010 Minor-SiteDev Plan
BldPermit

DON DUDLEY ARCHITECT agent(s) for KEITH CHESHIRE, RIO GRANDE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 56, **ALAMEDA BUSINESS PARK**, zoned SU-2-IP/EP, located on PASEO ALAMEDA NE, between CALLE ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: PROJECT # 1000624] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR ADDITIONAL LANGUAGE ON SIGNATURE BLOCK AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1002651**
06DRB-01011 Minor-Amnd SiteDev Plan
BldPermit

ADVANCED ENGINEERING & CONSULTANTS agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Block(s) 15, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 for IP, located on INTERSTATE 25 FRONTAGE ROAD between CARMEL AVE NE and CORONA AVE NE containing approximately 2 acre(s). [REF: DRB-93-78, ZA-93-38, ZA-93-91] (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004820**
06DRB-01007 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01008 Minor-Prelim&Final Plat
Approval
06DRB-01009 Minor-Ext of SIA for Temp
Defer SDWK

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] [Carmen Marrone, EPC Case Planner] (B-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS, VACATION OF THE 10-FOOT PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: CHANGE "SEWER EASEMENTS" TO "PRIVATE SEWER EASEMENTS", ADD ITEM 4 TO "PURPOSE OF PLAT" AND BOB GAY'S SIGNATURE FOR NMU INC ON THE PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS 06DRB01009 WAS WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1003012**
06DRB-00991 Minor-AmendedSiteDev
Plan BldPermit/EPC

WILLIAM A MCCONNELL ARCHITECT agent(s) for BEN PADILLA, TOWER ROAD BAPTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) 430-A, **ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone, located on 86TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 06EPC-00609] [Petra Morris, EPC Case Planner] (L-9) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1003993**
06DRB-01006 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat
Approval
06DRB-01003 Minor-Vacation of Private
Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/19/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO JULY 26, 2006.**

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

11. **Project # 1000965**
06DRB-01002 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for ASW REALTY, ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for Lot(s) 91-A thru 129-A & Tract(s) M-1 & N-1, **ANDALUCIA AT LA LUZ**, zoned SU-1-PRD (5 du acre), located on SEVILLA AVE NW, between MI CORDELLA DR NW and TRES GRACIAS DR NW containing approximately 4 acre(s). [REF: 05DRB-01025] (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1005021**
06DRB-01000 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION**, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). *[Deferred from 7/19/06]* (L-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

13. **Project # 1004940**
06DRB-00794 Minor-Prelim&Final Plat
Approval
06DRB-00795 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). *[Was Indef deferred from 6/14/06]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1004804**
06DRB-00751 Minor-Prelim&Final Plat
Approval

JESUS SANDOVAL agent(s) for ALEX MCCALLUM request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06 & Indef deferred on a no show 6/21/06]* (L-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE & RECORD THE PLAT.**

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

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06 & 6/28/06]* (D-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1004986**
06DRB-00922 Minor-Sketch Plat or Plan
- STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1 residential zone, located on STAGECOACH RD SE, between PEDREGOSO PL SE and LA CABRA DR SE containing approximately 1 acre(s). *[Deferred from 7/12/06]* (M-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1004999**
06DRB-00965 Minor-Sketch Plat or Plan
- GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1, located on MOUNTAIN RD NW, between RIO GRANDE NW and GABALDON NW containing approximately 1 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1005014**
06DRB-00989 Minor-Sketch Plat or Plan
- JACK'S HIGH COUNTRY agent(s) for PRISCILLA MARY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 89-B1-B-1 and 89-B-3, **MAP 33**, zoned R-1, located on 12TH ST NW, between MC MULLAN AVE NW and MILDRED AVE NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005022**
06DRB-01001 Minor-Sketch Plat or Plan

GREG BACZEK agent(s) for PAUL CHENEY & NANCY BACZEK request(s) the above action(s) for all or a portion of Lot(s) 9 and 10, **GRANADA HEIGHTS ADDITION**, zoned R-1, located on the corner of ALISO DR SE and GARFIELD AVE SE, containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **ADJOURNED: 12:05 P.M.**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005021

AGENDA ITEM NO: 12

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Provide a copy of the plat that created the existing parcels.
Minor plat comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

7/26/06

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 19, 2006

#12

5021

DXF Electronic Approval Form

DRB Project Case #: 1005021

Subdivision Name: ESPERANZA BLOCK 5 TRACTS A1 & A2

Surveyor: THOMAS D JOHNSTON

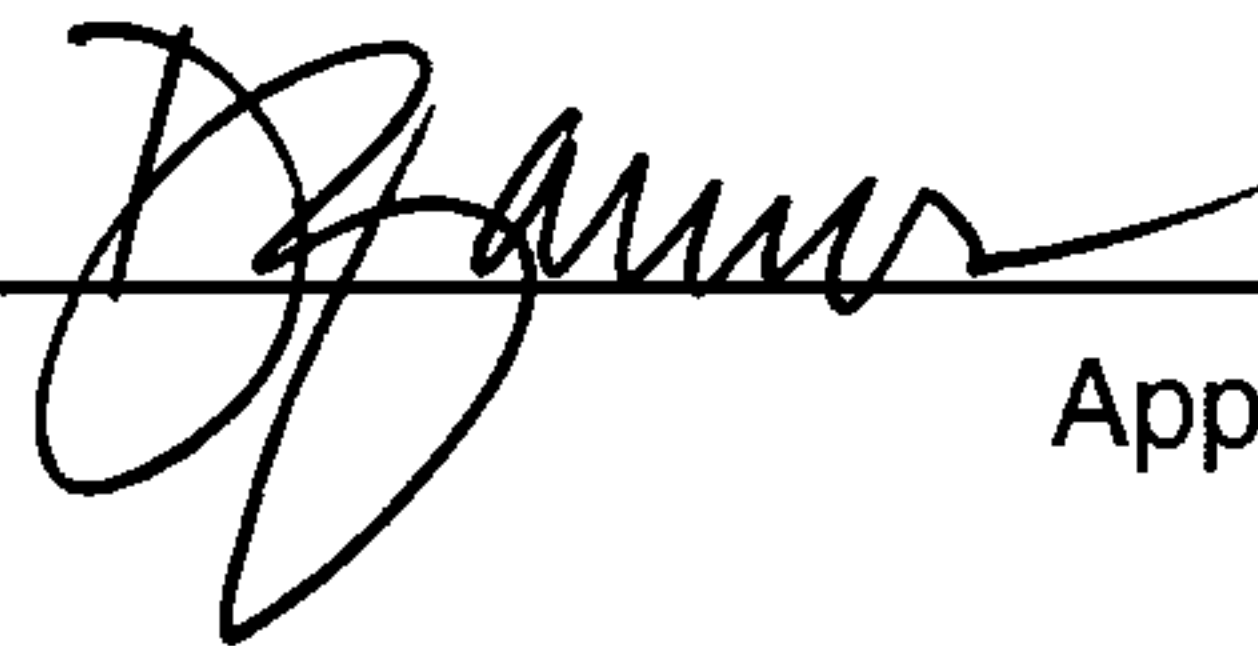
Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 7/11/2006

Hard Copy Received: 7/11/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

07.11.2006
Date

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

AGIS Use Only

Copied fc **5021** to agiscov on **7/11/2006** Contact person notified on **7/11/2006**

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

PAID RECEIPT

APPLICANT NAME Esperanza Addition
AGENT Way John Surveying Inc.
ADDRESS 330 Louisiana Blvd. NE.
PROJECT & APP # 100502 / 06 DRB 01000
PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ 50.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals *deferred fee. (DRB)*

\$ _____ 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

\$ 50.00 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

7/24/2006 10:40AM LDC: AMX
RECEIPT# 00061727 WEB 008 TRAV# 0019
Account 441006 Fund 0110
Activity; 4971000 TRX6
Trans Amt \$50.00
224 Misc

\$50.00

CR \$50.00
CHANGE \$0.00



Supplemental form
SUBDIVISION **S**
 Major Subdivision action
 Minor Subdivision action
 Vacation
 Variance (Non-Zoning)
V

Supplemental form
ZONING **Z**
 Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN **P**
 ...for Subdivision Purposes
 ...for Building Permit
 IP Master Development Plan
 Cert. of Appropriateness (LUCC) **L**

APPEAL / PROTEST of... **A**
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: JC PETERSON LLC (STEVEN COE) PHONE: 275-0933
 ADDRESS: 2325 SAN PEDRO DR NE SUITE 1A FAX: 275-0932
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER

AGENT (if any): WAYJOHN SURVEYING, INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEYING@AOL.COM

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO CREATE 2 TRACTS FROM ONE TRACT

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. A LOT# 3, 4, 5, 15, 16, 17 Block: 5 Unit: _____
 Subdiv. / Addn. ESPERANZA ADDITION
 Current Zoning: C-1/P Proposed zoning: SAME
 Zone Atlas page(s): L-18 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.9787 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 1 018 056 018 379 20908 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO BLVD SE
 Between: TRUMBULL AVE SE and SOUTHERN AVE SE

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: _____
 DATE 7/11/06

SIGNATURE [Signature] DATE _____
 (Print) THOMAS D. JOHNSTON _____
 Applicant Agent

Form revised September 2001

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>06DRB - 01000</u>	<u>PJF</u>	<u>3(3)</u>	<u>\$ 285.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>7-19-06</u>	_____	_____	Total <u>\$ 305.00</u>

Kim S. S. 7/11/06
 Planner signature / date

Project # 1005021

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) () 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 Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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.
- 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
- 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, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)
[Signature] 7-10-06
Applicant signature / date



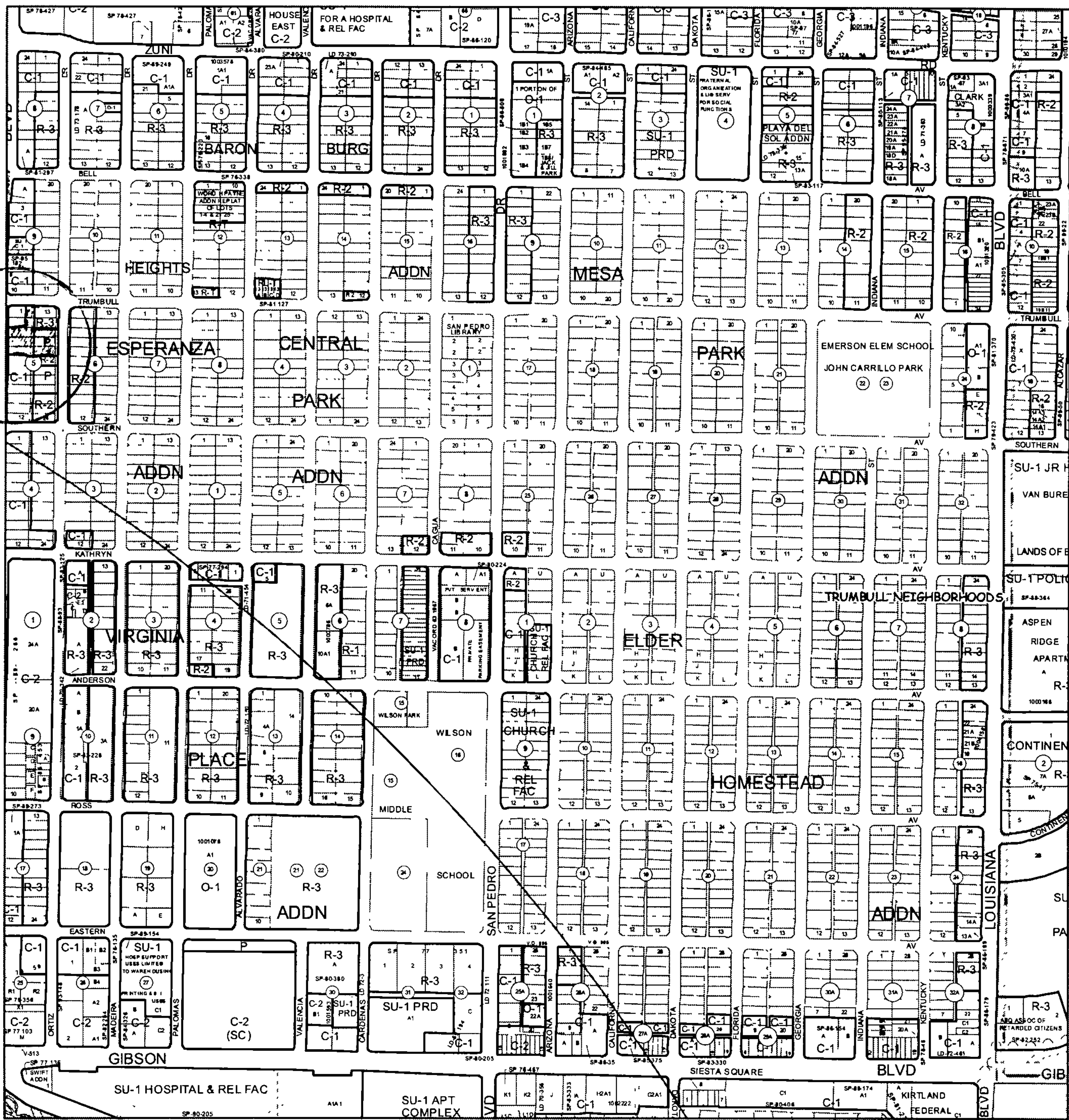
Form revised MARCH 2003

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


Application case numbers
06DRB - 01000
- -
- -
- -

K. S. 7/11/06
Planner signature / date
Project # 1005021

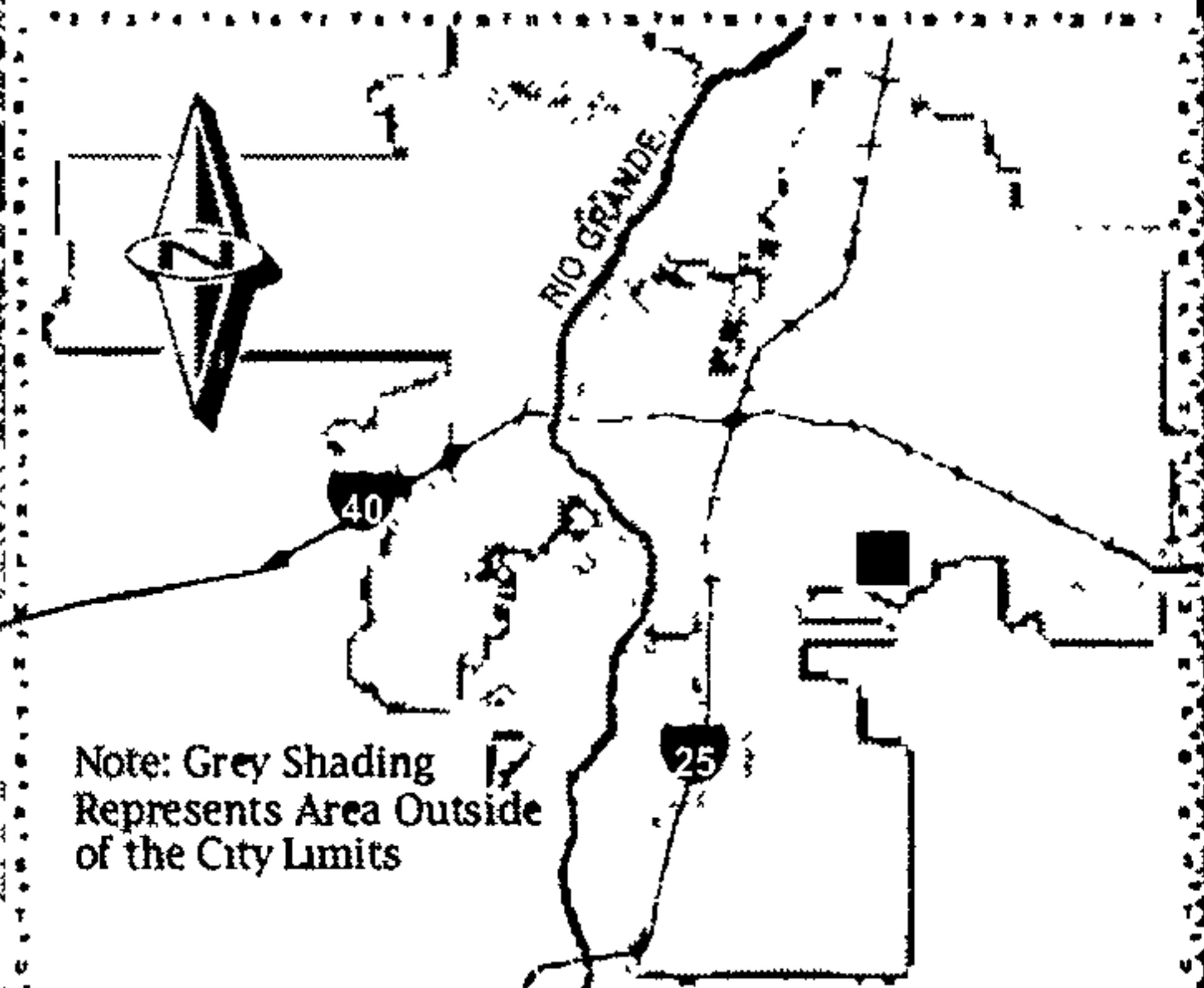
SITE



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



Map amended through: 3/14/2006

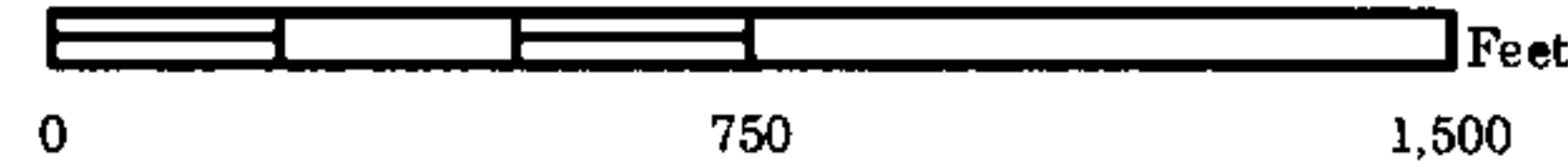


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-18-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





330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 10, 2006

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Tracts A-1 and A-2, Block 5, Esperanza Addition

To Whom It May Concern:

I am submitting a preliminary and final minor subdivision plat proposing to create two tracts from one existing tract. The existing site contains a commercial building and a parking lot. The proposed subdivision will place the existing structure on one tract and place the parking lot on the other tract. This parcel is currently zoned C-1/P. The "P" parking zone will encompass the existing parking lot and the C-1 zone will encompass the structure and its related facilities.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston". The signature is fluid and cursive, with a horizontal line extending to the left from the start of the signature.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

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

PAID RECEIPT

APPLICANT NAME JC PETERSON LLC
AGENT WAY JOHN SURVEYING INC
ADDRESS 330 LOUISIANA BLVD. NE
PROJECT & APP # 1005021 / 06DRB-01000
PROJECT NAME ESPERANZA ADDITION

\$ 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.

WAYJOHN SURVEYING, INC.
11108 HUME AVE. NE. 505-255-2052
ALBUQUERQUE, NM 87112

12516

DATE 7/10/06 95-32-1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 305.00
Three Hundred five and 00/100 DOLLARS

Bank of America

ACH R/T 107000327

FOR PLST SUBMITAL ESPERANZA ADD. (005)

RECEIVED IN 00001110 107-000-TRANSFER-0005

012516 107000327 00012338637



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 24, 2006

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Tracts A-1 and A-2, Block 5, Esperanza Addition -
Deferral

To Whom It May Concern:

I have submitted a preliminary and final minor subdivision plat proposing to create two tracts from one existing tract. The existing site contains a commercial building and a parking lot. The proposed subdivision will place the existing structure on one tract and place the parking lot on the other tract. This parcel is currently zoned C-1/P. The "P" parking zone will encompass the existing parking lot and the C-1 zone will encompass the structure and its related facilities.

There has been a request from the Board for a one week deferral in order to receive five copies of the original plat. The five copies are attached. Additionally, there was a request for additional sidewalk to be constructed or financially guaranteed along Ortiz Drive, SE. The client has agreed to have the sidewalk constructed. Therefore, no infrastructure list will be required. We will request delegation from Transportation for the acceptance of the new sidewalk.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

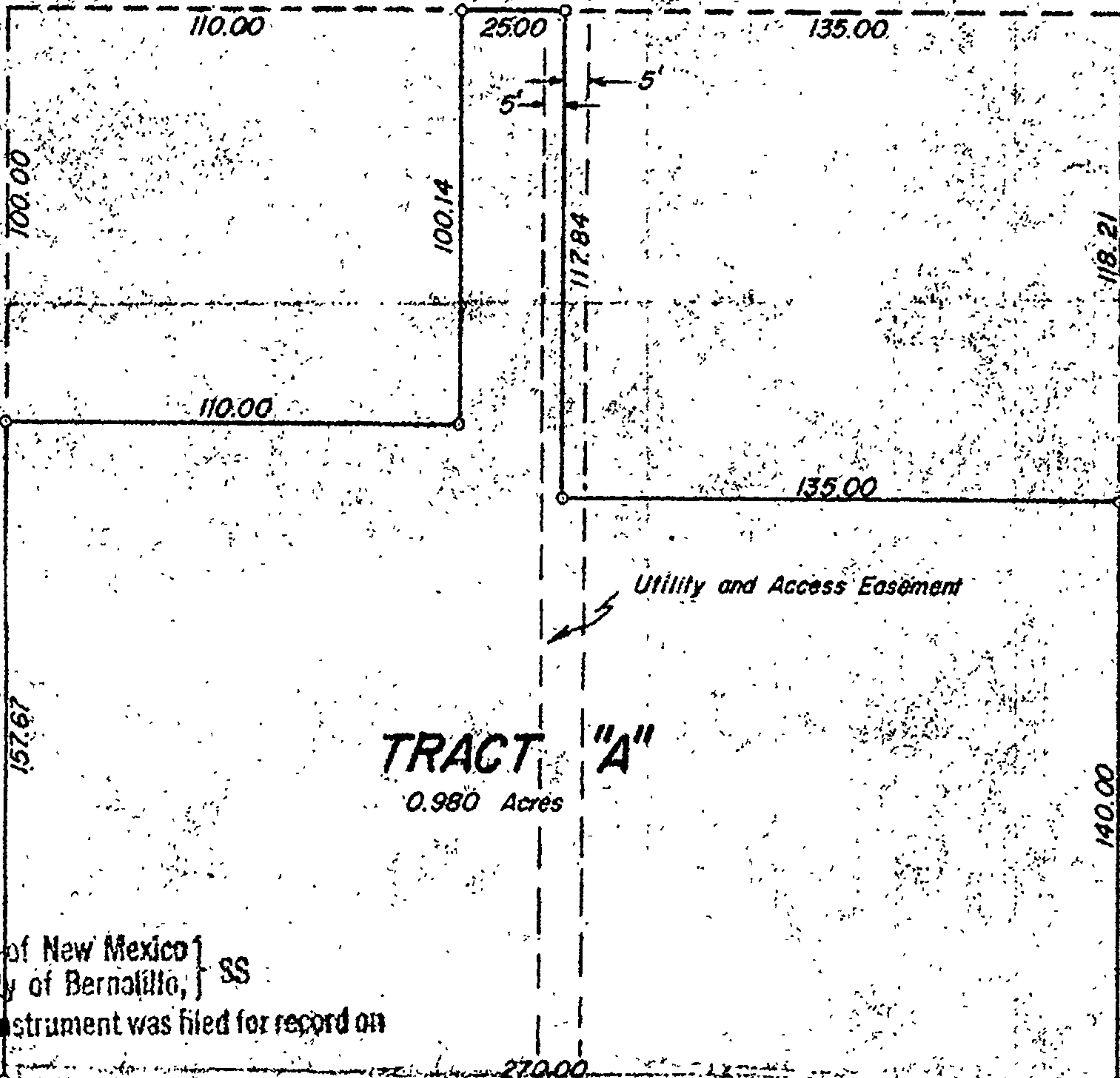
278

Map by D.T. Morrison, NMLS No. 1010
February, 1959

CENTER LINE TRUMBULL AVENUE SE

CENTER LINE SAN MATEO BOULEVARD SE

CENTER LINE ORTIZ DRIVE SE



State of New Mexico }
County of Bernalillo, } SS

This instrument was filed for record on

MAR 5 - 1959

At 10 o'clock a.m. Recorded in Vol. 27
of records of said County Folio 278
by [Signature] Clerk & Recorder

PLAT OF
TRACT "A"
BLOCK 5

ESPERANZA ADDITION

LANDS OF
SOUTHWESTERN CONSTRUCTION COMPANY
ALBUQUERQUE, NEW MEXICO
School District No. 12

FOR ASSESSMENT PURPOSES

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

CERTIFICATE

I, D. T. MORRISON, DO HEREBY CERTIFY AS FOLLOWS:

THAT THE FOREGOING PLAT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, THAT SAID PLAT IS CORRECT IN ACCORDANCE WITH RECOGNIZED ENGINEERING DATA OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AND/OR OTHER OFFICIAL AGENCIES. THAT SAID PLAT HAS BEEN PREPARED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, TO COMPLY WITH THE PROVISIONS OF CHAPTER 120, LAWS OF 1945, SECTIONS 72-2-27 TO 72-2-33, NEW MEXICO STATUTES, 1953 ANNOTATED, INCLUSIVE.

APPROVED FOR ASSESSMENT PURPOSES ONLY
CITY PLANNING COMMISSION
ALBUQUERQUE, NEW MEXICO

[Signature]
REGISTERED LAND SURVEYOR NO. 1010

[Signature]
EXECUTIVE SECRETARY

March 5 1959
DATE

PLANNING COMMISSION ASSESSMENT PLAT NO. A-19
BERNALILLO COUNTY CLERK FILING NO. 6224
BERNALILLO COUNTY CLERK ASSESSMENT PLAT NO. A2-57
BERNALILLO COUNTY ASSESSOR PLAT NO. _____

(15)